

BLUE ASH BOARD OF ZONING APPEALS

OCTOBER 8, 2007

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ITEM 1. – MEETING CALLED TO ORDER

Chairman Paul Collett called the regular meeting of the Board of Zoning Appeals to order at 7:01 p.m. on Monday, October 8, 2007.

MEMBERS PRESENT: Paul Collett, Jr., Tom Adamec, John Berry, Julie Brook and Marc Sirkin

ALSO PRESENT: Assistant Community Development Director Dan Johnson

ITEM 2. – APPROVAL OF MINUTES

The Board waived the reading of the minutes of September 10, 2007.

DECISION: John Berry moved, Tom Adamec seconded the motion to approve the regular meeting minutes of September 10, 2007. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 3. – 4625 Lake Forest Drive – Teri Cantor, ABC Signs (Courtyard by Marriott)

Appeal to allow a ground sign that is not rectangular and that has faces separated by more than 18 inches and to allow an internally illuminated direction sign

PRESENT: Teri Cantor, Appellant
Rick Kimmel, Courtyard General Manager

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

Rick Kimmel explained that the entrance to the hotel is difficult to locate for folks who do not already know where it is. He clarified that the new monument sign will replace the existing sign and that the directional sign will be the only sign located near to the actual driveway. John Berry said that he stays in Courtyard hotels across the country with his job and that they are often more difficult to locate than other brands.

Teri Cantor explained that the reason for the extra sign face separation is because the signs are produced for the same brand hotel all across the country. Reducing the depth would be possible, but would result in extra cost because it would be a custom sign.

Tom Adamec noted that the area on Lake Forest is not very well lit and that the internal illumination is not likely to be a problem for any resident and might be better and less expensive than if the City were to install an additional street light. Dan Johnson noted that there is no specific size limitation in the Code for directional signs.

As there were no further questions Chairman Collett closed the public hearing portion of the meeting.

DECISION: John Berry moved, Tom Adamec seconded to approve a variance for a ground sign that is not rectangular and that has faces separated by more than 18 inches and to allow an internally illuminated direction sign as submitted per the powers of the Board. A roll call vote was taken. All members present voted aye. Motion carried.

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ITEM 4. – MISCELLANEOUS BUSINESS

Members noted several issues that may be zoning violations relative to temporary signs and an apartment in a single-family residential district.

ITEM 5. – ADJOURNMENT

DECISION: There being no further business, John Berry moved, Marc Sirkin seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:25 p.m.

Paul Collett, Chairman

MINUTES RECORDED BY:

Dan Johnson, Assistant Community Development Director