

BLUE ASH BOARD OF ZONING APPEALS

April 8, 2019

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ITEM 1. – Meeting Called to Order and Roll Call

Acting Chair Jeremy Kraus called the regular meeting of the Board of Zoning Appeals to order at 7:00 p.m. on Monday, April 8, 2019 and requested a roll call.

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

MEMBERS NOT PRESENT: Tricia Downing, Joe Hoelker, and Terry Peck

ALSO PRESENT: 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 February 11, 2019.

Acting Chair Kraus 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. 4623 Miller Road – Albert & Abigail Chavez

Appeal to allow a reduced front setback in the R-3 Residential District

Don Schehr, Schehr Design, described the residential proposed project, which is a lower level 2-car garage addition to the front of the house. The addition would be 34.6-feet to the front property line. He said this design improves the overall esthetics of the structure and would complement the neighborhood.

In answer to a question by Brian Gath about how putting the garage directly under the house and pushing it back by 5-feet would affect the design of the rest of the project, Mr. Schehr said it would substantially affect the primary structure and the entire house would have to be reformatted. He said this addition would improve the overall value of the house and the surrounding properties.

Albert Chavez said they love living in Blue Ash and this project would help accommodate his growing family. With a wider driveway, they would not have to park on the street, which would improve the flow of the traffic in the neighborhood.

There were no public comments.

Mr. Gath was impressed with the overall upkeep of this property and a change like this would put this house in line with the new construction in the neighborhood.

DECISION: Brian Gath moved, Sal Wertheim seconded to approve the appeal at 4623 Miller Road as submitted. Acting Chair Kraus stated there was a motion on the table. For the record, this decision is based on a finding by each member, and the Board as a body, that the application does, or does not, satisfy the factors in Section 1127.07(a)(4) subsections “A” through “J”. Based on the evidence provided, these factors determine if the variance complies with the purpose and intent of this Zoning Code and determine whether literal enforcement of this Zoning Code would result in practical difficulty. These criteria are listed in the Staff Report. As there were no comments or additional discussion, Acting Chair Kraus called for a vote. A roll call vote was taken. All members present voted aye. Motion carried to approve.

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ITEM 4. – Continued Hearings

None

ITEM 5. – Miscellaneous Business

None

ITEM 6. – Adjournment

DECISION: There being no further business Brian Gath 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 7:14 p.m.

Jeremy Kraus, Acting Chair

MINUTES RECORDED BY:

Traci Smith