

BLUE ASH BOARD OF ZONING APPEALS

March 13, 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, March 13, 2017 and requested a roll call.

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

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 February 13, 2017.

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. 9070 Plainfield Road – Frisch’s Restaurants, Inc.

Appeal to allow additional wall signs that exceed the maximum allowable area

Jim Horwitz of Frisch’s explained that Frisch’s is under new ownership and is going through re-branding. The interior of this location will change to incorporate warmer color tones and the spirit of Blue Ash. They are proposing to put the redesigned “F” on the awnings and drive-thru to unify the graphics on the site, not to add additional signage.

There were no public comments.

DECISION: Terry Peck moved, Sal Wertheim seconded to approve the appeal at 9070 Plainfield 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

Don Rein requested to split this lot into two parcels, each with a 46-foot width, maintaining side setback Code requirement and having front facing garages. He said builders feel houses side by side are more marketable than flag lots.

Chair Downing opened for public comment.

Timothy Lane, lives at 4698 Alpine Avenue, is concerned that his property value will go down by having two houses that close together and will also be too close to his house.

There were no additional comments, so public comments were closed.

The Board had a discussion in regards to that lot possibly being too crowded, how a panhandle can add character to a neighborhood, and maintaining setbacks.

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

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ITEM 4. – Continued Hearings

None

ITEM 5. – Old Business

None

ITEM 6. – New Business

Dan Johnson distributed the new amended Charter and Zoning Code, which went into effect March 7th. He introduced alternate member Brian Gath and handed out new rules and regulations to incorporate this new Board position.

ITEM 7. – Adjournment

DECISION: There being no further business Jeremy Kraus 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 7:36 p.m.

Tricia Downing, Chair

MINUTES RECORDED BY:

Traci Smith