

BLUE ASH BOARD OF ZONING APPEALS

September 23, 2019

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**ITEM 1. – Meeting Called to Order and Roll Call**

Chair Joe Hoelker called the special meeting of the Board of Zoning Appeals to order at 4:58 p.m. on Monday, September 23, 2019 and requested a roll call.

MEMBERS PRESENT: Bruce Crutcher, Brian Gath, Joe Hoelker, and Jeff Uckotter

MEMBERS NOT PRESENT: Jeremy Kraus and Sal Wertheim

ALSO PRESENT: Community Development Assistant Paul Kleier and interested citizens

**ITEM 2. – Approval of Minutes**

None

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**

None

**ITEM 4. – Continued Hearings**

**a. 6 Falling Brook Lane – Heritage Building Group**

Appeal to allow a rear setback less than 5-feet

DECISION: Brian Gath moved, Bruce Crutcher seconded to bring the item back to the table. A voice vote was taken. All members present voted aye.

Paul McAlpine of Heritage Building Group explained the building addition project and the desire of the property owner to remain in Blue Ash. Brian Gath inquired about the need for the addition to extend six inches into the rear setback as shown on the drawing provided by Heritage. Paul McAlpine expressed willingness to change the plan so that the addition would not extend into the setback.

There were no public comments.

In discussion, Paul Kleier explained that the appeal was brought to the Board because the drawing provided by Paul McAlpine showed a distance of 4.5 feet between a proposed addition and the property line. Jeff Uckotter asked about the orientation of the property and the setback requirements for the district.

DECISION: Brian Gath moved, Bruce Crutcher seconded to deny the appeal at 6 Falling Brook Lane. As there were no comments or additional discussion, Chair Hoelker called for a vote. A roll call vote was taken. All members present voted aye. Motion carried to deny.

**ITEM 5. – Miscellaneous Business**

None

**ITEM 6. – Adjournment**

DECISION: There being no further business Brian Gath moved, Bruce Crutcher seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 5:08 p.m.

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Joe Hoelker, Chair

MINUTES RECORDED BY:

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Traci Smith