

BLUE ASH BOARD OF ZONING APPEALS

May 14, 2012

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ITEM 1. – Meeting Called to Order and Roll Call

Chairman Paul Collett called the regular meeting of the Board of Zoning Appeals to order at 7:00 p.m. on Monday, May 14, 2012 and requested a roll call.

MEMBERS PRESENT: Paul Collett, Jr., Mark Kirby and Marc Sirkin

MEMBERS NOT PRESENT: Julie Brook, Terry Peck

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

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Zoning Appeals regular meeting of April 9, 2012.

ITEM 3. – New Hearings

a. 4623 Miller Road – Abby & Albert Chavez

Appeal to allow an addition within a required front setback

PRESENT: Sara Aschliman, dwellbeing - Appellant

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

Sara Aschliman said they are proposing a 2-car garage addition to the front of the house with two stories of living space above. She explained that the two stories above are within the setback and it is just the front section of the garage that projects beyond the setback; on one side it is approximately 6-feet and 3 ½-feet on the other. Most of the garage is below grade on the east side and would only be visible on the west side. They do not feel they are impeding any views by the neighbors and think the addition will add value to the neighborhood.

In answer to a question, Mr. Johnson advised that the property owners were notified of this request.

As there were no further questions Chairman Paul Collett closed the public hearing portion of the meeting and entertained a motion.

DECISION: Marc Sirkin moved, Mark Kirby seconded to grant a variance to Abby and Albert Chavez to allow an addition to the existing residence at 4623 Miller Road as submitted. A roll call vote was taken. All members present voted aye. Motion carried.

b. 9641 Kenwood Road – PFB Architects

Appeal to allow a wall sign that is greater than 30 inches in height

PRESENT: Charlie Holthaus, Holthaus Lackner Signs - Appellant

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

Charlie Holthaus said that being an architectural firm, PFB Architects relies a lot on their visuals and having a good image. Their logo incorporates a large background which

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they are asking to be 45½” tall and the zoning only allows for 30” tall on the front of the building. It was sketched at the allowable height and felt it would not be very visible from Kenwood Road or what PFB Architects felt was visually appealing for their logo.

Dan Johnson said in this district the sign size is not based on square footage. Everything about it is compliant, except for the height. An allowable sign is no more than 60% of the width of the face to which it is attached and no more than 30” in height. He said the width of the sign does not come close to what is allowed and, even though there is no text on the background, it is considered part of the sign.

As there were no further questions Chairman Paul Collett closed the public hearing portion of the meeting and entertained a motion.

DECISION: Mark Kirby moved, Marc Sirkin seconded to approve a variance at 9641 Kenwood Road to allow a wall sign greater than 30” in height as submitted. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 4. – Continued Hearings

None

ITEM 5. – Old Business

a. Rules of Procedure

Final approved copy was distributed, including the revision made at the last meeting prior to adoption.

ITEM 6. – New Business

None

ITEM 7. – Adjournment

DECISION: There being no further business Mark Kirby 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 7:10 p.m.

Paul Collett, Jr., Chairman

MINUTES RECORDED BY:

Traci Smith