

BOARD OF ZONING APPEALS
MINUTES OF MEETINGS
JUNE 8, 2022

Andrew Sasser called the regular Sharonville Board of Zoning Appeals meeting of June 8, 2022 to order at 6:30 p.m.

Roll Call

- ◆ In attendance for roll call were Board of Zoning Appeals members: Andrew Sasser, Matt Eggenberger, Daniel Kloppenburg, and Mike Chaney.
- ◆ Tom Pernik was not in attendance but provided prior notice.
- ◆ Also in attendance was Community Development staff Mr. John Creech (Director of Community Development- Board Secretary), Ms. Kimberly Price (Administrative Specialist).
- ◆ Mr. John Creech introduced to the board Community Development Department faculty Mr. Gabriel Rhoads (City Planner), and Mr. Nathan Prass (Community Development Department Intern).

Approval of Meeting Minutes Written Summary and Audio Recording

- ◆ The written summary of minutes and audio recording from the regular Board of Zoning Appeals meeting of May 31, 2022 were approved as written and distributed.

Old Business

- ◆ Rear deck variance application at 11131 E Allenhurst Boulevard that was tabled following April's meeting has been withdrawn by the applicant. The applicant intends to redesign and resubmit new plans that conform to the Sharonville Zoning Code.

New Business

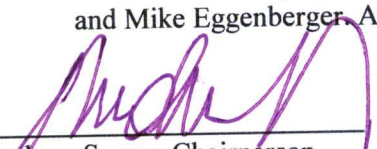
- ◆ **Request for variance to extend the porch in the front yard with a reduced setback at 3786 Creekview Drive – Victoria Barreto – Sharonville Zoning Ordinance 1131.05**
- ◆ The Applicant is requesting relief from Sharonville Zoning Ordinance 1131.05 in order to extend the porch in the front yard of the property with a reduced front yard setback at 3786 Creekview Drive. This property is zoned R1-B, Residential One-Family and is located at the end of a dead end street.
- ◆ Sharonville Zoning Ordinance 1131.05 requires a minimum 30' setback in the front yard in R1-B Districts. The Applicants are requesting a variance of 9' in order to extend the porch 21' from the front lot line on the south side of the property facing the street. The proposed porch extension is approximately 9' x 20' or 180 square feet in size. As shown on the site map, it is proposed to be built attached to the house.
- ◆ The Applicant explained that the requested variance is due to special circumstances or conditions peculiar to such property that does not apply to others in the vicinity. The proposed porch extension will allow for the Mr. and Mrs. Imbronyev to utilize the new front porch and be protected from the elements.
- ◆ The motion for passage by Mr. Chaney was seconded by Daniel Kloppenburg and Matt Eggenberger.

- ◆ The motion was approved by majority of members with the condition(s) below:
 - The finishes of the porch addition match/complement the existing house.
 - The porch will be maintained in good condition and replaced as necessary to remain in compliance with the approved variance.
 - BZA approval is not a building permit. Thus, the Applicants will still be required to work with building officials to obtain permit approvals.

Discussion

Adjournment

- ◆ The motion to adjourn the meeting was made by Andrew Sasser and seconded by Daniel Kloppenburg and Mike Eggenberger. Andrew Sasser adjourned the meeting at 6:48 p.m.



Andrew Sasser, Chairperson



John Creech, Secretary