

BLUE ASH BOARD OF SITE ARRANGEMENT

June 10, 2013

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ITEM 1. – Meeting Called to Order and Roll Call

Vice Chair Marc Sirkin called the regular meeting of the Board of Site Arrangement to order at 7:19 p.m. on Monday, June 10, 2013 and requested a roll call.

MEMBERS PRESENT: Marc Sirkin, Mike Duncan and Mark Kirby

MEMBERS NOT PRESENT: Paul Collett, Jr. and Terry Peck

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 Site Arrangement regular meeting of March 11, 2013.

ITEM 3. – New Hearings

a. 11060 Kenwood Road – Matthew 25 Ministries

Approval of a building addition

PRESENT: Bill Lichtenberg-Lichtenberg Construction, Applicant

Bill Lichtenberg said they are proposing an addition of approximately 34,000 square feet to the south side of Matthew 25 Ministries to allow more room for their operations. There will also be another drop off point on the north side of the addition and the project will also create another loading dock for shipping.

Marc Sirkin asked about the landscaping of the south since it is wooded. Dan Johnson said the only requirement for landscaping on that side of the property is for one 3-foot spread evergreen every 5 lineal feet along the face of the wall unless there is a sidewalk or some other pavement. This requirement applies on all sides of the building, regardless of the adjacent zoning district or land use. In answer to a question regarding future development in that area, Mr. Johnson advised that Planning Commission had recently recommended to Council the approval of a residential apartment complex, which does propose some development immediately adjacent to that property line. Currently, both properties are zoned M-4 and the project for Matthew 25 would only need to meet the buffering requirements for M-4, if it is approved first.

Mr. Lichtenberg said they submitted a revised plan to Dan Johnson to add more of the larger trees along the east elevation to bring the plan into compliance with the buffering requirements between M-4 and R-3. Mr. Johnson said he has not reviewed the revised plan in detail, but appears to address the intent of the applicable Code.

DECISION: Mark Kirby moved, Mike Duncan seconded to approve the application for an addition at Matthew 25 Ministries located 11060 Kenwood Road with the condition that the east elevation/buffer meet all Code requirements. A roll call vote was taken. All members present voted aye. Motion carried.

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b. 4816 Myrtle Avenue – Ingrid Anderson

Approval of a fence in a front yard

PRESENT: Ingrid Anderson, Applicant

Marc Sirkin asked if the fence would cross the driveway and cut off access to the top part of the driveway and garage. Ingrid Anderson said they have decided not to enclose the driveway but to go along the side of the driveway instead. She said they are also considering adding gates for lawn mower access and mail delivery. Ms. Anderson provided clarification to the Board members of the revised location.

In answer to concerns about locating fence on her property, Ms. Anderson said she would be getting a survey.

Ms. Anderson said they have decided to go with a black, aluminum fence to blend in with the neighborhood. She indicated the fence will be 4-feet high.

Dan Johnson provided clarification that the driveway needs to provide two parking spaces available in the driveway or garage, so the fence would likely not be permitted to cross the driveway without a car gate under any circumstances.

DECISION: Mike Duncan moved, Mark Kirby seconded to approve the request for a fence in the front yard at 4816 Myrtle Avenue with the following conditions:

1. That the fence be no more than 4 feet high and no more than 30% solid
2. That the fence be compatible in design and look with other fences currently installed in the front yards on Myrtle Avenue and similar to the brochure presented at meeting
3. That there be a minimum of 40-feet from the right-of-way of usable off street parking space in the driveway

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

ITEM 4. – Continued Hearings

None

ITEM 5. – Old Business

None

ITEM 6. – New Business

Dan Johnson advised that BSA has the same officers as BZA so there will not be a separate election.

ITEM 7. – Adjournment

DECISION: There being no further business, Mike Duncan moved, Mark Kirby seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:48 p.m.

MINUTES RECORDED BY:

Marc Sirkin, Vice Chair

Traci Smith