

BLUE ASH BOARD OF ZONING APPEALS

September 10, 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, September 10, 2018 and requested a roll call.

MEMBERS PRESENT: Tricia Downing, Joe Hoelker, and Sal Wertheim

MEMBERS PRESENT: Jeremy Kraus and Terry Peck

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 July 9, 2018.

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. 9228 Kenwood Road – Arman Muradyan**

Appeal to allow a reduced rear setback

Jeff Elliott, TK Constructors, requested a reduced rear setback by 3-feet to build a single family residence on this lot.

Mr. Johnson said the standard front setback in that area is 40-feet. He explained that the Code allows for front setbacks on the same block to be averaged so houses have the ability to line up with one another, even in older neighborhoods. There is only one house on this block which has a front setback of approximately 35-feet. So, based on the averaging provision, the new structure could be moved forward and still meet the front setback requirement.

Chair Downing opened for public comments.

Michael McCarthy, lives at 4940 YMCA Dr, lives in the property behind proposed development. He had concerns with the creek that runs between the rear properties and how changing the topography might affect water run-off onto their property.

Public comments were closed.

The Board discussed that the averaging provision would be an acceptable approach. The applicant was in agreement.

DECISION: Joe Hoelker moved, Sal Wertheim seconded to deny the appeal at 9228 Kenwood Road and must maintain the 25-foot rear setback requirement. A roll call vote was taken. All members present voted aye. Motion carried to deny.

**b. 4140 Hunt Road – McDonald's**

Appeal to allow a third drive-through sign

Rebecca Green, Permit Solutions, described the upgrades for the drive-through signs for this McDonald's location. They are requesting two menu boards, which are smaller in size than the current boards, and one pre-browse board. The third sign requires the variance.

There were no public comments.

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DECISION: Joe Hoelker moved, Sal Wertheim seconded to approve the appeal at 4140 Hunt Road to allow for a third drive-through sign 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**

**a. Nomination and election of officers**

The proposed nominations for officers were as follows:

Chair: Tricia Downing  
Vice Chair: Joe Hoelker  
Secretary: Terry Peck

DECISION: Joe Hoelker moved, Sal Wertheim seconded to accept nominations as proposed. A voice vote was taken. All members present voted aye. Motion carried to approve

**ITEM 6. – Adjournment**

DECISION: There being no further business Joe Hoelker moved, Sal Wertheim seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:28 p.m.

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Tricia Downing, Chair

MINUTES RECORDED BY:

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Traci Smith