

BLUE ASH BOARD OF ZONING APPEALS

February 9, 2009

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ITEM 1. – MEETING CALLED TO ORDER

Madam Chairman Julie Brook called the regular meeting of the Board of Zoning Appeals to order at 7:00 p.m. on Monday, February 9, 2009.

MEMBERS PRESENT: Julie Brook, John Berry, Mark Kirby and Marc Sirkin

MEMBERS NOT PRESENT: Paul Collett, Jr.

ALSO PRESENT: Assistant Community Development Director Dan Johnson, Administrative Clerk Traci Smith and interested citizens

ITEM 2. – APPROVAL OF MINUTES

The Board waived the reading of the minutes.

DECISION: John Berry moved, Mark Kirby seconded the motion to approve the regular meeting minutes of October 13, 2008. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 3. – 4122 Hunt Road – Rising Roll Gourmet

Appeal to allow a wall sign larger than permitted in the C-2 district

PRESENT: Frank Foster, Jr., Appellant
Vicki Foster

Madam Chairman Julie Brook swore in those wishing to testify and gave a brief overview of the Board of Zoning Appeals.

Frank Foster said Rising Roll is a franchise chain based in Atlanta and this is the first location in this area. They will be open six days a week for breakfast and lunch with their primary focus on the corporate market offering soups, salads and sandwiches. He is proposing to an existing sign from a store in Atlanta. Mr. Foster explained the pictures that were in the packets, stating that one was how the sign would look should the variance be approved and the other was how the sign would look should they not get the variance. He pointed out how small the sign without the variance would be and commented that the sign would not be very visible from Hunt Road. He said their sign would be proportionate to the other signs in the strip center. Dan Johnson said the percentage of this sign falls mid-range compared to the other signs and pointed out the chart that was submitted in the staff report.

As there were no further questions Madam Chairman Julie Brook closed the public hearing portion of the meeting.

DECISION: Marc Sirkin moved, Mark Kirby seconded to grant a variance to Frank Foster Jr. regarding Rising Roll Gourmet located at 4122 Hunt Road allowing a 55.25 square foot tenant sign as submitted. A roll call vote was taken. All members present voted aye. Motion carried.

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ITEM 4. – Miscellaneous Business

Dan Johnson commented that InCahoots will also probably seek a variance for its sign in the next few months. He plans to determine whether a variance for the strip center would be possible, rather than each tenant space being addressed individually.

ITEM 5. – ADJOURNMENT

DECISION: There being no further business, John Berry moved, Mark Kirby seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:07 p.m.

Julie Brook, Madam Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk