

BLUE ASH BOARD OF ZONING APPEALS

October 14, 2013

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ITEM 1. – Meeting Called to Order and Roll Call

Chair Marc Sirkin called the regular meeting of the Board of Zoning Appeals to order at 7:02 p.m. on Monday, October 14, 2013 and requested a roll call.

MEMBERS PRESENT: Marc Sirkin, Tricia Downing, Mike Duncan, and Terry Peck

MEMBERS NOT PRESENT: Mark Kirby

ALSO PRESENT: 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 August 12, 2013.

ITEM 3. – New Hearings

Chair Sirkin swore in those wishing to testify during these hearings and gave a brief overview of the Board of Zoning Appeals.

a. 4510 Victor Avenue – Robert VanStone

Appeal to allow a reduced front setback for a front porch addition

PRESENT: Robert VanStone – Appellant

Mr. VanStone said he would like to put a simple deck on the front of the house to cover the concrete that needs repaired. He also feels it will look nicer and be similar to others on his street.

In answer to a question by Mike Duncan, Dan Johnson said the average of all the porches within 300 feet in either direction is 24 feet and there are actually some that are closer.

As there were no further questions, Chair Sirkin closed the public hearing.

DECISION: Terry Peck moved, Mike Duncan seconded to approve the application by Robert VanStone as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

b. 4651 Perry Avenue – George Leguillon

Appeal to allow two driveways at a single lot

PRESENT: George Leguillon – Appellant

George Leguillon described his project to the Board. He is seeking to have a driveway, since the existing detached garage is almost immediately adjacent to the right-of-way and does not have sufficient length to park any vehicles.

Mike Duncan asked about material type and why the applicant was not planning to connect it to the existing apron. Mr. Leguillon said it would be a concrete driveway and he wanted it to be as close as possible to the garage without having to be concerned about stormwater from the garage roof.

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Mr. Johnson asked for clarification, because what Mr. Leguillon was explaining to the Board members was different than what he had originally submitted. Mr. Leguillon confirmed that it was slightly different due to the removal of a tree stump. Mr. Johnson confirmed that, from a Zoning Code perspective, the same Code provision is at issue, but what was mentioned at the end of the staff report under the Analysis & Recommendation section is no longer applicable.

As there were no further questions Chair Sirkin closed the public hearing.

Mike Duncan said to him the entrance to the garage is not really a driveway, just a curb cut to the front of a garage. Even though this technically requires a variance, it's like the applicant doesn't really have a driveway and this would allow him to have one.

DECISION: Mark Duncan moved, Terry Peck seconded to approve the application by George Leguillon at 4651 Perry Street to allow two driveways on a single lot at such address as presented. A roll call vote was taken. All members present voted aye. Motion carried to approve.

c. 4445 and 4555 Lake Forest Drive – Duke Realty

Appeal to allow a new ground sign and to allow illumination of on-premise, incidental signs

PRESENT: Karen Duesing, Golden Signs – Appellant
Jackie Venters, Duke Realty

Karen Duesing said they are requesting a new sign package in the business park. The existing signs have been in the park for 15-20 years, so they would like to replace them with updated signs and include the new logo. Also, the current signs are discolored, faded, and there are many new tenants. They feel the new design matches the architecture of the building; it gets closer to the Duke Realty colors and would allow for illumination in the park.

Jackie Venters commented that current tenants complain their clients and customers have difficulty finding the correct building. The buildings and address numbers are similar, so they are hoping the new signs will better direct visitors to the correct building. They currently have one monument sign that has about ten panels. They are proposing to have two monument signs; where the current one is on Glendale Milford Road and another one on Reed Hartman. Each sign would have approximately six panels.

Ms. Duesing said that the three signs where they are requesting illumination on #4, #6, and #7 would be just the cabinet only, not the whole sign.

As there were no further questions Chair Sirkin closed the public hearing.

DECISION: Terry Peck moved, Tricia Downing seconded to approve the application from Duke Realty and Golden Signs & Lighting as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

ITEM 4. – Continued Hearings

None

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ITEM 5. – Old Business

None

ITEM 6. – New Business

Welcome to new Board member, Tricia Downing.

ITEM 7. – Adjournment

DECISION: There being no further business Mike Duncan moved, Terry Peck seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:18 p.m.

Marc Sirkin, Chair

MINUTES RECORDED BY:

Traci Smith