

BLUE ASH BOARD OF ZONING APPEALS

May 8, 2023

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ITEM 1. – Meeting Called to Order and Roll Call

Chair Bruce Crutcher called the regular meeting of the Board of Zoning Appeals to order at 6:47 p.m. on Monday, May 8, 2023 and requested a roll call.

MEMBERS PRESENT: Bruce Crutcher, Joe Hoelker, John Meyer, Zeeshan Pasha, and Andrew Wittkugel

ALSO PRESENT: Planning & Zoning Administrator 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 February 13, 2023.

ITEM 3. – Continued Hearings

None

ITEM 4. – New Hearings

a. 11257 Reed Hartman Hwy. - Chipotle

Appeal to allow a wall sign with an area greater than 50% of the wall frontage.

Paul Kleier explained the proposed sign and the Zoning Code requirements for wall signs. He clarified that the existing sign predates the current Zoning Code requirements. In response to a question, Mr. Kleier clarified that the pepper image would be included in the allowable signage area, not just the text.

Meghan Meyer, of ABC Signs, described the proposed sign, pointing out that it is smaller than the existing sign and resulted from a Chipotle rebrand.

In discussion, the members agreed that the sign was not large in comparison to the building and that it is visually better for the sign on the front of the building to match the one on the north elevation in size.

DECISION: John Meyer moved, Joe Hoelker seconded to approve the appeal for a variance for 11257 Reed Hartman Highway as submitted. 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, Chair Crutcher called for a vote. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 5. – Miscellaneous Business

None

ITEM 6. – Adjournment

DECISION: There being no further business Andrew Wittkugel 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 6:59 p.m.

Zeeshan Pasha, Secretary

MINUTES RECORDED BY:

Traci Smith