

BLUE ASH BOARD OF ZONING APPEALS

January 14, 2019

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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 7:01 p.m. on Monday, January 14, 2019 and requested a roll call.

MEMBERS PRESENT: Tricia Downing, Brian Gath, Joe Hoelker, and Jeremy Kraus

MEMBERS NOT PRESENT: 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 December 10, 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. 4445 Lake Forest Drive – Landrum & Brown

Appeal to allow a new wall sign that is too close to existing wall signs above the first floor elevation and that exceeds the allowable sign area

Mark Perryman, President & CEO of Landrum & Brown, said they were founded in Cincinnati in 1949 and are the oldest aviation planning and design firm in the world. They have been located in Blue Ash since 1988 and moved to the Lake Forest Drive location when their lease on Cornell Park Drive expired after being in that location for 30 years. Landrum & Brown is proud of their history in Blue Ash and recognized last year by the City of Blue Ash and Cincinnati USA Regional Chamber with the “Advance” award for their advancement in the aviation industry. They are leasing the entire floor at the Lake Forest Drive location, which is more than 24,000 square feet. They enjoy the amenities that Blue Ash has to offer with Summit Park, restaurants and hotels. They looking to put a sign on their building so their customers can easily find them and are willing to work with the City to find the right compromise.

Tony Maier, United of Maier Sign, provide sign details and location. The proposed sign is dual illumination so the letters are front lit and back lit, the white background does not internally illuminate and just provides a halo effect.

In answer to size overage and if there was an option for a smaller sign, Mr. Johnson said it was 40 square feet too large from an area perspective and he provided detail on how the size requirement is calculated. The Code permits multiple signs so long as there is enough area. A wall sign above the first floor elevation cannot be within 150 feet of another sign. Mr. Perryman said they could shrink down, but not by 40 square feet. If reduced too much, they would lose the scale of their logo. Another compromise they are willing to consider is shifting the sign to get closer to the required distance and be approximately 100 feet from the Sogeti sign, even though that sign is actually on another face of the building, and would minimize the impact to the variance.

There were no public comments.

The discussion of the Board included the size being too big, the location of the sign, and that Council recently modified the Code to avoid this type of variance.

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DECISION: Brian Gath moved, Joe Hoelker seconded to deny the appeal at 4445 Lake Forest Drive. Chair Downing stated there was a motion on the table. For the record, this decision is based on a finding by each member, and the Board as a body, that the application does, or does not, satisfy the factors in Section 1127.07(a)(4) subsections “A” through “J”. Based on the evidence provided, these factors determine if the variance complies with the purpose and intent of this Zoning Code and determine whether literal enforcement of this Zoning Code would result in practical difficulty. These criteria are listed in the Staff Report. As there were no comments or additional discussion, Chair Downing called for a vote. A roll call vote was taken. All members present voted aye. Motion carried to deny.

ITEM 4. – Continued Hearings

None

ITEM 5. – Miscellaneous Business

None

ITEM 6. – Adjournment

DECISION: There being no further business Brian Gath moved, Jeremy Kraus seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:30 p.m.

Tricia Downing, Chair

MINUTES RECORDED BY:

Traci Smith