



COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

Regular Meeting

4200 Springdale Road - Cincinnati, Ohio 45251

Wednesday, October 26, 2016 – 6:30 p.m.

1. Meeting called to order.
2. Pledge of Allegiance.
3. Explanation of Procedures.
4. Roll Call.
5. Swearing in: appellants, attorneys and all speakers in the cases.
6. Hearing of Appeals:
 - A. Case No.: BZA 2016-13 – Variance request for a variance from the minimum side yard setback requirement for an attached garage addition. Article 7.3.1

Location: 4800 Stone Mill Road

Applicant/Owner: Jeffery Newby
 - B. Case No.: BZA2016-21 – Variance from section 15.8.2(D)(2) for a wall sign exceeding the maximum size height requirements and section 18.8.2(D)(1) for a wall sign exceeding the overall size requirements.

Location: 12190 East Miami River Rd.

Applicant/Owner: Terry R. Blosser representing Fairfield Church of the Nazarene.
7. Resolutions for Adoption: None.
8. Unfinished Business: None.
9. Approval of Minutes: September 28, 2016 meeting.
10. Next Meeting: December 21, 2016 meeting.
11. Administrative Matters: None.
12. Adjournment.



Staff Report:	Board of Zoning Appeals
Case#	BZA2016-13
Variance Request:	Accessory Building Setback
Location:	4800 Stone Mill Rd.
Meeting Date:	October 26, 2016
Prepared by:	Marty Kohler, Senior Planner

Property owner Jeffery Newby has requested a variance from Section 10.2.1(C)(1)(c) to allow a detached garage to be constructed within the required minimum front yard.

Case History:

This request is a revision from a request for a detached garage/workshop building in the front yard which was reviewed and tabled by the BZA in July. The subject property is located on the north side of Old Stone Mill Rd. just west of the intersection with Kemper Rd. and consists of a single family residence on a 1.2-acre lot. The house was constructed in 1997 and has an attached two-car garage. The lot slopes from the rear to the front with an elevation change of about 40 feet. The site is partially wooded with the exception of the area immediately surrounding the houses which was apparently re-graded at the time of construction of the house.

The property to the west contains a single family home located several hundred feet back from the road and has a private common driveway connecting around the north side of the subject property. Across Old Stone Mill to the south is a single family home on a triangular lot bordered by streets on all sides.

Current Proposal

The applicant is proposing to construct an attached garage and workshop wing to the west side of the existing dwelling. The proposed garage would extend into the minimum required side yard setback of 25 feet by 5 feet. Since the building is proposed to be constructed into an existing embankment the height of the building is 23'10" on the house side and 15'3" towards the property line.

Zoning Regulations

With the previous proposal Section 10.2.1(C) requires that all accessory structures be located in the rear yard of a property, however section 10.2.1(C)(1)(b) grants an exception for detached garages which allows them in the side yard behind the building line of the principal structure. Since the house is 90 feet from the street the proposed variance would be 65 feet. The R-2 (Estate Residential District) zone in which this house is located requires a minimum setback for principal buildings to be at least 50 feet.

With the revised proposal the proposed side yard setback falls 5 feet short of the minimum of 25 feet for properties without sanitary sewer service. This property does not have access to sanitary sewer service. In the R-2 district the minimum side yard setback is 15 feet if the property is served by sanitary sewer service, therefore if the

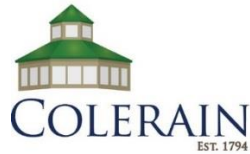
property did have sanitary sewer service there would be no need for a variance for this proposal.

Staff Findings:

1. The setback variance requested is substantial since the request is for a 20% reduction of the side yard setback.
2. The granting of the variance would grant a consideration that is not available to other property owners in the neighborhood.
3. The property in question would likely yield a reasonable return without the variance.
4. The granting of the variance would probably not have a negative impact on neighboring property but would create a precedent to allow for other additions within the required minimum side yards if requested by neighboring properties.
5. Approval of the setback variance would not affect the delivery of government services.
6. While there are some topographic challenges with this site, there are similar topographic conditions in the surrounding area. There are no unusual topographic or site configuration issues related to this property which would prevent the reasonable application of the setback regulations.
7. By taking into consideration the benefit to the applicant if the variance is granted, as weighed against the potential detriment to the health, safety and welfare of the neighborhood and broader community, staff finds that substantial justice would be done by not granting the variance for an addition extending into the minimum required side yard.

Staff Recommendation: DENIAL OF THE VARIANCE REQUEST.



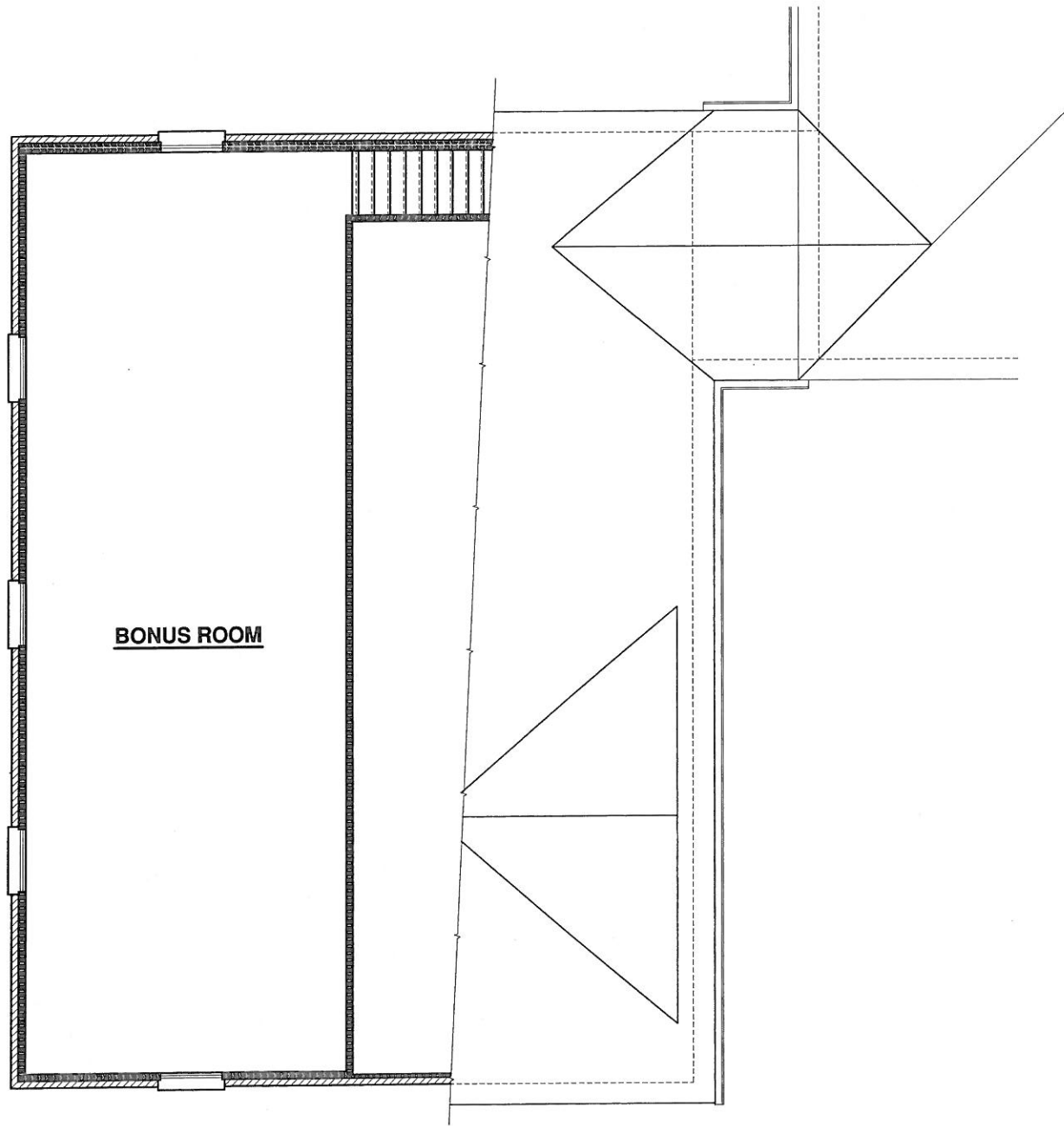


MEMO

To: Board of Zoning Appeals
From: Marty Kohler, Senior Planner
Regarding: Case BZA2016-13, 4800 Old Stone Mill Rd.
Date: September 20, 2016

At the July 27, 2016 BZA meeting a public hearing was held regarding an application by Jeffery Newby for a variance from Section 10.2.1(C)(1)(c) to allow a detached garage/workshop to be constructed within the required minimum front yard of his residence at 4800 Old Stone Mill Rd. After discussion the BZA voted to table the review to the September meeting to give the applicant time to review additional options for the placement of the proposed garage/workshop building.

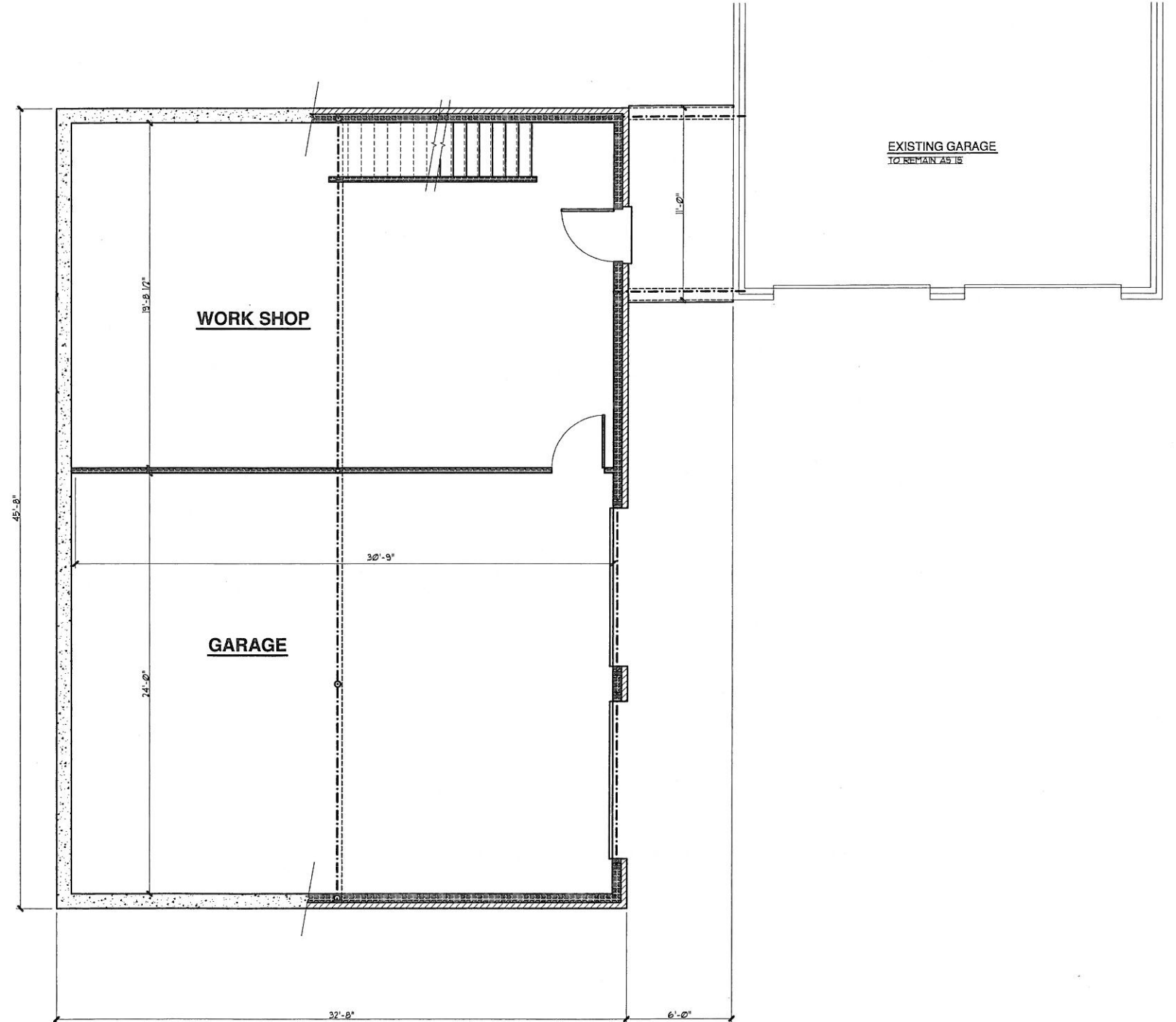
The applicant has developed a new proposal which was not ready in time to advertise a public hearing for the September meeting, therefore the applicant has requested that the tabling of the application be extended to the October 26, 2016 meeting. **Staff recommends that the BZA remove this item from the table and vote to extend consideration of this agenda item to the October 26, 2016 meeting.**



2"x4 & 2"x6" EXTERIOR WALLS SHOWN
 BRICK VENEER
 7 & 8:12 ROOF PITCHES +/-
 2"x10" JOISTS @ SECOND FLOOR
 I-BEAM TO SUPPORT SECOND FLOOR w/ COLUMNS

SECOND FLOOR PLAN

SCALE 1/4"=1'-0" ON 24"x36" PAPER SIZE
 SCALE 1/8"=1'-0" ON 11"x17" PAPER SIZE



2"x6" EXTERIOR WALLS SHOWN
 BRICK VENEER
 7 & 8:12 ROOF PITCHES +/-
 2"x10" JOISTS @ SECOND FLOOR
 I-BEAM TO SUPPORT SECOND FLOOR w/ COLUMNS

FIRST FLOOR PLAN

SCALE 1/4"=1'-0" ON 24"x36" PAPER SIZE
 SCALE 1/8"=1'-0" ON 11"x17" PAPER SIZE

REVISIONS

3/27/2016 LOOK ZONING APPROVAL

PROJ. LOC. / OWNER

JEFF NEUBER
 4800 OLD STONE HILL ROAD
 CINCINNATI, OHIO 45241
 561.713.0254

BUILDER

NOBLE BROS CONSTRUCTION

SEIM DESIGNS LLC

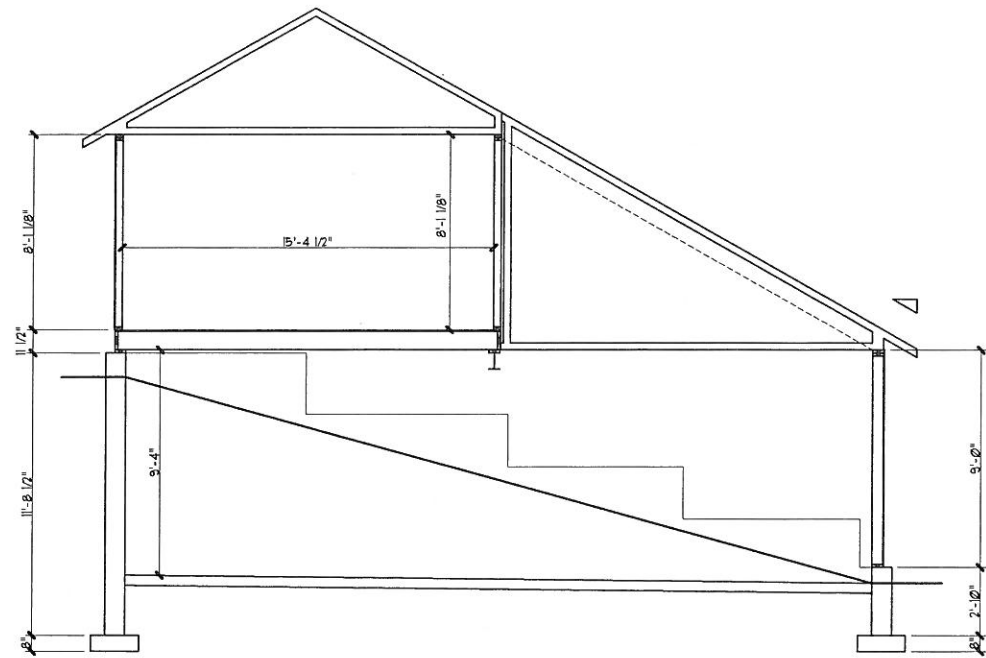
Steve Seim
 7371 Gaines Road
 Cincinnati, OH 45247
 513.741.3825
 seimdesignsllc@boomtown.com

Drawn By
 STEVE SEIM

8/25/2016

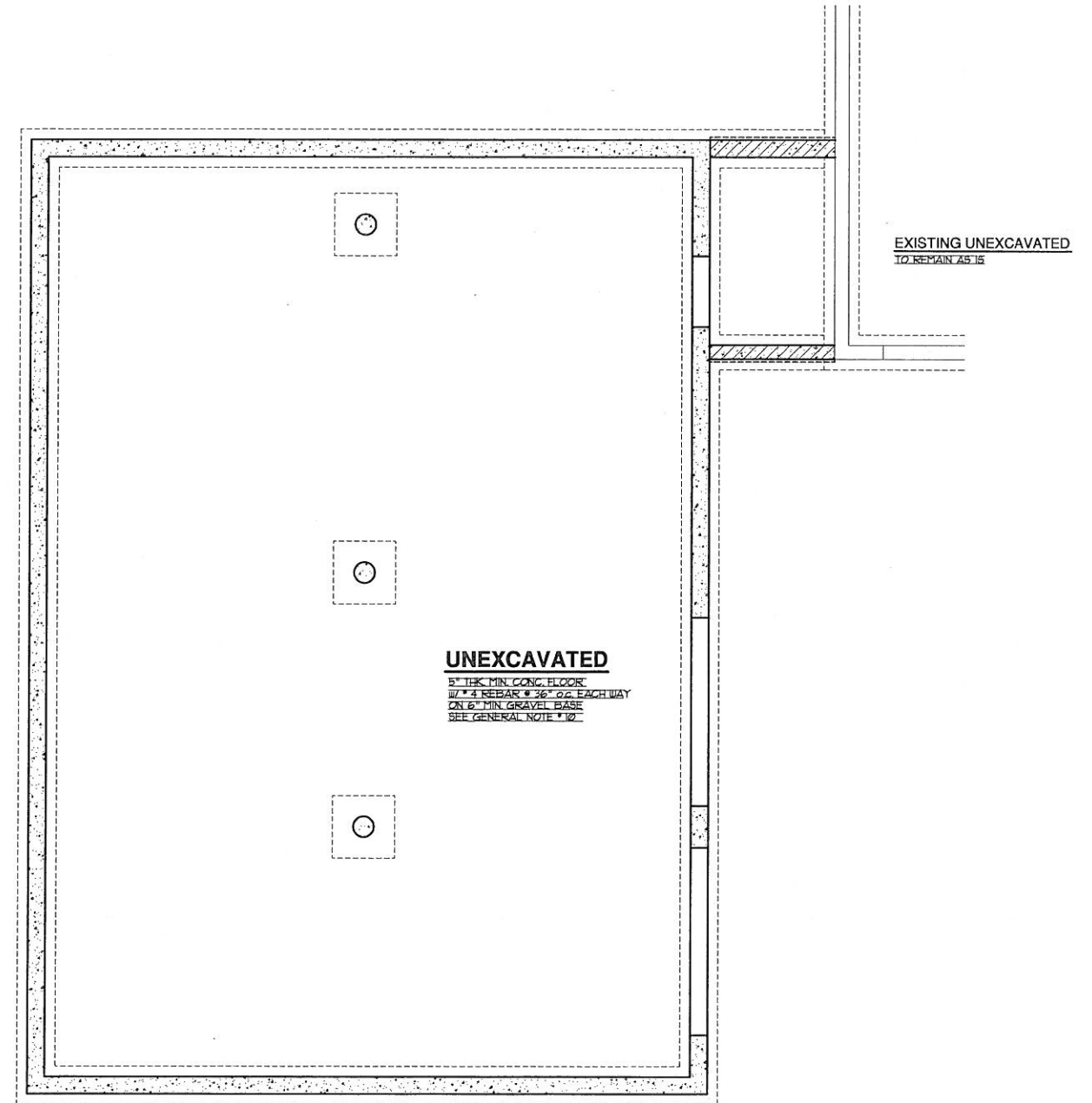
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2016-52



CROSS SECTION

SCALE 1/4"=1'-0" ON 24"x36" PAPER SIZE
SCALE 1/8"=1'-0" ON 11"x17" PAPER SIZE



FOUNDATION PLAN

SCALE 1/4"=1'-0" ON 24"x36" PAPER SIZE
SCALE 1/8"=1'-0" ON 11"x17" PAPER SIZE

SEIM DESIGNS LLC
New Home / Room Additions Drawings
& Construction Services
Steve Seim
7371 Gaines Road
Cinti, Ohio 45247
513.741.3826
seimdesignsllc@zoomtown.com

Drawn By
STEVE SEIM

8/25/2016

3/5

2016-52

BUILDER
SCORE TECH CONSTRUCTION
4800 OLD STONE HILL ROAD
CINCINNATI, OHIO 45241
561.713.2054

PROJ. LOC. / OWNER
JEFF NEUBEY
4800 OLD STONE HILL ROAD
CINCINNATI, OHIO 45241
561.713.2054

REVISIONS
3/27/2016 FOR ZONING APPROVAL

GENERAL NOTES

1. OWNER / CONTRACTOR TO FIELD VERIFY ALL EXISTING (or) FINAL GRADE CONDITIONS AND REPORT BACK TO SEIM DESIGNS. IF THERE ARE ANY DISCREPANCIES FROM THE DRAWING TO EXISTING CONDITIONS PRIOR TO ANY MORE CONSTRUCTION / FABRICATION IS COMPLETED.
2. DIMENSION NOTES: EXTERIOR DIMENSIONS TO FACE OF FOUNDATION. INTERIOR DIMENSIONS TO FACE OF STUDS. INTERIOR PARTITIONS 3/4" UNLESS NOTED OTHERWISE.
3. WOOD LINTEL: (UNLESS NOTED OTHERWISE) 2"x4" STUD OPENING UP TO 6'-0" USE (7/7) 2"x10"s. OPENINGS 6'-0" & LARGER USE (7/7) 2"x12"s w/ 1/2" PLYWOOD PL. PROVIDE 3/4"x3" SOLID WOOD BEARING @ EACH END TO END IN WALL OR STEEL BEAM.
4. STEEL LINTEL: (UNLESS NOTED OTHERWISE) MASONRY OPENINGS UP TO 4'-0" USE 3/4"x3 1/2" x1/4" STL PLATE OPENINGS 4'-0" TO 6'-0" USE 6"x3 1/2"x3/8" STL PL. OPENINGS 6'-0" TO 9'-0" USE 6"x4 1/2" STL PL. 16'-0" OPENINGS USE 9"x4 1/2" STL PL.
5. WOOD ROOF / FLOOR TRUSSES: APPLICANT SHALL SUBMIT TRUSS DESIGN DATA. FABRICATOR SHALL PROVIDE LUMBER SPECIES & LUMBER GRADE w/ MANE SEALED DRAWINGS PRIOR TO FRAMING INSPECTION FOR BUILDING DEPARTMENT APPROVAL. TRUSSES SHALL BE CONNECTED TO WALL PLATES BY USE OF APPROVED CONNECTORS HAVING AN UPLIFT RESISTANCE OF NOT LESS THAN 15 POUNDS AND NEVER LESS THAN THE UPLIFT SHOWN ON THE ENGINEERED TRUSS DRAWINGS. LIVE LOAD FOR ALL TRUSSES & CEILING IS 10 PSF.
6. DESIGN LOADS: (1) FLOOR LOAD = 40 PSF. STAIR = 100 PSF. ROOF = 25 PSF. ATTIC STORAGE = 10 PSF. (R3015) DECK = 40 PSF. UNDECKED GARAGE FLOOR = 30 PSF. 7. MAX ASSUMED SOIL BEARING CAPACITY = 5000 PSF.
7. LUMBER GRADE: ALL FLOOR JOISTS & ROOF TRUSS, HEADER MEMBERS SHALL BE OF #1 KD SOUTHERN YELLOW PINE. PER 1500 FOR 2" X 8" TRUSSES, 1500 FOR 2" X 10", 1500 FOR 2" X 12" & 1500 FOR 2" X 14". ALL STUDS TO BE STUD GRADE SPRUCE PINE OR W/ PER 1500 PSI & 1500 FOR 2" X 10", 1500 FOR 2" X 12" & 1500 FOR 2" X 14". MICRO LAMS SHALL BE PER 1500 / F1500.000. PARALLEL LAMS SHALL BE PER 1500 / F1500.000.
8. MAXIMUM DEFLECTIONS: FLOORS = 1/360, WALLS = 1/240. EXPOSED RAFTERS GREATER THAN 3/4" PITCH = 1/80 or LESS THAN 3/4" PITCH = 1/240.
9. SMOKE & CARBON MONOXIDE DETECTORS TO BE UL LISTED. FOR LOCATIONS REFER TO FOUNDATION. FIRST & SECOND FLOOR PLANS. ALL DETECTORS TO BE BE INTERCONNECTED SOUTHERN OAF SCANDS. THEY ALL SOUND DETECTORS TO BE INSTALLED PER 70% AMENDMENTS TO THE 2013 RESIDENTIAL CODE OF OHIO. THIS DETECTORS SHALL BE IN EACH HALLWAYS ADJACENT TO ALL BEDROOMS & (1) DETECTOR IN EACH BEDROOM NEAR DOOR (1) MIN ON EACH LEVEL OF HOME.
10. CONCRETE: FOOTINGS & FOUNDATION WALL TO BE 3000 PSI MIN. & 5% TO 1% AIR ENTRAINED. GARAGE FLOORS, DRIVEWAYS, PATIOS & PORCHES TO BE 4500 PSI MIN. & 5% TO 1% AIR ENTRAINED. BASEMENT FLOOR TO BE 3000 PSI MIN.
11. WALL BRACING: EXTERIOR WOOD FRAMED WALLS SHALL BE BRACED w/ METHOD 3 OF R607.103.1/1/6" THK x 48" WIDE 0.5% w/ AIR INFILTRATION BARRIER. DOORS WITH A CORNER PROVIDE 48" MIN. or FULL SHEET NEXT TO OPENING. IF 0.5% PLYWOOD FOR WALLS 8'-0" HIGH PROVIDE SOLID BLOCKING @ ALL HORIZ. JOINTS IN SHEATHING EQUAL TO STUD SIZE. ALL STRUCTURAL SHEATHING EXPOSED TO OUTDOOR APPLICATIONS TO BE EXTERIOR GRADE.
12. EGRESS OPENINGS: ALL SLEEPING ROOMS SHALL HAVE AN OPENING w/ MIN. DIMENSIONS OF HEIGHT = 24" WIDTH = 20". AREA SHALL BE 5.7 SQUARE FEET. SILL HEIGHT TO BE 44" MAX.
13. PRESSURE TREATED MATERIALS: ALL WOOD FRAMING IN DIRECT CONTACT w/ MASONRY WALLS & OR CONC. FLOOR/WALLS SHALL BE OF PRESSURE TREATED MATERIALS.
14. MULTIPLE MEMBER BEAMS: WOOD BEAMS OF (3) OR MORE (e.g. 3" x 10"s & WOOD BEAMS w/ STEEL PLATES SHALL BE BOLTED w/ 1/2" DIA. BOLTS w/ WASHERS ON BOTH SIDES, @ 16" o.c. STAGGERED THROUGH THE ENTIRE LENGTH OF THE BEAM.
15. STRUCTURAL COLUMNS: STRUCTURAL WOOD & STEEL COLUMNS TO BE CONT. TO, OR PROVIDE SOLID BLOCKING TO, CONC. FND IN WALL OR OTHER STRUCTURAL ELEMENTS BELOW.
16. WINDOW & DOOR GLAZING INSULATION R-VALUES: ALL GLAZING SHALL BE U2 = 0.35 MAX. SKYLIGHTS U2 = 0.32 MAX.
17. CUTTING & NOTCHING OF FRAMING MEMBERS: STUDS (EXT.): CUTS/NOTCHES NOT TO EXCEED 25% OF STUD WIDTH. (NON BRG.) NOT TO EXCEED 40% OF SINGLE STUD WIDTH. DRILLED HOLES NO CLOSER THAN 5/8" TO EDGE. DBL. STUDS NOT TO EXCEED 60% OF WIDTH. JOISTS/RAFTERS: CUTS/NOTCHES IN TOP/BOTT. NOT TO EXCEED 1/6" OF DEPTH & NOT IN MID. 1/3 OF SPAN. DRILLED HOLES NOT TO EXCEED 1/3 THE DEPTH & NOT WITHIN 2" OF TOP & BOTTOM.

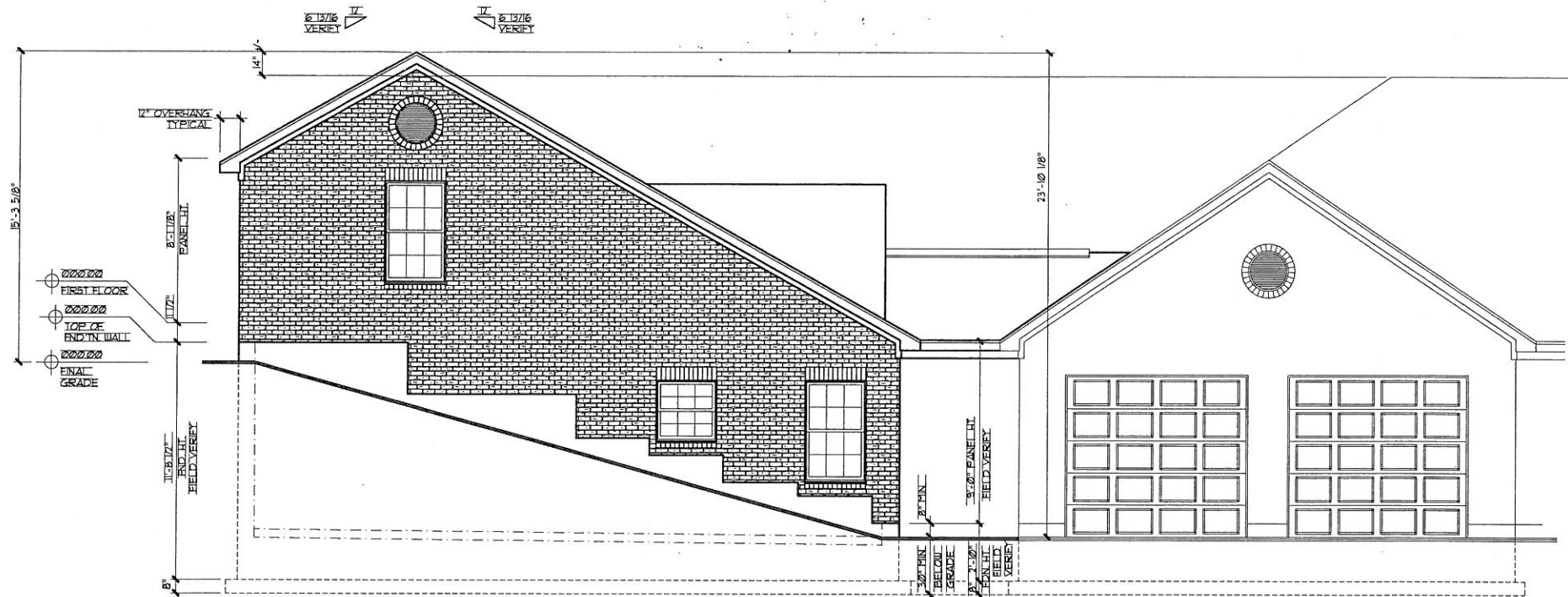
EXTERIOR FEATURES

ROOF	RAKE TRIM	GUTTER TRIM
FIBERGLASS SHINGLES ON 16" ROOF FELT	1"x6" WOOD RAKE BOARD	1"x6" WOOD GUTTER BOARD
W/ CONT. ALUM. ROOF VENTS	1"x4" WOOD SUB RAKE BOARD	1"x10" WOOD FACIA BOARD
ROOF VENTS TO HAVE 48 SQUARE INCHES PER LINER FOOT, SEE ELEV.	BOTH w/ ALUM. WRAP	BOTH w/ ALUM. WRAP
	1/2" RAKE EXTENSIONS	1/2" OVERHANGS w/ w/ VINYL SOFFITS
	UNLESS NOTED OTHERWISE	CONT. 5" ALUM. GUTTERS
		w/ 2"x3" ALUM. DOWNGUTS
		UNLESS NOTED OTHERWISE

BRICK VENEER	SIDING
BRICK VENEER w/ BRICK ROWLOCK SILLS	HORIZONTAL VINYL SIDING OVER
WINDOWS & DOORS	INFILTRATION BARRIER
MISC. BRICK TRIM PER BUILDER/OWNER	

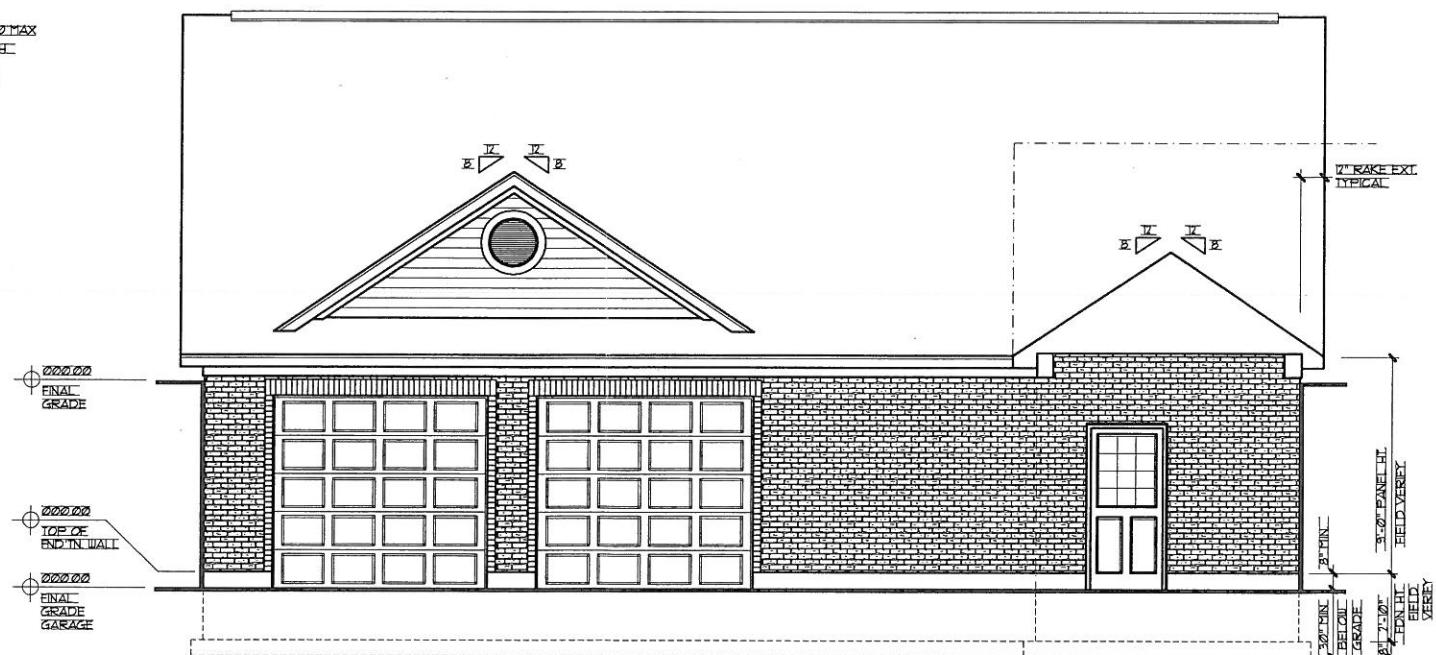
ELEVATION NOTES

INDICATES SIDING OVER INFILTRATION BARRIER	INDICATES STOCK VINYL CORNER TRIM	INDICATES BRICK VENEER OVER INFILTRATION BARRIER
INDICATES BRICK SOLIDER COURSE	INDICATES BRICK ROWLOCK SILLS	



NORTH ELEVATION

SCALE 1/4"=1'-0" ON 24"x36" PAPER SIZE
SCALE 1/8"=1'-0" ON 11"x17" PAPER SIZE



WEST ELEVATION

SCALE 1/4"=1'-0" ON 24"x36" PAPER SIZE
SCALE 1/8"=1'-0" ON 11"x17" PAPER SIZE

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COLERAIN ZONING

SHT. #	DESCRIPTION
1	NORTH & WEST ELEVATIONS / GENERAL NOTES
2	SOUTH & EAST ELEVATIONS
3	FOUNDATION PLAN
4	FIRST & SECOND FLOOR PLANS
5	SITE PLAN

REVISIONS
01/22/2016 FOR ZONING APPROVAL

PROJ. LOC. / OWNER
JEFF NEUBEY 4800 OLD STONE MILL ROAD CINCINNATI, OHIO 45241 562.713.9254
BUILDER
NORRIS BOUL CONSTRUCTION

SEIM DESIGNS LLC
Steve Seim 2371 Gaines Road Cincinnati, OH 45247 513.741.9805 seimdesignsllc@gmail.com

Drawn By STEVE SEIM
8/25/2016
1/5
2016-52



SITE PLAN

SCALE 1"=20'-0" ON 24"x36" PAPER SIZE
SCALE 1"=40'-0" ON 11"x17" PAPER SIZE

REVISIONS	
3/27/2016	FOR ZONING APPROVAL

BUILDER	PROJ. LOC. / OWNER
SEIM TECH CONSTRUCTION	JEFF NEUBY
	4800 OLD STONE MILL ROAD
	CINCINNATI, OHIO 45241
	36.1212264

SEIM DESIGNS LLC
 New Home / Room Additions Drawings
 & Construction Services
 Steve Seim
 7371 Gaines Road
 Cincinnati, Ohio 45247
 513.741.3826
 seimdesignsllc@zoomtown.com

Drawn By
STEVE SEIM
 8/25/2016
5/5
 2016-52

APPLICATION FOR APPEAL
COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

4200 Springdale Rd
Cincinnati, Ohio 45251
(513) 385-7505; Fax (513) 245-6503

An appeal must be filed within 20 calendar days of the action causing the appeal (ORC 519.15)

Application number: BZA 2016-21

Owner: Fairfield Church of the Nazarene Applicant: Terry R. Blosser - contact

Property Address: 12190 East Miami River Rd.

