

BLUE ASH BOARD OF ZONING APPEALS

January 8, 2018

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ITEM 1. – Meeting Called to Order and Roll Call

Chair Tricia Downing called the regular meeting of the Board of Zoning Appeals to order at 7:00 p.m. on Monday, January 8, 2018 and requested a roll call.

MEMBERS PRESENT: Tricia Downing, Joe Hoelker, Jeremy Kraus, Terry Peck, and Sal Wertheim

ALSO PRESENT: Community Development Director Dan Johnson 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 December 11, 2017.

Chair Downing 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. 16 Fallen Branch – Sara & Richard Behrman

Appeal to allow a building addition with a reduced rear setback

Paul McAlpine, Heritage Building Group, said they are proposing an addition by enclosing the existing deck and building a new deck on the side of the enclosure. Mr. Johnson explained that this area was part of a large scale residential development approval and very few of the homes in the neighborhood satisfy any of the minimum setback requirements. The existing deck does not meet the current rear setback requirement and anything new would not be conforming.

DECISION: Terry Peck moved, Joe Hoelker seconded to approve the appeal at 16 Fallen Branch as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

ITEM 4. – Continued Hearings

None

ITEM 5. – Miscellaneous Business

None

ITEM 6. – Adjournment

DECISION: There being no further business Jeremy Kraus moved, Joe Hoelker seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:08 p.m.

Tricia Downing, Chair

MINUTES RECORDED BY:

Traci Smith