

BLUE ASH BOARD OF ZONING APPEALS

March 9, 2009

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ITEM 1. – MEETING CALLED TO ORDER

Madam Chairman Julie Brook called the regular meeting of the Board of Zoning Appeals to order at 7:02 p.m. on Monday, March 9, 2009.

MEMBERS PRESENT: Julie Brook, John Berry, Paul Collett, Jr., Mark Kirby 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.

DECISION: John Berry moved, Mark Kirby seconded the motion to approve the regular meeting minutes of February 9, 2009. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 3. – 4110 Hunt Road – InCahoots

Appeal to allow a wall sign larger than permitted in the C-2 district

PRESENT: Howard Zuefle, Appellant

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

Howard Zuefle said they would like to use the same sign from the former location on Kenwood Road. Dan Johnson commented that there is no provision that would prevent internally illuminated signs in this district, neon or otherwise.

Julie Brook reminded the Board of the approval last month for the sign at Rising Roll, which is also located in this shopping center.

There was general discussion about the lack of a ground sign for the shopping center because there is not sufficient frontage on the roadway.

Dan Johnson said he received a call from the architect that the size of the InCahoots location may be scaled down and a portion of the space would be sublet to a different tenant. If this were to happen in the future, the proposed sign would then be larger relative to the InCahoots space and would need a new approval. At that time, they may be required to remove it or it may receive approval at the current size.

John Berry said he thought it was an appropriate use of the space on the “bust out” area. He also said it’s almost as if the original designer intended those façade elements to be used for signage and thinks the sign is the proper scale to the existing architecture.

As there were no further questions, Madam Chairman Julie Brook closed the public hearing portion of the meeting.

DECISION: John Berry moved, Paul Collett seconded to grant a variance for the sign as submitted for InCahoots at 4110 Hunt Road in C-2 district based upon testimony and Staff comments. A roll call vote was taken. All members present voted aye. Motion carried.

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There was general discussion regarding what Mr. Zuefle has planned for the new location including less expensive menu items, vegetarian options and a party room. They are hoping to be open mid-May. They will also be resubmitting building plans for the space they intend to use at this time.

ITEM 4. – Miscellaneous Business

There was no miscellaneous business.

ITEM 5. – ADJOURNMENT

DECISION: There being no further business, John Berry moved, Paul Collett seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:17 p.m.

Julie Brook, Madam Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk