

BLUE ASH BOARD OF ZONING APPEALS

December 14, 2015

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ITEM 1. – Meeting Called to Order and Roll Call

Vice Chair Terry Peck called the regular meeting of the Board of Zoning Appeals to order at 7:00 p.m. on Monday, December 14, 2015 and requested a roll call.

MEMBERS PRESENT: Tricia Downing, Joe Hoelker, Jeremy Kraus, Terry Peck and Jodi Stacey

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 November 9, 2015.

Vice Chair Peck 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. 9727 Sycamore Trace Court – Lisa Schafer

Appeal to allow a fence in a front yard

PRESENT: Lisa Schafer – Appellant

Joe Hoelker recused himself due to a potential conflict of interest with being a Sycamore Trace board member.

Lisa Schafer said they are requesting a 4-foot high fence in the rear yard which fronts to Reed Hartman. They feel the fence will enhance property values and also provide safety. The fence will also help with the headlights from Reed Hartman Highway creating a strobe light effect into their home.

In answer to a question if this were treated as a rear fence, Mr. Johnson said it would meet Code.

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

DECISION: Jodi Stacey moved, Tricia Downing seconded to approve the appeal at 9727 Sycamore Trace Court as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve d.

b. 9729 Sycamore Trace Court – Jeffrey Goldstein

Appeal to allow a fence in a front yard

PRESENT: Jeffrey Goldstein – Appellant

Terry Peck recused herself due to a potential conflict of interest of being friends with the applicant, along with Joe Hoelker, since this property is also located in Sycamore Trace. Secretary Tricia Downing took over as Chair for this item.

Jeff Goldstein said that, in trying to sell their house, they realized not having a fence was one of the reasons. After having their home on the market for three months, they installed a fence and had an offer within two weeks. They received approval by the Sycamore Trace Civic Association but did not realize this required a variance prior to installing.

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Secretary Downing opened for public comments. Seeing none, public comments were closed.

Mr. Johnson commented that the fence installed would meet the Code if this were a rear yard.

DECISION: Jodi Stacey moved, Jeremy Kraus seconded to approve the appeal at 9729 Sycamore Trace Court as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

c. 4915 Prospect Avenue – Rena Phipps

Appeal to allow an accessory building larger than otherwise permitted

PRESENT: Rena Phipps – Appellant

Rene Phipps said they currently have a carport, with no garage, and would like to install a two car garage. She added that the next door neighbor has exactly what they are proposing.

Vice Chair Peck opened for public comments. Seeing none, public comments were closed.

DECISION: Tricia Downing moved, Joe Hoelker seconded to approve the appeal at 4915 Prospect Avenue as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

d. 4420 Cooper Road – Integrity Express Logistics

Appeal to allow more than one ground sign and more than one wall sign above the first floor elevation on a multi-story building

PRESENT: Chance Truemper, CUC – Appellant

Chance Truemper said they are asking for a variance to install three signs, one on each frontage, and two ground signs. One of the ground signs will be a multi-tenant sign. Two of the building signs will be for IEL and one would be for a future tenant. The signs that would face Reed Hartman and Cooper Road would have IEL and the third sign would be facing Malsbary.

Mr. Johnson added that all proposed signs alone meet the Code if it were not for the limitation on the number of signs.

Vice Chair Peck opened for public comments. Seeing none, public comments were closed.

DECISION: Tricia Downing moved, Jodi Stacey seconded to approve the appeal at 4420 Cooper Road as submitted with the following conditions:

1. Ground signs must meet Code and setback requirements, and
2. No more than two of the three building signs are identification for Integrity Express Logistics business.

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

a. Election of Officers

The proposed nominations for officers were as follows:

Chair: Tricia Downing
Vice Chair: Joe Hoelker
Secretary: Jodi Stacey

DECISION: Jodi Stacey moved, Joe Hoelker seconded to accept nominations as proposed. A voice vote was taken. All members present voted aye. Motion carried to approve.

b. Rules of Procedure

A copy was provided to members for review and comment at next meeting.

ITEM 7. – Adjournment

DECISION: There being no further business Jodi Stacey moved, Tricia Downing seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:35 p.m.

Terry Peck, Vice Chair

MINUTES RECORDED BY:

Traci Smith