

BLUE ASH BOARD OF ZONING APPEALS

October 12, 2015

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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 7:01 p.m. on Monday, October 12, 2015 and requested a roll call.

MEMBERS PRESENT: Mark Kirby, Tricia Downing, Joe Hoelker, Terry Peck and Jodi Stacey

ALSO PRESENT: Assistant City Manager Kelly Harrington 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 September 21, 2015.

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

ITEM 3. – New Hearings

a. 4626 Miller Road – Phillip Huculak and Mary Ann Fisher

Appeal to allow an increased front setback

PRESENT: Phillip Huculak – Appellant

Mr. Huculak is requesting a front setback of 42-feet, which would allow them to build a new house behind the existing house on the same lot. They could continue to live in their current home until the new one is completed and then remove the existing house. The lots on both sides have second residences at 84-feet and 113-feet back.

There was discussion regarding the foundation height for the proposed new residence. After discussion, it was determined that this would not be an issue, particularly given the City's desire to see this type of reinvestment in the neighborhoods surrounding Downtown Blue Ash.

Chair Kirby opened for public comment. Seeing none, public comments were closed.

The Board had general discussion and agreed that it seemed to fit in the neighborhood.

DECISION: Terry Peck moved, Jodi Stacey seconded to approve the appeal at 4626 Miller Road to allow an increased front setback as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

b. 4720 Glendale Milford Road - Prosource

Appeal to allow more than one ground sign

PRESENT: Ben Russert – Appellant

Ben Russert said there are two tenants in the building and they are requesting an additional ground sign to be located on the east end of the property, which is more than 250-feet away from the current sign. The total ground signage would be less than the allowable 100-square foot total for the combination of the two. A new ProSource sign would replace the existing sign and be approximately 30-square feet. The new sign, for McSwain, would be smaller. They would also eliminate the four signs on building, which will clean up property. They are trying to create a separate identity for each tenant, so each of the signs would have only one name.

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Chair Kirby opened for public comment. Seeing none, public comments were closed.

Terry Peck expressed concerns with setting precedent with having individual monument signs for each tenant.

There was general discussion regarding limiting size of each size, combining tenants on one sign, and eliminating the building signs.

DECISION: Tricia Downing moved, Jodi Stacey seconded to approve the appeal at 4720 Glendale Milford Road to allow more than one ground sign with neither sign exceeding size of existing ground sign and building signage be reduced to one sign per business which follow the provisions of the Code. A roll call vote was taken. Four members present voted aye, Joe Hoelker voted nay. Motion carried to approve.

c. 9323 Blue Ash Road - CARSTAR

Appeal to allow a fence with dimensions not otherwise permitted

PRESENT: Catherine Mills, Mills Fence Co. – Appellant

Catherine Mills said CARSTAR is proposing to install a 6-foot high privacy fence along their property line, which abuts residential. The fence will be approximately 4-inches away from an existing 4-foot high chain link fence. The proposed fence is vinyl with a gray middle and trimmed in white, which will match their new branding and the color of their building.

Chair Kirby opened for public comment.

Amber Baas, the neighboring property owner, is in favor of the privacy fence. They have had vehicles come through the fence so would like more protection for the safety of their dog and more privacy for their backyard.

Pat Bernard, who lives at 4629 Hunt Road, requested clarification on where the fence will be located. She said that landscaping would be a better option for separation than a 6-foot high privacy fence as she said the area between residential and the railroad tracks was supposed to be designated greenspace years ago.

Public comments were closed.

The Board discussed the height and location of the proposed fence. Mr. Hoelker thought it should stop at the corner and not go down towards Hunt Road. Ms. Mills suggested they consider the overall continuity of the fence if part remained chain link.

Mr. Kirby clarified that the fence in this situation is not permitted since there is no structure on that land and a fence is considered an accessory. Ms. Mills stated that it would be allowed on residential, so the residential owner could build a 6-foot high fence if they wanted. Ms. Harrington confirmed.

DECISION: Joe Hoelker moved, Jodi Stacey seconded to approve the appeal at 9323 Blue Ash Road as submitted. A roll call vote was taken. Three members present voted aye. Tricia Downing and Mark Kirby voted nay. Motion carried to approve.

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ITEM 4. – Continued Hearings

None

ITEM 5. – Old Business

None

ITEM 6. – New Business

Joe Hoelker commented that the trash along the access road from Kroger to Georgetown Road needs to be cleaned up as it always seems to be full of trash. Ms. Harrington provided the contact information for Rich Dole, who handles Property Maintenance.

ITEM 7. – Adjournment

DECISION: There being no further business Jodi Stacey 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 8:03p.m.

Mark Kirby, Chair

MINUTES RECORDED BY:

Traci Smith