

BLUE ASH BOARD OF ZONING APPEALS

January 11, 2016

Page 1

ITEM 1. – Meeting Called to Order and Roll Call

Chair Tricia Downing called the regular meeting of the Board of Zoning Appeals to order at 7:03 p.m. on Monday, January 11, 2016 and requested a roll call.

MEMBERS PRESENT: Tricia Downing, Jeremy Kraus, and Jodi Stacey

MEMBERS NOT PRESENT: Joe Hoelker 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 December 14, 2015.

Chair 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. 10900 Kenwood Road – Josh Niederhelman

Appeal to allow more than one ground sign

PRESENT: Josh Niederhelman, Citimark – Appellant

Jeremy Kraus stated for the record that he and Mr. Niederhelman have worked in the same industry together for approximately twelve years, but has no financial interest in this project and feels confident he can fulfill his duties as a Board Member with impartiality.

Josh Niederhelman said they are requesting two signs for this project, one at each entrance, that meet standard size requirements. With the distance between the two entrances, they felt it was wise for safety and identification purposes to control traffic. It would help ensure vehicles get to the correct access point.

In answer to a question, Mr. Niederhelman explained they do not have a tenant at this time; however, the design of the sign is planned for the possibility of two tenants.

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

The Board had general discussion regarding the size of the sign and maximum square footage allowed.

DECISION: Jeremy Kraus moved, Jodi Stacey seconded to approve the appeal at 10900 Kenwood Road to grant two signs with each sign limited to 100 square feet each. A roll call vote was taken. All members present voted aye. Motion carried to approve.

ITEM 4. – Continued Hearings

None

BLUE ASH BOARD OF ZONING APPEALS

January 11, 2016

Page 2

ITEM 5. – Old Business

- a. Rules of Procedure – Did not discuss since two members were not present. Mr. Johnson said if there were specific comments, the Board could email them to him.
- b. Reminded Board that deadline to register for the Planning conference on January 22nd was at the end of the week and to let him know if they wanted to go.

ITEM 6. – New Business

None

ITEM 7. – Adjournment

DECISION: There being no further business Jodi Stacey moved, Jeremy Kraus seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:15 p.m.

Tricia Downing, Chair

MINUTES RECORDED BY:

Traci Smith