

**BLUE ASH BOARD OF ZONING APPEALS**

**AUGUST 14, 2006**

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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, August 14, 2006.

MEMBERS PRESENT: John Berry, Paul Collett, Jr. and Donald Fruechtemeyer

MEMBERS NOT PRESENT: James Jones

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 July 10, 2006.

DECISION: Don Fruechtemeyer moved, Paul Collett seconded the motion to approve the regular meeting minutes of July 10, 2006. A voice vote was taken. All members present voted aye. Motion carried.

**ITEM 3. – 4273 GLENDALE MILFORD ROAD – Karl Glos**

Variance to permit a pole sign that exceeds the maximum height limit at Co-Op Aviation in the M-2 zoning district

PRESENT: Karl Glos, applicant, Co-Op Aircraft Service

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

Karl Glos explained that the fuel station at the airport changed from BP to Conoco Phillips so the sign needs to be changed. The sign needs to begin at 10-feet off the ground because a low sign would be quickly destroyed by propeller and rotor wash. The new sign will be the same width as the old sign and will have a maximum height of 19-feet 6 inches; the previous sign was almost 23-feet high. The sign will be approximately 90-feet from Glendale-Milford Road and will be oriented towards the airport. Mr. Glos said that the sign would be internally illuminated.

Mr. Glos noted that the proposed Airport Plan would not affect his operation for at least three years. The can be reconfigured later to accommodate changes to the airport.

Paul Collett commented that, as a matter of record, pole signs should be eliminated. It was agreed by the Board members that this is a unique situation and the sign code was not designed to address this type of airport signage.

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

DECISION: Don Fruechtemeyer moved, Paul Collett seconded to approve a variance to permit a pole sign that exceeds the maximum height limit for Co-op Aviation located at 4273 Glendale-Milford Road per applicant's submission based on the safety factor and unusual conditions of aviation requirements. A roll call vote was taken. All members present voted aye. Motion carried.

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**ITEM 4. – 9395 KENWOOD ROAD – Vladimir Shmulevich**

Variance to permit address numerals more than 12-inches in height on a building in the D-1 zoning district

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

The applicant was not present. Dan Johnson explained what he had been told by Mr. Shmulevich. The applicant would like to have larger address numerals on the east face of the building, which is oriented toward the parking lot, and still have the option to install a wall sign on the south face of the building for a future tenant.

John Berry said visitors to any business located in that building are going to have to know the building is back there as it is not visible from Kenwood Road or Blue Ash Road. To argue that larger numbers are needed for visitors to know where to turn is not valid, since the decision would have already been made by the time the numerals become visible. Don Fruechtemeyer said 12-inch letters would be legible for 700-feet and are permitted by Code. Paul Collett feels that doubling the permitted size of the letters is not appropriate for this situation.

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

DECISION: Paul Collett moved, Don Fruechtemeyer seconded to deny request for variance to install 24-inch letters at 9395 Kenwood Road by enforcing the Code. A roll call vote was taken. All members present voted aye. Motion carried to deny.

**ITEM 5. – MISCELLANEOUS BUSINESS**

Don Fruechtemeyer distributed letters of resignation to John Berry and Dan Johnson to be effective September 1, 2006. He feels that Council is not listening to residents, that Council was wrong to appoint a City Manager without interviewing alternative candidates, and that the City is going in the wrong direction.

**ITEM 6. – ADJOURNMENT**

DECISION: There being no further business, Don Fruechtemeyer moved, Paul Collett seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:37 p.m.

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John Berry, Chairman

MINUTES RECORDED BY:

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Traci Smith, Administrative Clerk