

BLUE ASH BOARD OF ZONING APPEALS

February 13, 2017

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ITEM 1. – Meeting Called to Order and Roll Call

Vice Chair Joe Hoelker called the regular meeting of the Board of Zoning Appeals to order at 7:00 p.m. on Monday, February 13, 2017 and requested a roll call.

MEMBERS PRESENT: Joe Hoelker, Jeremy Kraus, Terry Peck, and Sal Wertheim

MEMBERS NOT PRESENT: Tricia Downing

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 9, 2017.

Vice Chair Hoelker 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. 4150 Hunt Road – Blue Ash, Ohio Realty LLC

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

Tommy Reed requested two ground signs for the redevelopment of the former K-mart site. The signs have been designed for the anchor tenant of Kohl's with space for two future and three existing tenants. They will be to Code with size and location. They feel the signs will promote good will and be good for the overall success of the site. They are also proposing one 190-square foot wall sign, which they feel would not be overbearing due to the size and location of the building.

There were no public comments.

DECISION: Terry Peck moved, Sal Wertheim seconded to approve the appeal at 4150 Hunt Road as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

b. 4710 Alpine Avenue – Don Rein

Appeal to allow two new lots with reduced lot width and reduced side setbacks

Don Rein is the co-owner of this property and was hoping to take advantage of the tax abatement program the City is offering in the older neighborhoods. He was advised by developers not to create a panhandle lot as they are not as desirable to buyers. In order to get two houses side-by-side, the side setbacks would need to be reduced by 2-feet.

There were general questions by the Board to the applicant with regards to size and orientation.

Mr. Rein said there was another option possible with purchasing 8-feet from the neighboring property, which would make everything conforming. However, that would create only a 44-foot frontage for Mr. Gandert even though the side setbacks would be conforming.

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Vice Chair Hoelker opened for public comments and swore in those who were not yet sworn in.

Timothy Lane, 4698 Alpine Avenue, was not in favor of this request as he feels it would be too close to his property.

Dennis Gandert, 4722 Alpine Avenue, does not have a problem with this request.

Public comments were closed and the Board discussed among themselves.

DECISION: Jeremy Kraus moved, Terry Peck seconded to deny the appeal at 4710 Alpine Avenue. A roll call vote was taken. Three members present voted aye and Sal Wertheim voted nay. Motion carried to deny.

ITEM 4. – Continued Hearings

None

ITEM 5. – Old Business

None

ITEM 6. – New Business

Dan Johnson advised Members there is now an alternate member, Brian Gath, so at next meeting there should be rules and procedures to review for how this new position should function that would need to be adopted by the Board.

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 7:48 p.m.

Joe Hoelker, Vice Chair

MINUTES RECORDED BY:

Traci Smith