

BLUE ASH BOARD OF ZONING APPEALS

September 12, 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 7:07 p.m. on Monday, September 12, 2022 and requested a roll call.

MEMBERS PRESENT: Bruce Crutcher, Joe Hoelker, Zeeshan Pasha, and Jeff Uckotter

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 August 8, 2022.

Chair Uckotter swore in those intending to speak.

ITEM 3. – Continued Hearings

None

ITEM 4. – New Hearings

a. 9002 Cherry Street – Laura Kirkpatrick

Appeal to allow a front setback less than 28-feet.

Paul Kleier explained the proposed porch and the Zoning Code requirements.

Margaret Reinhart, niece of the appellant, explained the proposal in more detail and confirmed the porch would be open to the air.

There were no comments from the public.

DECISION: Bruce Crutcher moved, Zeeshan Pasha seconded to approve the appeal with the condition that the porch not be enclosed. 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.

b. 5101 Aldine Drive – Thomas Arnold

Appeal to allow a front setback less than 44-feet

Paul Kleier explained the proposed porch and the Zoning Code requirements.

There were no comments from the public.

DECISION: Joe Hoelker moved, Zeeshan Pasha seconded to approve the appeal with the condition that the porch remain open to the air in the future. 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,

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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

Chair Uckotter advised the Board that John Cordell has moved out of Blue Ash, so he is no longer a part of the Board and commented that Mr. Cordell’s service was much appreciated.

ITEM 6. – Adjournment

DECISION: There being no further business Zeeshan Pasha moved, Joe Hoelker seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:23 p.m.

Jeff Uckotter, Chair

MINUTES RECORDED BY:

Traci Smith