

BLUE ASH BOARD OF ZONING APPEALS

April 10, 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 7:03 p.m. on Monday, April 10, 2017 and requested a roll call.

MEMBERS PRESENT: Tricia Downing, Brian Gath, and Sal Wertheim

MEMBERS NOT PRESENT: Joe Hoelker, Jeremy Kraus, and Terry Peck

ALSO PRESENT: Community Development Director Dan Johnson

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Zoning Appeals regular meeting of March 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. 4780 Cornell Road – Envision Cinemas Bar & Grille

Appeal to allow a reduced setback for a ground sign

Jill McGrail, Counsel for Cornell Envision, LLC, gave an overview of the project. This variance would allow them to preserve existing parking and landscaping.

There was general discussion about where the sign could be placed without disturbing parking and landscaping; however, the appeal was not filed for another location. The request is for setback only.

Mr. Johnson clarified that materials submitted addressed two separate items. Planning Commission approved the issue that this could be an electronic sign. The overall size of the sign meets remaining criteria, with the exception of the placement.

There were no public comments.

The Board discussed request in regards site lines, show times being listed, right-of-way, and setback.

DECISION: Sal Wertheim moved, Brian Gath seconded to approve the appeal at 4780 Cornell 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

a. Rules of Procedure

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ITEM 7. – Adjournment

DECISION: There being no further business Brian Gath 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 7:28 p.m.

Tricia Downing, Chair

MINUTES RECORDED BY:

Traci Smith