

BLUE ASH BOARD OF ZONING APPEALS

June 9, 2014

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ITEM 1. – Meeting Called to Order and Roll Call

Chair Mark Kirby called the regular meeting of the Board of Zoning Appeals to order at 7:00 p.m. on Monday, June 9, 2014 and requested a roll call.

MEMBERS PRESENT: Mark Kirby, Tricia Downing and Joe Hoelker

MEMBERS NOT PRESENT: Terry Peck and Scott Miller

ALSO PRESENT: Community Development Director Dan Johnson and interested citizens

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Zoning Appeals regular meeting of May 12, 2014.

Chair Kirby swore in all those in attendance wishing to testify and gave a brief overview of the Board of Zoning Appeals

ITEM 3. – New Hearings

a. 5712 Brasher Avenue – Emily E. and Richard W. Pack
Appeal to allow an 8-foot privacy fence

PRESENT: Emily Pack – Appellant

Emily Pack said their rear property line abuts a commercial district. From the windows on the back of their house, they can see a loading dock, which is full of graffiti, and smoke break area. They would like to obscure those areas with an 8-foot high cedar shadow-box fence.

As there were no further questions, Chair Kirby opened for public comment. There were none. Chair Kirby closed the public hearing and entertained a motion.

DECISION: Tricia Downing moved, Joe seconded to approve as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

b. 10666 Kenridge Drive – Kurt Wierwille
Appeal to allow a privacy fence in a front yard

PRESENT: Kurt Wierwille – Appellant

Kurt Wierwille said they are on a corner lot and would like to enclose his back yard, but the fence would go in what is the front yard. They are requesting a 6-foot high privacy fence to contain their dogs and possible pool in the future.

Joe Hoelker said the only person who would be in opposition would be the neighbor to the north. Since they were notified and are not in attendance, he assumes they do not have a problem with it.

As there were no further questions, Chair Kirby opened for public comment. There were none. Chair Kirby closed the public hearing.

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Mark Kirby said the yard drops down so it will not look like a 6-foot high fence at the road, so he does not have a problem with it.

Tricia Downing does not have a problem with the construction of it as much as the height. She would like it to be shorter.

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

DECISION: Joe Hoelker moved, Tricia Downing seconded to approve the fence along the north property line to enclose the rear yard area as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

c. 4445 Lake Forest Drive – Harold Golden

Appeal to allow more than one wall sign above the first floor elevation on a multistory building

PRESENT: Karen Duesing, Golden Sign & Lighting – Appellant
Jay Morey, Duke Realty

Karen Duesing said they are working with Microsoft to put a sign on the upper east side of the building. Meets code with the size and specifications of all the other signs on the building, it is far enough away from the Sogeti sign as to not interfere with that, and will not go above the roof line.

Jay Morey said Microsoft's interest in coming to Blue Ash is contingent upon their ability to have a sign on the building. This has been done before with two signs on different elevations of the building and above the first floor. The location they are proposing already has large identification numbers for the address of the building which will be removed and replaced with this sign. He feels Microsoft would be a great addition to the City of Blue Ash.

Dan Johnson explained that the Code permits address numbers that are no more than 12-inches in height. The Sogeti sign was the subject of a variance because the address numerals were larger than 12-inches and counted as a sign. They actually have two signs above the first floor elevation now that are both considered wall signs. This will be taking one down and replacing it with another. They could still put address numerals on the building, but they could not be larger than 12-inches and would not likely be visible at that height. Jay Morey said they have no interest in putting any more numbers on the building at this point.

As there were no further questions, Chair Kirby opened for public comment. There was none. Chair Kirby closed the public hearing.

Mark Kirby said he does not have a problem with it. As there were no further questions, Chair Kirby entertained a motion.

DECISION: Tricia Downing moved, Joe Hoelker seconded to approve the request for a new building sign at 4445 Lake Forest Drive as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

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ITEM 4. – Continued Hearings

None

ITEM 5. – Old Business

None

ITEM 6. – New Business

None

ITEM 7. – Adjournment

DECISION: There being no further business Tricia Downing moved, Joe Hoelker seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:22 p.m.

Mark Kirby, Chair

MINUTES RECORDED BY:

Traci Smith