

BLUE ASH BOARD OF ZONING APPEALS

April 11, 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 7:01 p.m. on Monday, April 11, 2016 and requested a roll call.

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

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 March 14, 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. 3604 Mohler Road – Brendan Long**

Appeal to allow an accessory building larger and taller than permitted and that will exceed the allowed number of garage parking spaces

PRESENT: Albert Fedders, ML Bernard – Appellant

Albert Fedders summarized the project, which is a detached, 2-car garage for boat storage, a truck, and riding lawn mower. The garage would match the architectural design of the existing house.

Jay Giles, who lives at 3632 Mohler Road, said he was speaking on behalf of the Carpenters Green Neighborhood Association and is not in favor of the proposed building.

Mr. Fedders noted, for the record, that the subject property is not in the Carpenters Green Homeowners Association or located in that subdivision.

David Cramer, 3635 Carpenters Green Lane, is not in favor of this development because he couldn't buy a big truck because his HOA rules would not allow a garage of the size proposed.

Craig Coleman, of 3596 Carpenters Green Lane, expressed concern that the proposed structure is twice the size of what is allowed for a garage.

Robert Paul, of 3602 Carpenters Green Lane, feels it will negatively impact the neighborhood and he will see it as he drives in and out from his house.

Andy Hess, 3654 Carpenters Green Lane, rents a storage space for his boat for \$42 a month because he cannot store it at his house. He suggested that storing the boat off-site was a better option than the proposed garage.

The public hearing was closed.

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The Board discussed the appeal and generally agreed that the size of the proposed structure and the number of parking spaces was excessive.

DECISION: Terry Peck moved, Jodi Stacey seconded to deny the appeal at 3604 Mohler Road. A roll call vote was taken. All members present voted aye. Motion carried to deny.

**b. 9743 Ridgeway Avenue – John & Monika Elliott**

Appeal to allow a reduced front setback

PRESENT: John Elliott – Appellant

John Elliott said they would like to build a porch on the front of their house which would extend approximately 3-feet beyond the existing front porch stoop.

There were no public comments.

DECISION: Jodi Stacey moved, Jeremy Kraus seconded to approve the appeal at 9743 Ridgeway Avenue as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

**c. 4140 Hunt Road – McDonald's**

Appeal to allow menu board signs larger than permitted

PRESENT: Lynsey Jordan, Permit Solutions, Inc. – Appellant

Lynsey Jordan said there is an issue with drive-thru stacking at this location. They are proposing to install tandem order points to help solve this issue. They are requesting approval to replace the existing menu board and add a second one. The size of the proposed menu boards are the new industry standard for McDonald's.

DECISION: Terry Peck moved, Jodi Stacey seconded to approve the appeal at 4140 Hunt Road 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**

None

**ITEM 7. – Adjournment**

DECISION: There being no further business Jeremy Kraus moved, Jodi Stacey seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:48 p.m.

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Tricia Downing, Chair

MINUTES RECORDED BY:

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Traci Smith