

BLUE ASH BOARD OF ZONING APPEALS

JANUARY 8, 2007

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ITEM 1. – MEETING CALLED TO ORDER

Chairman John Berry called the regular meeting of the Board of Zoning Appeals to order at 7:01 p.m. on Monday, January 8, 2007.

MEMBERS PRESENT: John Berry, Julie Brook, Paul Collett, Jr., James Jones and Marc Sirkin

ALSO PRESENT: Assistant Community Development Director Dan Johnson and Administrative Clerk Traci Smith

ITEM 2. – APPROVAL OF MINUTES

The Board waived the reading of the minutes of December 11, 2006.

DECISION: Paul Collett moved, Marc Sirkin seconded the motion to approve the regular meeting minutes of December 11, 2006. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 3. – 4445 LAKE FOREST DRIVE – Richard Strobel

Variance to allow 3.5-foot tall, wall mounted address numerals above the sixth floor of an office building

PRESENT: Art Stern, Duke Realty

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

Art Stern said they are requesting a variance to install larger address numerals than are permitted by Code. Mr. Stern said the numbers would be installed just below the roof of a 7-story structure and 1-foot high numbers would not be visible at that height. He explained the numbers would be on the same face of the building as a tenant sign but that both signs combined are under the square footage that the Code permits.

Art Stern and Dan Johnson clarified for the Board where the tenant sign and address numerals would be installed on the building. Marc Sirkin noted that the sign would not be illuminated.

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

DECISION: Paul Collett moved, Marc Sirkin seconded to approve a variance for a second wall sign above the first floor of a multi-story building, per submission. A roll call vote was taken. All members present voted aye. Motion carried.

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ITEM 4. – 3620 COOPER ROAD – Srini R. Gowda

Variance to allow a single-family residential building with a front setback greater than permitted by the average of existing adjacent structures

PRESENT: Srini Gowda, applicant

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

Srini Gowda explained that the property is on a steep hillside and there is no on-street parking available near the lot. Building the house further back on the lot would allow a mostly flat area on the property to be used for vehicle parking and turn around. The Board members discussed how much of the flat area in front of the house would be paved and expressed concern over headlights flooding into the adjoining properties. Mr. Gowda noted that detailed paving plans are not complete but assured the Board that vegetation would be installed on both sides of the driveway to protect the neighboring properties.

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

DECISION: Julie Brook moved, Marc Sirkin seconded to approve a variance for a front setback greater than otherwise permitted at 3620 Cooper Road, per submission, with the condition that a landscaping plan be submitted and approved by staff that protects adjacent properties from headlights. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 5. – MISCELLANEOUS BUSINESS

Dan Johnson advised the Board of the Council appeal for the Budget Rent-A-Car that was approved last month.

Paul Collett initiated a discussion among the Board about the level of detail that the Board reviews for new construction, including single-family. He suggested that a higher level of design review for all types of development could help protect the consistency in existing neighborhoods.

ITEM 6. – ADJOURNMENT

DECISION: There being no further business, Paul Collett moved, Julie Brook seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:55 p.m.

John Berry, Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk