

BLUE ASH BOARD OF ZONING APPEALS

July 13, 2009

Page 1

ITEM 1. – MEETING CALLED TO ORDER

Chairman Marc Sirkin called the regular meeting of the Board of Zoning Appeals to order at 7:00 p.m. on Monday, July 13, 2009.

MEMBERS PRESENT: Marc Sirkin, Julie Brook, Paul Collett, Jr., Mark Kirby and Terry Peck

ALSO PRESENT: Assistant Community Development Director Dan Johnson, Administrative Clerk Traci Smith, Public Works Director Mike Duncan and interested citizens

ITEM 2. – APPROVAL OF MINUTES

The Board waived the reading of the minutes.

DECISION: Julie Brook moved, Mark Kirby seconded the motion to approve the minutes of the Board of Zoning Appeals meeting of June 8, 2009. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 3. – 9607 Sycamore Trace Court – Edward & Ramona Popiel

Allow a reduced front setback adjacent to Reed Hartman Highway for a garage addition

PRESENT: Edward & Ramona Popiel, Appellants

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

Edward Popiel said they would like to add an additional garage attached to their existing 2-car garage to create more storage and a workshop. They initially thought about an addition to the rear, but decided against it because their back yard is their neighbor's front yard. Their architect suggested adding onto the garage. The addition would be 34-feet from property line; there is an additional 20-feet to the curb because of the acceleration lane that was proposed (but never constructed) for Reed Hartman Highway. They have recently planted greenery for a buffer and, depending on how those take off, will add additional plantings to cover the addition. Mr. Popiel said they have talked to their neighbors and none were opposed to it.

Paul Collett asked Dan Johnson if the neighbors had been notified. Mr. Johnson confirmed. Mr. Collett also asked about the City being willing to abandon the space they had reserved for the extra lane. Mr. Johnson said he spoke with the City's Public Works Director and confirmed that there was no need for an acceleration lane. He clarified that the right-of-way would still exist and the proposed addition would not impact the City's ability to use that right-of-way, if it ever was necessary. Mr. Collett asked about a traffic light and was told there was not a need for that either. Mr. Collett said he has no objection if the City has abandoned that purpose. He does feel additional buffering should be considered.

Marc Sirkin said there were houses to the north that appear to be much closer and more exposed than this project would be. He also noted concern for the neighbors, but noted that none were at the meeting with any objections.

BLUE ASH BOARD OF ZONING APPEALS

July 13, 2009

Page 2

Answering a question from Paul Collett, Dan Johnson explained that the City does not enforce neighborhood covenants. Mr. Popiel said he spoke to the president of the HOA and was told just to be sure to talk to the neighbors and to make sure it looks good.

As there were no further questions, Chairman Marc Sirkin closed the public hearing portion of the meeting.

DECISION: Julie Brook moved, Paul Collett seconded to approve a variance for 9607 Sycamore Trace Court, Edward and Ramona Popiel, to allow a workshop/storage area that will project 16 feet towards Reed Hartman Highway and thus reduce the setback to approximately 34 feet. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 4. – MISCELLANEOUS BUSINESS

There was no miscellaneous business.

ITEM 6. – ADJOURNMENT

DECISION: There being no further business, Paul Collett moved, Mark Kirby seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:12 p.m.

Marc Sirkin, Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk