

BLUE ASH BOARD OF ZONING APPEALS

August 12, 2013

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ITEM 1. – Meeting Called to Order and Roll Call

Secretary Mark Kirby called the regular meeting of the Board of Zoning Appeals to order at 7:00 p.m. on Monday, August 12, 2013 and requested a roll call.

MEMBERS PRESENT: Paul Collett, Jr., Mike Duncan and Mark Kirby

MEMBERS NOT PRESENT: Terry Peck and Marc Sirkin

ALSO PRESENT: Community Development Director Dan Johnson and
Administrative Clerk Traci Smith

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Zoning Appeals regular meeting of July 8, 2013.

ITEM 3. – New Hearings

a. 4616 Cooper Road – Robert & Catherine Wittenberg

Appeal to allow a reduced front setback for a front porch addition

PRESENT: Bob Wittenberg – Appellant

Secretary Mark Kirby swore in those wishing to testify and gave a brief overview of the Board of Zoning Appeals.

Bob Wittenberg said they are making some improvements to their house, including replacing their front porch due to its declining condition. Per Code, they will be required to install railings which would not make the size of their existing porch usable and they feel it would not be very attractive. They are requesting approval to extend the porch by 2-feet, which reduces the setback.

Dan Johnson said the normal front setback in that district is 40-feet; however, there is an averaging provision in the Code which allows using the average setbacks of existing structures within 300-feet. The setback of what is being proposed is approximately 26-feet, with the range of current setbacks in that area being 14-40 feet.

In answer to a question by Mike Duncan, Mr. Wittenberg said they will be removing the existing concrete porch and will replace with wood structure to fit the age of the home, including the roof structure.

Jim Sumner, who lives at 4595 Cooper Road, said he and his wife are in support of this project and feels the 2-foot variance they are requesting is inconsequential but the improvement to the neighborhood will be great.

As there were no further questions Secretary Kirby closed the public hearing.

DECISION: Paul Collett moved, Mike Duncan seconded to approve the variance at 4616 Cooper Road to install a new, improved porch per submission. 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. – Old Business

None

ITEM 6. – New Business

Nomination and Election of Officers:

If Board continues the “normal” rotation, the proposed slate would be:

Chair: Marc Sirkin
Vice-Chair: Mark Kirby
Secretary: Mike Duncan

DECISION: Paul Collett moved, Mike Duncan seconded to approve the proposed slate of officers as presented. A voice vote was taken. All members present voted aye. Motion carried to approve.

Paul Collett announced his appointment to Planning Commission effective in September.

ITEM 7. – Adjournment

DECISION: There being no further business Paul Collett moved, Mike Duncan seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:13 p.m.

Mark Kirby, Secretary

MINUTES RECORDED BY:

Traci Smith