

BLUE ASH BOARD OF ZONING APPEALS

May 8, 2017

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ITEM 1. – Meeting Called to Order and Roll Call

Vice Chair Joe Hoelker called the regular meeting of the Board of Zoning Appeals to order at 7:05 p.m. on Monday, May 8, 2017 and requested a roll call.

MEMBERS PRESENT: Joe Hoelker, Brian Gath, Jeremy Kraus, and Sal Wertheim

MEMBERS NOT PRESENT: Tricia Downing and Terry Peck

ALSO PRESENT: Assistant City Manager Kelly Harrington and interested citizens

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Zoning Appeals regular meeting of April 10, 2017.

Vice Chair Hoelker swore in all those in attendance wishing to testify for any of the agenda items and gave a brief overview of the Board of Zoning Appeals.

ITEM 3. – New Hearings

a. 9707 Conklin Road – Ross Dykstra

Appeal to allow a lot split that will result in two lots that have less lot area than normally required in the R-3 Residential District

Ross Dykstra requested to subdivide the parcel into two buildable lots. He stated the two new houses would meet all required setbacks and would not be requesting any variances. He added that he plans to build a house for himself on that street and said he does not intend to do anything to harm the subdivision. His vision is to build a ranch geared towards the baby boomer generation.

Vice Chair Hoelker opened for public comment.

Gerald Frambes, property owner of 9707 Conklin Road, is in favor of this request. He stated tearing down the house on this parcel and rebuilding is the best option for this lot.

James Whitworth, property owner of 9701 Conklin Road, does not have any objections to this request and stated it is fairly conforming to what the neighborhood has been for years.

Marian Blakley, said she was property owner of 4717 Maynard Drive, is opposed to this property being divided and does not want the neighborhood to not be cut-up into a lot of little lots.

Shirley Evans Hollander, lives at 4679 Northfield Road, is opposed to the lot split and said she thought Blue Ash was specific on what the size of the lots should be. She also stated she does not want a house built too close to hers or for it to be a two-story.

Vice Chair Hoelker closed public comments.

There was a discussion among the Board regarding the house located at 4679 Northfield Road being so close to the property line and restricting any new house built on the lot closest to 4679 Northfield Road be a ranch-style home.

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DECISION: Brian Gath moved, Jeremy Kraus seconded to approve the appeal at 9707 Conklin Avenue to allow the property to be split into two 50-foot by 110-foot lots with the condition that the new house closest to 4679 Northfield Road be restricted to a single-story structure. A roll call vote was taken. All members present voted aye. Motion carried to approve.

ITEM 4. – Continued Hearings

None

ITEM 5. – Old Business

a. Motion to adopt revised Rules of Procedure

DECISION: Jeremy Kraus moved, Brian Gath seconded to approve. A voice vote was taken. All members present voted aye. Motion carried to approve.

ITEM 6. – New Business

None

ITEM 7. – Adjournment

DECISION: There being no further business Brian Gath moved, Jeremy Kraus seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:35 p.m.

Joe Hoelker, Vice Chair

MINUTES RECORDED BY:

Traci Smith