

BLUE ASH BOARD OF ZONING APPEALS

December 9, 2019

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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, December 9, 2019 and requested a roll call.

MEMBERS PRESENT: Brian Gath, Joe Hoelker, Jeremy Kraus, and Jeff Uckotter

MEMBERS NOT PRESENT: Bruce Crutcher

ALSO PRESENT: 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 October 14, 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. 11511 Reed Hartman Highway – BHDP Architecture

Appeal to allow a ground sign over 8 feet in height and over 100 square feet in area.

Paul Kleier reported that the appeal is part of an overall sign plan for the Ensemble Health Partners location and that one entrance sign needs a variance for both height and area.

Joshua Harper of BHDP Architecture explained that the three reasons for the request is lack of road visibility for the 51 acre site; the limits on possible locations resulting from giving easements to ODOT, Duke, the City of Blue Ash, and others; and the small amount of time that fast-moving drivers have to absorb the information on a sign. He attested that there will be a mix of workers as well as some guests and clients traveling there daily. In response to a question from Brian Gath, Mr. Harper said the sign design is determined by the identity and brand of the client, with visibility factors largely determining the size. Sign development is standardized, but does not follow a strict formula. Answering further questions, Joshua asserted that a smaller sign would not be able to achieve the goals of an entry sign and that the sign will not be illuminated.

There were no public comments.

Due to the massive size and scale of the project, Jeff Uckotter commented that the character of the area would not be harmed by granting the appeal. Brian Gath commented the applicant could have appealed for an even larger sign, but did not.

DECISION: Brian Gath moved, Jeff Uckotter seconded to approve the appeal at 11511 Reed Hartman Highway. 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.

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ITEM 4. – Continued Hearings

None

ITEM 5. – Miscellaneous Business

None

ITEM 6. – Adjournment

DECISION: There being no further business Brian Gath moved, Jeff Uckotter seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:22 p.m.

Joe Hoelker, Chair

MINUTES RECORDED BY:

Traci Smith