

BLUE ASH BOARD OF ZONING APPEALS

APRIL 14, 2008

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ITEM 1. – MEETING CALLED TO ORDER

Chairman Paul Collett called the regular meeting of the Board of Zoning Appeals to order at 7:00 p.m. on Monday, April 14, 2008.

MEMBERS PRESENT: Paul Collett, Jr., Tom Adamec, John Berry, Julie Brook and Marc Sirkin

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

ITEM 2. – APPROVAL OF MINUTES

The Board waived the reading of the minutes of February 11, 2008.

DECISION: Marc Sirkin moved, Tom Adamec seconded the motion to approve the regular meeting minutes of February 11, 2008. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 3. – 5 Hickory Hollow – Hudepohl Construction (for Chad & Melissa Reardon)

Appeal to allow a residential addition that will extend into the required front setback in an R-1 district

PRESENT: Steve Hudepohl, Appellant

Chairman Paul Collett swore in those wishing to testify and gave a brief overview of the Board of Zoning Appeals.

Steve Hudepohl said he is the general contractor for this project and he explained that the Reardon's were not in attendance since they had been relocated to Boston three years ago and are now moving back. The Reardon's would like to put a 15x20-foot addition on the front of the house, which would encroach 8-feet into the front setback. The new construction would match the existing house with the same siding, paint and style to blend as much as possible.

Paul Collett asked if the adjacent property owners were notified. Dan Johnson confirmed and advised the Board that no one is living in the house immediately to the north which is set further back. However, the neighbors on the other side told Mr. Johnson they have been in contact with the owners not living in the vacant house right now and that they are aware of the variance being requested. The only response Mr. Johnson received was from the neighbors to the south who came to look at the plans prior to the meeting. They said they were not concerned, as it was on the other side of the lot and there is a fairly dense thicket between the yards.

There was general discussion between the Board members and all were in agreement that with the irregular setbacks and contemporary nature of the houses, it would be difficult to determine the exact location of the setback line.

Steve Hudepohl advised the Board that the Reardons have been in contact with the Homeowners Association for Carpenters Run and will be sure to have approval before moving forward.

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As there were no further questions Chairman Paul Collett closed the public hearing portion of the meeting.

DECISION: Marc Sirkin moved, Tom Adamec seconded to grant a variance to Chad and Melissa Reardon at 5 Hickory Hollow to allow construction of a 15x20-foot addition on the northeast corner of the residence as submitted with a minimum 42-foot setback verified by a registered survey. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 4. – MISCELLANEOUS BUSINESS

Dan Johnson advised the Board that Election of Officers should normally take place in January, but it is up to the Board when they want to do this. Paul Collett suggested making a motion to have this done on a certain month every year hereafter.

DECISION: Paul Collett moved, John Berry seconded to have Election of Officers in May with a June 1st change to new officers. A roll call vote was taken. All members present voted aye. Motion carried.

Dan Johnson clarified that should there not be a meeting in May that the elections would move to the next month.

Paul Collett said the Board normally rotates so all members get to be Chairman. The Board went through the current officers and all agreed the new rotation would be as follows:

Julie Brook, Chairman
Marc Sirkin, Vice Chairman
Tom Adamec, Secretary

ITEM 5. – ADJOURNMENT

DECISION: There being no further business, John Berry moved, Tom Adamec seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:13 p.m.

Paul Collett, Jr., Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk