

BLUE ASH BOARD OF ZONING APPEALS

January 9, 2017

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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, January 9, 2017 and requested a roll call.

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

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 October 10, 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. 4675 Cornell Road - trustaff

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

Bryan Rutherford requested to put the refurbished sign which was removed from the Glendale Milford Road location on the Cornell Rd. building at their employee and customer entrance. The sign would satisfy all other applicable provisions.

There were no public comments.

DECISION: Jeremy Kraus moved, Sal Wertheim seconded to approve the appeal at 4675 Cornell Road as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

b. 4230 Glendale Milford Road – Tyler Moeller

Appeal to allow a reduced side yard setback

Tyler Moeller requested a variance for a side setback of 4.5-feet on each side of the house he plans to build on this property, which he stated would be consistent with the other existing houses in the area.

Sam Nutley, owner of the property at 4224 Glendale Milford Road, said he and his wife had been taking care of this lot for 25 years and the previous owners had said they would sell the property to them, but did not give them the opportunity. He was also told that the subject lot was not a buildable lot because of the lot width.

Mr. Johnson explained that it is a buildable lot because it was already subdivided as long as other setback requirements are satisfied.

Public comments were closed.

DECISION: Jeremy Kraus moved, Sal Wertheim seconded to approve the appeal at 4230 Glendale Milford Road for a reduced side setback no less than 4.5-feet, 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

None

ITEM 7. – Adjournment

DECISION: There being no further business Jeremy Kraus 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 7:29 p.m.

Tricia Downing, Chair

MINUTES RECORDED BY:

Traci Smith