

BLUE ASH BOARD OF ZONING APPEALS

January 10, 2022

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ITEM 1. – Meeting Called to Order and Roll Call

Vice Chair Bruce Crutcher called the regular meeting of the Board of Zoning Appeals to order at 7:06 p.m. on Monday, January 10, 2022 and requested a roll call.

MEMBERS PRESENT: John Cordell, Bruce Crutcher, and Zeeshan Pasha

MEMBERS NOT PRESENT: Joe Hoelker and Jeff Uckotter

ALSO PRESENT: Community Development Assistant Paul Kleier

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Zoning Appeals regular meeting of December 13, 2021.

Vice Chair Crutcher swore in those intending to speak.

ITEM 3. – New Hearings

a. 10080 Alliance Road – Midwest Properties Corp.

Appeal to allow two driveways whose openings exceed 30 feet.

Paul Kleier explained the Zoning Code regulations and why a variance is required for the appellant to proceed.

Dylan Kiley of Midwest Properties explained that their tenant’s drivers often have difficulty making turns into the property without driving through grass and mud. Expanding the driveways would allow for safer turns and for replacing the culverts beneath the driveways. He pointed out that other driveways from Alliance Road exceed their requested widths.

Bruce Crutcher commented that trucks have increased in size since the Zoning Code’s maximum driveway width requirements were implemented.

There were no public comments.

In discussion, members agreed that the request was reasonable and would not alter the character of the neighborhood.

DECISION: John Cordell moved, Zeeshan Pasha seconded to approve the appeal at 10080 Alliance Road. Vice Chair Crutcher 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, Vice Chair Crutcher called for a vote. A roll call vote was taken. All members present voted aye. Motion carried to approve.

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b. 4100 Hunt Road – KM Blue Ash Development Co.

Appeal to allow a ground sign that exceeds 10 feet in height, 100 square feet in area, and 18 inches between faces and is set back less than 10 feet from the property line.

Paul Kleier explained the Zoning Code regulations for ground signs, the context of the project, and why variances are required for the appellant to proceed.

Rob Cohon of KM Blue Ash Development outlined the four areas where a variance is needed. Bruce Crutcher confirmed that he had consulted with a sign company about Blue Ash Zoning Code requirements and that a settlement agreement was being finalized relative to the exchange of property for the ongoing roundabout project. John Cordell asked about the placement of the sign and Mr. Cohon answered that they considered visibility and adjusting landscaping when deciding the location and that they would be open to shifting the sign a few feet to improve visibility.

There were no public comment.

In answer to a question regarding traffic and visibility concerns, Mr. Kleier answered that he had heard of no specific concerns from Public Works about the sign rendering or proposed location. John Cordell expressed interest in getting a professional opinion on potential impacts and suggested lowering the stone base of the sign, which Mr. Cohon stated they would be open to considering. Bruce Crutcher suggested the applicant return with alternative sign renderings that would allow for acceptable business representation while being closer to meeting the Zoning Code. He also asked that Paul Kleier to obtain input from the Public Works Department.

DECISION: Zeeshan Pasha moved, John Cordell seconded to table the appeal at 4100 Hunt Road. As there were no comments or additional discussion, Vice Chair Crutcher called for a vote. A roll call vote was taken. All members present voted aye. Motion carried to table.

ITEM 4. – Continued Hearings

None

ITEM 5. – Miscellaneous Business

None

ITEM 6. – Adjournment

DECISION: There being no further business John Cordell moved, Zeeshan Pasha seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:40 p.m.

John Cordell, Secretary

MINUTES RECORDED BY:

Traci Smith