

BLUE ASH BOARD OF ZONING APPEALS

November 8, 2010

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ITEM 1. – Meeting Called to Order

Chairman Mark Kirby called the regular meeting of the Board of Zoning Appeals to order at 7:02 p.m. on Monday, November 8, 2010.

MEMBERS PRESENT: Mark Kirby, Julie Brook and Marc Sirkin

MEMBERS NOT PRESENT: Paul Collett, Jr. and Terry Peck

ALSO PRESENT: Assistant Community Development Director Dan Johnson, Administrative Clerk Traci Smith 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 11, 2010.

ITEM 3. – 9825 Kenwood Road – Ryan Silverman

Allow additional wall signs above the first floor of a multi-story office building in the M-1 Zoning District

PRESENT: Ryan Silverman, Appellant

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

Ryan Silverman said they are requesting additional building signage on an office building they developed in 2001 and still own located at 9825 Kenwood Road. This is a Class A building with approximately 80,000 square feet of space that is currently 50% vacant. Recently, they have seen a lot of very large users interested in this location. There is approximately 20,000 contiguous square feet of space available on the second floor. They currently have a proposal on the table for approximately 9,500 square feet for a tenant looking to relocate here from the Hyde Park area. One of their requirements is having exterior building signage. This possible tenant will go on the first floor where there is approximately 12,000 square feet available. The second exterior sign request he is making, which would make a total of three on the building, is to have the exterior sign opportunity available for the 20,000 square feet available on the second floor. He said usually, but not always, larger users request a building sign. He said he is in the early stages of a proposal on the second floor for a 13,000 square foot user. Currently, there is one sign on the building for EMC which is located on the far southern corner of the building facing east and is a total 56 square feet in size. Based upon the size of the building and if these additional signs were approved, there would be approximately 135 square feet available. He feels that the extra signage will give this building the opportunity to compete.

Marc Sirkin inquired about the monument sign by Kenwood Road. Mr. Silverman explained that the monument sign is a development identification sign only and not a tenant identification sign.

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

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Julie Brook commented that she would be comfortable with allowing one sign now for the tenant with the letter of intent, but prefers to review a the second sign request when there are more details available. She thought Mr. Sirkin made a good point about there also being a ground sign and feels three signs on the building is a lot. Mr. Sirkin agreed and would be more comfortable with using the north side, along with the monument sign. Dan Johnson said there have been several requests for multiple signs on a building in the past few years, but none of them have been on the same façade or for more than two signs. However, there are plenty of vantage points from which the multiple signs are visible at the same time.

DECISION: Julie Brook moved, Marc Sirkin seconded to allow one additional wall sign above the first floor of a multi-story building at 9825 Kenwood Road and will follow square footage requirement by the City. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 4. – Miscellaneous Business

There was no miscellaneous business.

ITEM 5. – Adjournment

DECISION: There being no further business, Julie Brook moved, Marc Sirkin seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:16 p.m.

Mark Kirby, Chairman

MINUTES RECORDED BY:

Traci Smith