

BLUE ASH BOARD OF ZONING APPEALS

September 14, 2020

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ITEM 1. – Meeting Called to Order and Roll Call

Chair Brian Gath called the regular meeting of the Board of Zoning Appeals to order at 7:00 p.m. on Monday, September 14, 2020 and requested a roll call.

MEMBERS PRESENT: John Cordell, Brian Gath, Joe Hoelker, and Zeeshan Pasha (Alternate)

MEMBERS NOT PRESENT: Bruce Crutcher and Jeff Uckotter

ALSO PRESENT: Community Development Director Dan Johnson, 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 August 10, 2020.

ITEM 3. – New Hearings

a. 10770 Kenwood Road – Celco Partnership & Collect Towers II, LLC

Appeal to allow a gravel driveway.

Paul Kleier explained the location of the project site, the overall project, and the code requirements for driveways and parking areas.

Steve Carr, representing the appellants, explained the rationale for the variance request. With a portion of the existing parking lot being gravel, installing an asphalt drive as required would result in additional maintenance compared to a gravel drive. In response to questions from Brian Gath, Mr. Carr clarified that a diesel backup generator will be present on the site and the drive would be used 1-2 times per month. In response to a question from Zeeshan Pasha, Mr. Carr responded that water does not collect at the site and they would follow applicable requirements.

Brian Gath asked about any comments from the Fire Department or concerns about emergency access to the site via gravel and Paul Kleier knew of none. The approximate area of the existing gravel was calculated to be almost 3,000 square feet. Mr. Carr explained that correcting the existing gravel would be outside of his easement rights and he would need to consult the property owner.

There were no public comments.

In discussion, Joe Hoelker was hesitant to impose the added cost of requiring asphalt and the Board agreed that the gravel would be able to support emergency vehicles as well as the equipment that would be used to install the facility. The Board also agreed it was not a substantial request and government services would not be impacted.

DECISION: Joe Hoelker moved, John Cordell seconded to approve the appeal at 10770 Kenwood Road. Chair Gath 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 Gath called for a vote. A roll call vote was taken. All members present voted aye and no members present voted nay. 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 John Cordell moved, Joe Hoelker 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.

Bruce Crutcher, Secretary

MINUTES RECORDED BY:

Traci Smith