

BLUE ASH BOARD OF ZONING APPEALS

December 11, 2023

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**ITEM 1. – Meeting Called to Order and Roll Call**

Chair John Meyer called the regular meeting of the Board of Zoning Appeals to order at 6:28 p.m. on Monday, December 11, 2023 and requested a roll call.

MEMBERS PRESENT: Carleton Brown, Joe Hoelker, John Meyer, Zeeshan Pasha, and Andrew Wittkugel

ALSO PRESENT: Planning & Zoning Administrator Paul Kleier

**ITEM 2. – Opening Ceremony**

Pledge of Allegiance

**ITEM 3. – Approval of Minutes**

The Board waived the reading and approved the minutes of the Board of Zoning Appeals regular meeting of November 13, 2023.

Chair Meyer swore in those intending to speak.

**ITEM 4. – Continued Hearings**

None

**ITEM 5. – New Hearings**

**a. 10234 Alliance Road - Fastsigns**

Appeal to allow a wall sign greater than 0.5 times the linear foot frontage of the wall face.

Paul Kleier explained the Zoning Code requirements for wall signs and the Fastsigns appeal. He described the proposed sign and answered questions about other variances for wall signs on the same building and how sign area is calculated. Mr. Kleier calculated the building to be approximately 580 feet from Alliance Road.

Brooke McLindon, of Fastsigns, explained the desire for a wall sign to match other existing signs on the building in size. It would not be illuminated. She said the client was not aware of the Zoning Code regulations. She answered questions regarding other units in the building, the likely audience of the sign, and alternative design of the sign.

The Board members discussed comfort with the variance given the distance from Alliance Road and that they should assume there could be similar requests from other tenants in the building.

DECISION: Joe Hoelker moved, Carleton Brown seconded to approve the appeal for a variance for a wall sign at 10234 Alliance Road. Chair Meyer 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 Meyer called for a vote. A roll call vote was taken. All members present voted aye. Motion carried.

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**ITEM 6. – Miscellaneous Business**

None

**ITEM 7. – Adjournment**

DECISION: There being no further business Andrew Wittkugel 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 6:50 p.m.

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Zeeshan Pasha, Secretary

MINUTES RECORDED BY:

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Traci Smith