

BLUE ASH BOARD OF ZONING APPEALS

August 14, 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, August 14, 2017 and requested a roll call.

MEMBERS PRESENT: Tricia Downing, Brian Gath, 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 May 8, 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. 5481 Creek Road - Raco

Appeal to allow a driveway greater than 30 feet in width and modifications to the parking lot and landscaping requirements in the Blue Ash North District

Nick Selhorst, Choice One Engineering, provided details of the project. Instead of just re-paving the lot, the owner decided to make access and parking more functional for the cars that are parking there now and the large amount of truck traffic they have. They plan to add 10-feet of asphalt to the west side of the existing lot and to re-stripe the entire lot. All of the parking spaces will be compliant with City Code, except for a row of angled stalls. The proposed lot will not reduce the number of parking spaces. To accommodate the truck traffic and prevent further ruts adjacent to the entry drive, they are proposing to widen it to 40-feet. They are asking to be permitted not to install landscaping islands or lighting within the existing parking area, as they are trying to accommodate large trucks. The proposed plan does include additional landscaping adjacent to the entry drive and along the front of the lot. They do not believe that site lighting is necessary. To accommodate existing storm drainage, they are hoping not to be required to install curb around the parking lot.

There were no public comments.

The Board discussed and did not have any concerns with the request or that the project would undermine the purposes of the regulations.

DECISION: Brian Gath moved, Terry Peck seconded to approve the appeal at 5481 Creek Road as submitted with the updated landscape drawing. 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

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ITEM 6. – New Business

None

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 7:15 p.m.

Tricia Downing, Chair

MINUTES RECORDED BY:

Traci Smith