

BLUE ASH BOARD OF ZONING APPEALS

August 11, 2008

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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 7:00 p.m. on Monday, August 11, 2008.

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

MEMBERS NOT PRESENT: 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 July 14, 2008.

DECISION: Paul Collett moved, John Berry seconded the motion to approve the regular meeting minutes of July 14, 2008. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 3. – 4870 Hunt Road – Charleston at Blue Ash (Conner Group)

Appeal to allow two ground signs that exceed the maximum width and square foot area permitted in the D-1 district (tabled at July 14, 2008 meeting)

DECISION: Paul Collett moved, Mark Kirby seconded to remove item from table. A roll call vote was taken. All members present voted aye. Motion carried.

PRESENT: Monte Williams, Appellant

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

Monte Williams said that, since the last meeting, he worked with Dan Johnson on the sign package in general and was able to make some changes with the client to remove the two wall signs from consideration of a variance by bringing them down to the size of the existing signage. The only remaining items are the two ground signs at a proposed size of approximately 43 square feet. Dan Johnson said the largest permitted sign, based upon a 100 foot road frontage, would be 40 square feet. Monte Williams said they are slightly above that due to the structure, but they feel it would be an attractive solution and also would provide necessary visibility. Mr. Williams said they continue to request a v-shape orientation on the Hunt Road location to be seen by both directions of traffic. He said they would work within the space that is available and will keep the leading edge of the signs as far back from the road as the current signs.

Paul Collett commended the applicant for hearing what was said at the last meeting and submitting adjustments to be more in line with the sign regulations. He said the minimal excess is not an issue for him and, after taking a closer look at the Hunt Road location, he feels a v-shaped sign is not an unreasonable request. He did ask the applicant to request that the property owner better maintain the landscaping around the signs. Dan Johnson said if the Board is requesting new landscaping in that area to make it a condition.

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Julie Brook commented that she feels that having a person holding a sign on the sidewalk is a version of a sign. Dan Johnson cautioned the Board not to consider the sign-holding person in its decision on the present appeal.

John Berry feels the request is much more reasonable.

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

DECISION: Paul Collett moved, John Berry seconded to approve the signage as presented per the drawings submitted which exceed the allowable square footage and to also allow a v-shaped sign at the Hunt Road location with the condition that the landscaping meet City requirements and that the owner of the property better maintain the landscaping. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 4. – 9384 Swallow Court – Henry & Jane Heppard

Appeal to allow an open front porch addition that would extend into the required front setback in an R-3 district.

PRESENT: Henry & Jane Heppard, Appellant
Mark Anders, Contractor

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

Mark Anders said this home is on a corner lot and the 6-foot deep, 14-foot wide front porch will face Swallow Court. The porch will have three steps and a gable roof. He said the house itself is within the required setback. Julie Brook commented that a number of houses in the area have smaller setbacks and said this will add value to the home and neighborhood.

Paul Collett asked how far this would be from the sidewalk. Mr. Anders said it would be 14-feet from the sidewalk to the front of the porch.

John Berry asked how the porch would be constructed. Mr. Anders said it would be a concrete slab and concrete walls sticking up 30 inches from the ground with a vinyl railing and posts. The gable will have vinyl siding to match the house and the pitch of the gable will match the existing house.

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

John Berry said that he felt it was in character with the neighborhood.

DECISION: Mark Kirby moved, Paul Collett seconded to approve the requested variance for 9384 Swallow Court to allow covered front porch addition that will extend into the required front setback as submitted. A roll call vote was taken. All members present voted aye. Motion carried.

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ITEM 5. – Miscellaneous Business

There was no miscellaneous business.

ITEM 6. – ADJOURNMENT

DECISION: There being no further business, John Berry moved, Mark Kirby seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:18 p.m.

Julie Brook, Madam Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk