

BLUE ASH BOARD OF ZONING APPEALS

October 14, 2019

Page 1

ITEM 1. – Meeting Called to Order and Roll Call

Chair Joe Hoelker called the regular meeting of the Board of Zoning Appeals to order at 7:00 p.m. on Monday, October 14, 2019 and requested a roll call.

MEMBERS PRESENT: Bruce Crutcher, Joe Hoelker, Jeremy Kraus, and Jeff Uckotter

MEMBERS NOT PRESENT: Brian Gath and Sal Wertheim

ALSO PRESENT: Council members Joe Leet and Marc Sirkin, Community Development Assistant Paul Kleier, 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 September 9, 2019 and the special meeting of September 23, 2019.

Chair Hoelker 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. 4325 Indeco Court – Sugar Creek

Appeal to allow a second driveway within 200 feet of road frontage

Alex Hauck, VP of Engineering at Wingate Packaging, Inc., explained that the proposed driveway would serve as a new entrance for trucks, which would load and unload at the rear of the property and then exit through the existing driveway. This would eliminate the need for trucks to use the cul-de-sac to turn around, as is currently the case. In response to a question from Bruce Crutcher, Mr. Hauck confirmed that there are three users of the cul-de-sac and the others are aware of Wingate’s plans.

There were no public comments.

The Board agreed that the proposal would improve safety for other users of the road.

DECISION: Bruce Crutcher moved, Jeremy Kraus seconded to approve the appeal as submitted at 4325 Indeco Court. Chair Hoelker 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 Hoelker called for a vote. A roll call vote was taken. All members present voted aye. Motion carried to approve.

b. 10080 Alliance Road – Omni Cable

Appeal to allow an accessory use in excess of the degree allowed by City ordinances

Mattie Siegfried, Omni Cable’s Real Estate Manager, explained the reason for the variance request and, responding to a question from Bruce Crutcher, explained the daily operations of Omni Cable as a mass distributor of wire and cable, which requires a warehouse use.

BLUE ASH BOARD OF ZONING APPEALS

October 14, 2019

Page 2

Joe Hoelker asked Paul Kleier if the estimated traffic that would go to and from the location would disrupt traffic on Alliance Road. He stated that the estimation is probably typical of other businesses on the road. Jeff Uckotter asked about past occupants of the building since 1979 when it was built. The property owner, Jared Wendling, stated that it had mostly been used for manufacturing before he acquired it. Paul Kleier explained that, prior to the recent revision of the Zoning Code, manufacturing would have been a conforming use and that the Code does not provide a specific proportion of warehouse use that would be conforming or nonconforming.

There were no public comments.

Jeff Uckotter stated that though the Code is clear that this type of business would not be permitted, this variance would be a good recycling of the use. Jeremy Kraus argued that the building had not reached the end of its “useful life” and therefore the variance was acceptable.

DECISION: Bruce Crutcher moved, Jeff Uckotter seconded to approve the appeal as submitted at 10080 Alliance Road. Chair Hoelker 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 Hoelker called for a vote. 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 Bruce Crutcher 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 7:18 p.m.

Joe Hoelker, Chair

MINUTES RECORDED BY:

Traci Smith