

BLUE ASH BOARD OF ZONING APPEALS

October 10, 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, October 10, 2016 and requested a roll call.

MEMBERS PRESENT: Tricia Downing, Jeremy Kraus, Terry Peck, and Sal Wertheim

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 July 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. 5151 Pfeiffer Road – Pfeiffer Woods**

Appeal to allow more than one wall sign above the first floor elevation on a multi-story building

Jay Morey of Jones Lang LaSalle requested a third sign on the exterior of building and provided overview of all building signage with the addition of a third sign. They do not have tenant yet for this sign, but stated that having this approval would provide good leverage for attracting a new tenant. He also noted that all signs would meet code in regards to size.

Chair Downing opened for public comments; however, there were none.

There was a short discussion among the Board.

Mr. Johnson added that Planning Commission is recommending to Council for multi-story buildings that wall signs above the first story elevation shall be no closer than 150 linear feet from each other. If that becomes the new Code, what is being proposed would be compliant.

DECISION: Terry Peck moved, Sal Wertheim seconded, to approve the appeal at 5151 Pfeiffer Road as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

**b. 9346 Lansford Drive - Goddard**

Appeal to allow a reduced side yard setback

Mark Goddard is requesting to add a porch that may extend into the side yard but needs to get survey to determine the exact amount.

Chair Downing opened for public comments; however, there were none.

There was a discussion among the Board.

DECISION: Jeremy Kraus moved, Terry Peck seconded, to approve the appeal at 9346 Lansford Drive as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

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**ITEM 4. – Continued Hearings**

None

**ITEM 5. – Old Business**

None

**ITEM 6. – New Business**

**ITEM 7. – Adjournment**

DECISION: There being no further business Terry Peck moved, Sal Wertheim seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:20 p.m.

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Tricia Downing, Chair

MINUTES RECORDED BY:

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Traci Smith