

BLUE ASH BOARD OF ZONING APPEALS

July 9, 2018

Page 1

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 7:00 p.m. on Monday, July 9, 2018 and requested a roll call.

MEMBERS PRESENT: Joe Hoelker, Jeremy Kraus, and Terry Peck

MEMBERS NOT PRESENT: Tricia Downing and Sal Wertheim

ALSO PRESENT: Assistant City Manager Kelly Harrington, Community Development Assistant Paul Kleier, 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 June 11, 2018.

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. 4632 Hunt Road – Zachary Borchers

Appeal to allow a 6-foot privacy fence in a front yard area

Zachary Borchers explained their request for a 6-foot high privacy fence which is on a corner lot. With the Halom House across the street and associated vehicular activity, they would like to have more privacy in the rear yard. They are requesting the fence go to their property line but not encroach on the Highland Avenue right-of-way. He showed a fence style used by their neighbor on the west side and plan to use that same style around the yard.

There were no public comments.

The Board discussed the height and agreed that the fence would be back far enough from the stop sign to not be a problem.

DECISION: Terry Peck moved, Jeremy Kraus seconded to approve the appeal at 4632 Hunt Road as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

b. 3544 Lobelia Drive – Grant & Tara Steed

Appeal to allow a reduced side setback

Grant Steed said they would like to add a small bedroom addition on the side of their existing structure to accommodate his growing family. Their house currently has a nonconforming setback on the side where the variance is being requested. The addition would only go into the setback by about an additional 8 inches. They are on a flag lot and surrounded by woods.

There were no public comments.

DECISION: Terry Peck moved, Jeremy Kraus seconded to approve the appeal at 3544 Lobelia Drive as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

July 9, 2018

Page 2

c. 5575 Myerdale Drive – Melissa & Robert Wallace

Appeal to allow expansion of a nonconforming use

Paul Shirley, Pelican Studio Architects, presented the proposed project. There are already quite a few existing structures on this site. There is a main residence with accessory structure on east, which is used as a garage, and a pool. At the rear of the property, there is also an existing pool/guest house. These structures were existing when the Wallaces bought the property, which was a key selling point so they could take care of their family. Their request is to add a ramp for wheelchair access on the west side and a covered patio on the east side of the pool/guest house. There will also be interior improvements for easier wheelchair access.

In answer to a question, Ms. Harrington said there is no record of a permit and not exactly sure if it was handled with a special use permit or a conditional use permit, but feel it was done with City knowledge and approval just unsure of the process it went through.

Vice Chair Hoelker opened for public comments.

Steve Davis, neighbor that abuts the property to the north, said he is in favor of this project and wanted to his show support.

Public comments were closed.

DECISION: Terry Peck moved, Jeremy Kraus seconded to approve the appeal at 5575 Myerdale 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

Community Development Assistant Paul Kleier was introduced to the Board members.

ITEM 6. – Adjournment

DECISION: There being no further business Jeremy Kraus moved, Terry Peck seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:21 p.m.

Joe Hoelker, Vice Chair

MINUTES RECORDED BY:

Traci Smith