

**BLUE ASH BOARD OF SITE ARRANGEMENT**

May 11, 2015

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**ITEM 1. – Meeting Called to Order and Roll Call**

Chair Mark Kirby called the regular meeting of the Board of Site Arrangement to order at 7:30 p.m. on Monday, May 11, 2015 and requested a roll call.

MEMBERS PRESENT: Mark Kirby, Tricia Downing, Scott Miller and Terry Peck

MEMBERS NOT PRESENT: Joe Hoelker

ALSO PRESENT: Community Development Director Dan Johnson, Council Member Stephanie Stoller and interested citizens

**ITEM 2. – Approval of Minutes**

The Board waived the reading and approved the minutes of the Board of Site Arrangement regular meeting of December 8, 2014.

**ITEM 3. – New Hearings**

**a. 9168 Kenwood Road – Balbina & Frederic Maniet**

Approval of a fence in a front yard

PRESENT: Balbina & Frederic Maniet, Applicant

Mr. Maniet would like to put a 6-foot high privacy fence around his yard. However, since their backyard is also the front yard of the street behind, he is requesting a 4-foot high fence that is 70% open to provide a safe place for his children and dogs. This would also prevent short-cuts by people visiting the YMCA. They have done a lot of improvements to their property and want to utilize as much of their yard as possible.

Without knowing his back yard was considered a front yard in the rear, he started construction of a 6-foot high privacy fence but stopped construction pending approval. He plans to use those existing posts for the 4-foot high fence and described the fence as being wood stained with a nice, black wire that will not rust. He considered a split rail fence, but preferred this design so a board could be put on the bottom to keep dogs and balls in yard.

Chair Kirby opened for public comment.

Juliet Knechtly, owners of 9195 Lewis Avenue, requested the variance be denied since she feels it will negatively affect the aesthetics of their property since the fences would not match and it would be inconsistent with the materials the applicant has already used. She asked the Board to deny the variance and that the same privacy fencing be continued in a straight line across at the 40-foot setback per Code. She also commented that the previous owner was denied a variance to fence in the entire property.

Balbina Maniet said that keeping the 40-foot setback would still allow people to cut through their yard. Since they were not aware that this was considered a front yard, they had purchased all the wood and concrete to complete a 6-foot high privacy fence and came up with an alternate way to use those materials. They have also planted a lot of vegetation and trees, so over time the fence would not be seen. They love their land and want to be able to utilize it all.

Frederic Maniet added that the Knechtlys rent out their property on Lewis Avenue and do not reside there.

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Since there were no additional comments, Chair Kirby closed public comments.

Terry Peck commented that what has currently been done to the property looks very nice.

Tricia Downing said she cannot tell by the drawing how the fence will go in, how deep it is when they terminate the primary fence to the secondary fence, and how it relates to the driveway.

Dan Johnson showed the Board the topography on CAGIS and described what the Code allows for a fence in a front yard area.

Mr. Maniet provided additional clarification about the fence location.

**DECISION:** Scott Miller moved, Terry Peck seconded to approve the fence at 9168 Kenwood Road as a wood fence along the Lewis Avenue frontage that will enclose the yard as submitted. A roll call vote was taken. Three members present voted aye and Tricia Downing voted nay. Motion carried to approve.

**b. 11420 Deerfield Road – Iacono Productions**

Approval of a building addition

**PRESENT:** Dan Haglage, Haglage Construction, Applicant

Dan Haglage said the owner of Iacono Productions, Mike Iacono, would like to put a 12,000-square foot addition to the east in between the current rear of the building and I-71. There are currently two building pads on this location and they would like to build on one of those two pads. The existing building is a pre-engineered metal building with all the typical pre-engineered components. The 12,000-foot addition would be an exact match in eave height and color to the best of their ability for the 20 year old existing building.

Dan Johnson said this was a very late addition so the plans are rough and he has not taken a close look, but wanted to get on this agenda. On first glance, it did not appear to have any variance issues. There have not been studies by any other departments just yet. The applicant did address the issue with Fire Department and they will be looking for fire safety and access to and around the rest of the building. From a zoning perspective, there do not appear to be any items that would require a variance. There will be stormwater management issues, so they will need to do detention on site due to the size of the site and the size of the additional impervious surface area. He does not see any issues with Public Works or Police, but they will review as well. The Engineer will review more detailed plans. From a design standpoint, he said it appeared we could look at quickly since it's the same building with an extension.

Scott Miller recused himself from discussing and voting on this issue due to being friends with Dick Haglage who is the uncle of the applicant.

**DECISION:** Terry Peck moved, Tricia Downing seconded to approve the application as submitted. 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**

Mark Kirby advised the Board that he will be in Morocco for two months so would not be available for the next two meetings.

**ITEM 7. – Adjournment**

DECISION: There being no further business, Terry Peck moved, Tricia Downing seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 8:20 p.m.

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Mark Kirby, Chair

MINUTES RECORDED BY:

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Traci Smith