

BLUE ASH BOARD OF ZONING APPEALS

January 12, 2015

Page 1

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, January 12, 2015 and requested a roll call.

MEMBERS PRESENT: Mark Kirby, Tricia Downing, Scott Miller, and Terry Peck,

MEMBERS NOT PRESENT: Joe Hoelker

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 December 8, 2014.

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. 9525 Kenwood Road – Crossings of Blue Ash

Appeal to allow a ground sign that exceeds the maximum allowable height and area

PRESENT: Vince Klusty, Klusty Sign Associates, Inc. – Appellant
Hal Silverman, Silverman & Co. - Owner

Hal Silverman said they have had the same sign since they opened in 1987. All the tenants in the Crossing of Blue Ash would like to have their name on a sign at the street. Some of them are original tenants when they built the center. They tried to keep the same size sign but did not realize the sign regulations had changed since the original sign was built. The sign on Cooper Road will remain as is.

Dan Johnson clarified there are two legal nonconforming signs on this property. The law says you cannot change any signs unless all legal nonconforming signs are removed. Replacing the sign on Kenwood Road and not removing the legal nonconforming sign on Cooper Road would be prohibited. The other issue is the height.

The Chair opened the meeting for public comments.

Vince Klusty said their goal was to try to keep within the same foundation to take advantage of the steel that was already in place.

After being sworn in, Dan Hosbrook of 4720 Cooper Road said he has no objection to the sign and feels it would be a good addition for the retailers.

Since there were no additional comments, public comments were closed.

Hal Silverman commented on the second sign on Cooper Road and offered to either take it down or replace with a conforming sign. He said the key thing right now is the retailers and getting them signage.

Mark Kirby said he would like the sign on Cooper Road removed since the two signs would not match or replace it with a sign that matches the proposed Kenwood Road sign and meets current Code. Ms. Downing and Ms. Peck both agreed with Mr. Kirby. Mr. Miller said aesthetically he is not thrilled with the sign as he feels there is a lot going on with it.

BLUE ASH BOARD OF ZONING APPEALS

January 12, 2015

Page 2

Mr. Johnson gave an overview of the type of signs regulated in that area.

DECISION: Tricia Downing moved, Terry Peck seconded to approve the appeal at 9525 Kenwood Road with the condition that existing signs on Kenwood Road and Cooper Road be removed at the same time and that the Cooper Road sign, if replaced at later date, be a conforming sign. A roll call vote was taken. Three members present voted aye and Scott Miller voted nay. Motion carried to approve.

ITEM 4. – Continued Hearings

None

ITEM 5. – Old Business

None

ITEM 6. – New Business

Dan Johnson advised that there is another Planning & Zoning Conference on January 30th and he would get them registered if anyone wanted to attend.

ITEM 7. – Adjournment

DECISION: There being no further business Terry Peck 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 7:27 p.m.

Mark Kirby, Chair

MINUTES RECORDED BY:

Traci Smith