

BLUE ASH BOARD OF ZONING APPEALS

June 13, 2022

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ITEM 1. – Meeting Called to Order and Roll Call

Chair Jeff Uckotter called the regular meeting of the Board of Zoning Appeals to order at 7:52 p.m. on Monday, June 13, 2022 and requested a roll call.

MEMBERS PRESENT: Bruce Crutcher, Joe Hoelker, Zeeshan Pasha, Jeff Uckotter, and John Meyer (Alternate)

MEMBERS NOT PRESENT: John Cordell

ALSO PRESENT: Planning & Zoning Administrator Paul Kleier

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Zoning Appeals regular meeting of May 9, 2022.

ITEM 3. – Continued Hearings

None

ITEM 4. – New Hearings

a. 9089 Shell Road – Michelman Inc.

Appeal to allow a fence that exceeds 6 feet in height.

Paul Kleier explained the appeal, clarified the location, and stated that he had not received any concerns from adjacent properties and that it was desired in order to shield equipment.

In discussion, the Board verified the height of the fence and noted that it would be an improvement to the existing chain link. Jeff Uckotter noted that the location is appropriate for this height and would not affect the character of the neighborhood.

DECISION: Bruce Crutcher moved, Joe Hoelker seconded to approve the appeal at 9089 Shell Road with the condition that it adhere to the design presented. Chair Uckotter 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, Chair Uckotter called for a vote. A roll call vote was taken. All members present voted aye.

ITEM 5. – Miscellaneous Business

a. Officer elections – July meeting

Chair Uckotter stated that officer elections would be held at the next meeting.

ITEM 6. – Adjournment

DECISION: There being no further business Zeeshan Pasha moved, John Meyer seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 8:00 p.m.

John Cordell

MINUTES RECORDED BY:

Traci Smith