

BLUE ASH BOARD OF ZONING APPEALS

APRIL 9, 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 7:02 p.m. on Monday, April 9, 2007.

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

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 of the minutes of January 8, 2007.

DECISION: Marc Sirkin moved, Paul Collett seconded the motion to approve the regular meeting minutes of January 8, 2007. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 3. – 9419 BLUEWING TERRACE – Anthony & Grace Severyn

Variance to allow a reduced front setback for a residential foyer addition

PRESENT: Anthony Severyn, owner

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

Anthony Severyn explained that he would like to add a small foyer, less than 5-feet, to the entrance of his home. He said that when the front door is opened, it clears the staircase to the upstairs by less than one inch, which could prevent quick egress in an emergency. When the front door is open, it also blocks the entrance to the family room.

Paul Collett asked about the additional 4-feet for the concrete slab and Dan Johnson explained the slab does not have a roof over it and therefore does not require a variance. Julie Brook commented that with the curve of the street visually all the houses appear to have different setbacks and felt that the proposed addition would enhance the neighborhood.

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

DECISION: Julie Brook moved, Marc Sirkin seconded to grant a 5-foot variance as submitted. A roll call vote was taken. All members present voted aye. Motion carried.

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ITEM 4. – 11510 & 11511 REED HARTMAN HIGHWAY – Brian Smerczynski, BHPD Architecture

Variance to allow four ground signs taller and setback less than permitted at the four access points from Reed Hartman Highway

PRESENT: Brian Smerczynski, applicant

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

Brian Smerczynski said they are requesting a variance for four ground mounted signs located outside of the P&G campuses. Four signs were removed during the widening of Reed Hartman Highway and P&G wants to put back four ground signs that are 5-feet wide and 12-feet tall. The Code limits the height of a ground sign to 8-feet. The applicant also desires to locate the leading edge of the signs at the right-of-way. The Code requires a 10-foot setback from the right-of-way. They are asking for this not only due to the speed on Reed Hartman, but because of existing vegetation, existing signage, traffic lights and poles to clearly identify the entrances. Mr. Smerczynski said this signage is a standard that P&G is using on their other campuses throughout the city and around the country. He explained that the 12-foot sign height would allow for motorists to see over other cars as they approach.

The Board members commented that a 12-foot tall sign height was not necessary for visibility and that an 8-foot sign would be visible over most vehicles. They commented that the message area on the sign was very small compared to the size of the sign and that a conforming sign would have more than sufficient area to contain the message. The Board members generally agreed that the 10-foot setback would limit visibility.

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

DECISION: Paul Collett moved, Julie Brook seconded to deny the request for a height variance from 8-feet to 12-feet and to grant the variance request to allow the signs to be placed at the right-of-way, per submission, on the condition that the existing ground signs inside of the gates be removed. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 5. – ELECTION OF OFFICERS FOR 2007

DECISION: John Berry moved, Paul Collett seconded the nomination to elect the following officers effective May 2007:

Chair: Paul Collett
Vice Chair: Julie Brook
Secretary: Marc Sirkin

A voice vote was taken. All members present voted aye. Motion carried.

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ITEM 6. – MISCELLANEOUS BUSINESS

Dan Johnson informed the Board members that Jim Jones resigned from the Board as he no longer lives in Blue Ash.

Temporary sign code changes are going to be proposed to Council in an upcoming Work Session that would make the Code clearer and to try to eliminate the large “for lease” signs on commercial property. There will also be some proposed changes to the noise regulations in response to complaints from residences that abut commercial districts.

The Board members requested an update on Budget Rent-A-Car. Dan Johnson advised that Council denied the appeal. Budget has applied for a Building Permit at a new location in Blue Ash in the vacant building that was formerly Domino’s Pizza on Cornell Road.

There was general discussion between the Board members regarding other possible developments at the former Hardee’s site and on the corner at Old Plainfield and Reed Hartman Highway, pavement types, and limitations to the amount of vehicles at a single residential dwelling.

ITEM 7. – ADJOURNMENT

DECISION: There being no further business, Marc Sirkin moved, Paul Collett seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:48 p.m.

John Berry, Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk