

BLUE ASH BOARD OF ZONING APPEALS

July 27, 2015

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ITEM 1. – Meeting Called to Order and Roll Call

Secretary Tricia Downing called the regular meeting of the Board of Zoning Appeals to order at 7:01 p.m. on Monday, July 27, 2015 and requested a roll call.

MEMBERS PRESENT: Tricia Downing, Joe Hoelker and Jodi Stacey

MEMBERS NOT PRESENT: Mark Kirby and Terry Peck

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 11, 2015.

Secretary Downing 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. 4555 Lake Forest Drive – Cassady Schiller

Appeal to allow a wall sign that exceeds the maximum allowable area and to allow more than one wall sign above the first floor elevation of a multi-story building

PRESENT: Karen Duesing, Golden Signs – Appellant
David Lingler, Cassady Schiller
Jackie Venters, Duke Realty

Karen Duesing said they are requesting additional square footage for the Cassady Schiller sign.

David Lingler said Cassady Schiller has been in Blue Ash since 1999. They have outgrown their current location at 4705 Lake Forest Drive, but wanted to stay in Blue Ash. Having signage on their building is key to their brand identity. They are excited about their move into the 16,000 square foot space and continuing to grow in the City of Blue Ash.

Jackie Venters explained there are currently two HQ signs on the building. One of those signs will be removed and signage rights have been given to Cassady Schiller in their lease agreement.

Karen Duesing said the letters are 3-feet high and will be installed near the top of the 7-story building. They will be channel letters with LED illumination. The letters for “CPA and Advisors” are 18-inches high. The variance for 70 square feet more than what is permitted is necessary because the Code requires that the background panel be included in the measurement instead of just the words.

Secretary Downing opened for public comments. There were none.

In answer to a question of other signs of this size in Blue Ash, Mr. Johnson said he was not aware of any that exceeded in size only.

DECISION: Joe Hoelker moved, Jodi Stacey seconded to approve the appeal at 4555 Lake Forest Drive to allow a wall sign that exceeds the maximum allowable area and to allow more than one wall sign above the first floor elevation of a multi-story building as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

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b. 4556 Perry Street – Steve Sylvester

Appeal to allow a reduced front setback on a corner lot

PRESENT: Steve Sylvester – Appellant

Steve Sylvester said they are building two houses at this location and requesting a 5-ft setback to increase the building pad for the second lot. They would like to face both houses toward West Street.

Dan Johnson explained that Perry Street is not centered within the right-of-way and has a narrow profile, so there is quite a bit of grassy area between the Perry Street pavement and the property line.

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

DECISION: Joe Hoelker moved, Jodi Stacey seconded to approve the reduced front setback request for 4556 Perry Street so long as the elevation does not exceed the furthest projection on the existing home to Perry Street. A roll call vote was taken. All members present voted aye. Motion carried to approve.

c. 9474 Conklin Avenue – Orville Toles

Appeal to allow an accessory building larger than otherwise permitted

Since the appellant was not present, Mr. Johnson described the project. Mr. Toles is proposing to build an addition onto an existing detached two-car. One side will be used for vehicle storage and the new area will be used for a workshop. There is also an accessory structure, approximately 8-feet by 8-feet that the applicant intends to keep. All appears to be in good shape based upon the pictures submitted. Mr. Johnson was told that there is also a healthy hedge to the rear and he has heard nothing from the neighbors.

DECISION: Joe Hoelker moved, Jodi Stacey seconded to approve the appeal at 9474 Conklin Avenue to allow for an accessory structure larger than otherwise permitted as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

ITEM 4. – Continued Hearings

None

ITEM 5. – Old Business

None

ITEM 6. – New Business

Welcome to Jodi Stacey.

ITEM 7. – Adjournment

DECISION: There being no further business Jodi Stacey 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 7:43 p.m.

Tricia Downing, Secretary

MINUTES RECORDED BY:

Traci Smith