

BLUE ASH BOARD OF ZONING APPEALS

February 8, 2016

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**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 7:00 p.m. on Monday, February 8, 2016 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 January 11, 2016.

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. 4780 Cornell Road – Envision Cinemas**

Appeal to allow more than one ground sign and a sign that exceeds the maximum allowable area

PRESENT: Robbie Sosna – Appellant

Robbie Sosna requested an additional sign on the front of the Envision Cinema property at Cornell Road since he is not getting the exposure on Reed Hartman that he had hoped to get in the original design. The proposed ground sign will be v-shaped to be seen from Cornell and Kenwood Roads.

Chair Downing opened for public comments. There were none, so public comments were closed.

The v-shape design of the sign was discussed. Mr. Hoelker and Ms. Stacey were not in favor of the v-shape due to the footprint being much larger than the Code would allow and potentially setting precedent for other businesses.

DECISION: Jodi Stacey moved, Terry Peck seconded to approve a second sign at 4780 Cornell Road with the size and design to be compliant with Code. A roll call vote was taken. All members present voted aye. Motion carried to approve.

**b. 11080 Labelle – Monarch Homes**

Appeal to allow a reduced rear setback

PRESENT: Chris Pernice – Appellant

Chris Pernice is requesting this variance to be consistent with other homes in the area and to be able to build a 1,700 sq. ft. home on this lot. He said this community pre-dates the current zoning Code and some lots do not match the current Code, like this one.

Chair Downing opened for public comments.

Dave Molloy, rear property owner, did not have a problem with this request.

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Public comments were closed.

DECISION: Terry Peck moved, Joe Hoelker seconded to approve the appeal at 11080 Labelle Avenue 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**

**a. Rules of Procedure**

Mr. Johnson suggested these be reviewed at next meeting and will email another copy to the members to review prior.

**ITEM 6. – New Business**

None

**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 7:25 p.m.

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Tricia Downing, Chair

MINUTES RECORDED BY:

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Traci Smith