

BLUE ASH BOARD OF ZONING APPEALS

November 10, 2014

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ITEM 1. – Meeting Called to Order and Roll Call

Vice Chair Terry Peck called the regular meeting of the Board of Zoning Appeals to order at 7:00 p.m. on Monday, November 10, 2014 and requested a roll call.

MEMBERS PRESENT: Terry Peck, Tricia Downing, and Joe Hoelker

MEMBERS NOT PRESENT: Mark Kirby and Scott Miller

ALSO PRESENT: Community Development Director Dan Johnson and interested citizens

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Zoning Appeals regular meeting of October 13, 2014.

Vice Chair Peck swore in all those in attendance wishing to testify for any of the agenda items and gave a brief overview of the Board of Zoning Appeals.

ITEM 3. – New Hearings

a. 4309 Cooper Road – Blue Ash Presbyterian Church

Appeal to allow a ground sign larger than permitted and a reduced setback

PRESENT: Donald Haffner – Appellant

Don Haffner said the Blue Ash Presbyterian Church has two signs that are aging, one is on Cooper Road and the other is on Reed Hartman Hwy. They would like to remove both of those signs and replace with a single sign that would be clearly readable from both Cooper Road and Reed Hartman Hwy. To accomplish this goal, their sign company proposed a 29 square feet sign, which exceeds the Code limit of 25 square feet for churches. The sign will be landscaped and be lit by flood lights.

Vice Chair Peck opened for public comments. There were none.

DECISION: Joe Hoelker moved, Tricia Downing seconded to approve the sign at 4309 Cooper Road at Blue Ash Presbyterian Church as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

b. 4640 Creek Road - Home 2 Suites

Appeal to allow reduced front setback

PRESENT: Melissa Salyer, Architectural Group III – Appellant

Melissa Salyer said Gary Frank, her supervisor with Architectural Group III, introduced the project last month to convert the existing Hampton Inn to Home 2 Suites. They were proposing an addition to the west end of the building, which would encroach on the 50-foot setback by approximately 20-feet. It was denied. Since Hilton is very specific that the room count cannot be less than 84 rooms in a Home 2 project, they revised the plan to add a bay of rooms on each side of the corridor on the west end of the building and extend the leg of the east side where it would not impact the setback. The building fronts towards Creek Road, but the 66-foot dimension adjacent to Reed Hartman Highway has a setback of 50-feet and the proposed addition would encroach by about 8-feet, which is the variance they are seeking. The 30-foot tree buffer remains totally intact and the owner has offered to landscape that end of the building over and above minimum requirements. Ms. Salyer added that the 50-foot setback requirement is from the right-of-way, but the property line is an additional 30-feet from the back side of the sidewalk along Reed Hartman. Even with the 8-foot encroachment, there is the appearance of a

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72-foot setback. This will be a total revitalization of the building with an updated, contemporary design on a major corridor.

In answer to a question regarding stormwater, Dan Johnson said any issues will need to be resolved with the engineer.

Vice Chair Peck opened for public comment. Seeing none, public comments were closed.

DECISION: Tricia Downing moved, Joe Hoelker seconded to approve the application for Home 2 Suites located at 4640 Creek Road as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

c. 9115 Blue Ash Road – Jaguar Land Rover Dealership

Appeal to allow wall signs larger than permitted

PRESENT: Ed Neyra – Appellant

Ed Neyra is asking to enlarge the wall signs for the new dealership because the building sits back approximately 750-feet from Blue Ash Road. Dan Johnson said the total area of the proposed signs is approximately double what would normally be permitted, but added that the signs would typically be only 50-feet away from the road frontage. The Board members agreed that the larger size of the sign seemed to fit the size of the building.

Vice Chair Peck opened for public comment. Seeing none, public comments were closed.

DECISION: Tricia Downing moved, Joe Hoelker seconded to approve the appeal as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

ITEM 4. – Continued Hearings

None

ITEM 5. – Old Business

None

ITEM 6. – New Business

None

ITEM 7. – Adjournment

DECISION: There being no further business Tricia Downing moved, Joe Hoelker seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:23 p.m.

Terry Peck, Vice Chair

MINUTES RECORDED BY:

Traci Smith