

BLUE ASH BOARD OF ZONING APPEALS

June 11, 2018

Page 1

**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, June 11, 2018 and requested a roll call.

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

MEMBERS PRESENT: 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 April 9, 2018.

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. 10848 Joslyn Drive - Gallenstein**

Appeal to allow a building that does not satisfy architectural regulations

Tom Gallenstein of Gallenstein introduced himself and said they have been in Blue Ash for 60 years and look forward to being here another 60 years.

Joel Pence of RSL Commercial Architecture said this is a 32,000 SF spec building that looks similar to other projects Gallenstein has developed in Blue Ash. He provided details of the elevations, which would be brick and EIFS. For cost purposes, they are requesting to have one elevation constructed with block, but painted to match the brick and EIFS on the other three sides. The façade for which they are requesting the variance faces another commercial property and would be difficult to view from Creek Road.

There were no public comments.

Mr. Johnson clarified that the paint scheme would match the colors of the materials that are on the adjacent façades and would extend around to that side of the building.

DECISION: Terry Peck moved, Joe Hoelker seconded to approve the appeal at 10848 Joslyn Drive as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

**ITEM 4. – Continued Hearings**

None

**ITEM 5. – Miscellaneous Business**

None

**ITEM 6. – 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 7:15 p.m.

\_\_\_\_\_  
Tricia Downing, Chair

MINUTES RECORDED BY:

\_\_\_\_\_  
Traci Smith