

BLUE ASH BOARD OF ZONING APPEALS

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 Zoning Appeals to order at 7:00 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 Zoning Appeals regular meeting of January 12, 2015.

Chair Kirby 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. 5461 Kenridge Drive – Richard & Mary Overman**

Appeal to allow a semi-circular driveway with a smaller radius than required and that exceeds the total coverage permitted in a front yard

PRESENT: Stan Better, Stan Better AIA Architects – Appellant

Stan Better said they are requesting a variance to do a circular drive. He said the house sits approximately 50-feet back from property line and has an existing 18-foot asphalt driveway. He said there are also a couple mature trees they are working around. Their proposal is to create a circular driveway with an inside radius that is around 18.5-feet. They plan to use permeable pavers to help detain stormwater, but need clarification if permeable pavers are considered concrete.

Dan Johnson said there is no pavement setback requirement in the Code. He suspects that the minimum radius requirement is related to the minimum lot width, but the Code does not provide a rationale or information about how to measure the radius of a semi-circular driveway. He explained that he would typically measure the radius to the centerline. He confirmed that pavers do meet the intent of the Code and he would approve them as proposed unless the Board specified otherwise.

Mr. Better confirmed that the proposed radius is sufficient to accommodate typical car movements.

Chair Kirby opened item for public comment.

Richard Overman, property owner, said they have been planning this improvement for several years and their neighbors are okay with it. He asked the Board to approve.

Public comments for this item were closed.

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The Board members were in agreement that this would enhance this property and did not have any issues with it.

DECISION: Tricia Downing moved, Scott Miller seconded to approve the appeal at 5461 Kenridge Drive as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

**b. 9514 Kenwood Road – Sleepy Bee**

Appeal to allow wall signs that exceed the maximum height

PRESENT: Robert Strunc, Robert Strunc Studios – Appellant

Bob Strunc said the address for Sleepy Bee will be 9516 Kenwood Road. There are two buildings that are joined as one piece of property. The restaurant will occupy the entirety of the larger of the two buildings, which is more than 50 percent of the space. The proposed front and rear awnings are identical, but are larger in the middle to hide roof mounted mechanical equipment. He explained that the proposed larger sign would be more in proportion to the size of the awning.

Tricia Downing asked for clarification on tenant sign panels. Dan Johnson said that he would not consider them to be wall signs because of their small size and placement on the building and would permit them unless otherwise directed by the Board. He added that the address numerals are also covered under a separate section of the Code.

Chair Kirby opened item for public comment. Seeing none, public comments were closed.

DECISION: Scott Miller moved, Terry Peck seconded to approve the appeal at 9516 Kenwood Road for Sleepy Bee per additional exhibit submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

**c. 4550 Creek Road - Toyota**

Appeal to allow more than one ground sign and to allow a sign with more depth than permitted

PRESENT: Mark Stottman, Quality Sign – Appellant

Mark Stottman said they are proposing to put the new monument sign at the location where an existing directional sign is located and to move the directional sign to the other side of the same entrance drive. The Code limits sign depth to 18-inches deep and the proposed sign is approximately 30-inches deep. The property is approximately 30 acres, so they do not feel that the sign will overpower the property or look out of place. He said this sign is a standard size that Toyota uses.

Dan Johnson clarified that this is also a second ground sign, which is only permitted by variance, regardless of the size of the property. He said the Code does allow for directional signs outside of all other regulations and does not call out limitations for size.

There was general discussion regarding location and size of the directional sign and the proposed second ground sign.

Chair Kirby opened for public comment; however, there were none.

DECISION: Terry Peck moved, Tricia Downing seconded to approve the appeal at 4550 Creek Road 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**

None

**ITEM 7. – Adjournment**

DECISION: There being no further business Scott Miller moved, Terry Peck seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:30 p.m.

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Mark Kirby, Chair

MINUTES RECORDED BY:

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Traci Smith