City: Cincinnati State/Zip: OH 45252

Applicant Address: 12190 East Miami River Rd.

City: Cincinnati State Zip OH 45252

Phone: 513-829-3752

Auditor's Book-Page-Parcel Number: **510** -- 0280 -- 0031

Zoning Classification: R-2

Appeal to (check one): Refusal to issue Zoning Certificate ☒ Citation for Violation ☐

Required Documents:

- ☐ Signed, typewritten *Justification of Variance* statement addressing the items listed on the reverse of this page - **8 copies**.
- ☐ Site Plan (surveyor/engineer's seal may be required) and construction drawings - **8 copies**.
- ☐ Names and addresses of adjacent property owners (use County Auditor's records) - **2 copies**.
- ☐ Plat showing adjacent property owners - **2 copies**.
- ☐ Fees.


Office use only:	Appeal Fee:	<u>\$ 350-</u>
	Legal Notice:	
	Mailing/adjacent Property Owners:	
	Total Amount Paid:	

*An application for appeal will not be accepted until all of the requirements are met.
Failure to appear at the scheduled public hearing may result in dismissal of the appeal.*

Signature of Property Owner:



Signature of Applicant (if not the Owner):

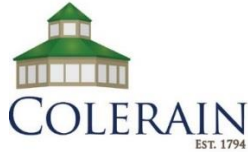


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(over)

SEP 14 2016

COLERAIN ZONING



4200 Springdale Road
Colerain Township, OH 45251

Staff Report:	Board of Zoning Appeals
Case#	BZA2016-21
Variance Request:	Wall Sign Size and Height Variance
Location:	12190 East Miami River Rd.
Meeting Date:	October 26, 2016
Prepared by:	Marty Kohler Senior Planner

Terry R. Blosser representing property owner Fairfield Church of the Nazarene has requested a variance from Section 15.8.2(D)(2) to allow for a wall sign exceeding the maximum allowable height and Section 15.8.2(D)(1) to allow for a wall sign exceeding the maximum allowable size.

Case History:

The subject property contains a church building constructed in 2007 on about 30 acres located at the southeast corner of US-27 and East Miami River Rd. A conditional use permit was issued by the BZA for the church in 2013 which included the approval of temporary modular classroom buildings. The property is zoned R-2 Estate Residential which allows churches as conditional uses subject to BZA approval.

Current Proposal

The applicant proposes to install a wall sign on the south side of their building facing US-27. The building is located about 400 feet from the northbound lanes of the road. The building is clearly visible from the northbound lanes but is somewhat obscured from sight from the southbound lanes. The only existing sign for the church is a monument sign located at the entrance to the building on East Miami River Road. The church is eligible to have an additional monument sign facing US-27 up to 6 feet in height and 70 square feet in size.

Zoning Regulations

The proposal is for two variances with respect to the same wall sign as follows:

1. Sign Height – The maximum overall height allowed for any wall sign is 4 feet per section 15.8.2(D)(2). The proposed sign is 4' 10.75" exceeding the maximum by 10.75".
2. Sign Size – The maximum size of a wall sign is 1.0 square foot for every foot of building frontage with an overall sign maximum of 100 square feet per section 15.8.2(D)(1). The south façade facing US-27 is 94.5 feet in length resulting in a sign area allowance of 94.5 square feet. The proposed sign is 102.23 square feet exceeding the maximum size by 7.73 square feet.

Staff Findings:

1. The sign variances requested are substantial since the zoning resolution encourages restrictions on the height and size of signs.
2. The granting of the variances would result in an increase in the overall sign area allowed for the property.
3. The property in question would likely yield a reasonable return without the variance.
4. The granting of the variance would probably not have a negative impact on neighboring property but would create a precedent to allow for more signs and taller signs if requested by neighboring properties. This is particularly important with the pending redevelopment of the adjacent property to the north of the site.
5. Approval of the sign variances would not affect the delivery of government services.
6. There are no unusual topographic or site configuration issues related to this property which would prevent the reasonable application of the sign regulations.
7. By taking into consideration the benefit to the applicant if the variance is granted, as weighed against the potential detriment to the health, safety and welfare of the neighborhood and broader community, staff finds that substantial justice would be done by not granting the variance for additional free standing sign height. The flexibility for the placement of the wall sign would enhance visibility of the customer entrance on the south side of the building.

Staff Recommendation: DENIAL OF THE WALL SIGN SIZE AND HEIGHT VARIANCE REQUEST.



Justification of Variance

1. We are requesting permission to place a wall sign which is 58 inches high. According to Section 15.8.2 D2, the height cannot exceed 4 feet.
2. The use requested is allowed by owner due to the Conditional Use Certificate it was issued on July 25, 2013.
3. The sign will be placed on the US 27 side of our primary structure. This structure is approximately 635 feet from the highway. Therefore, it should not ill-effect or be obnoxious to those driving by or who live in the area.
4. We desire to keep our current logo when placing this sign. Due to the way it is configured if it was kept at the 4 feet requirement it would be difficult to read from the highway due to the placement of the structure on our property.
5. The need for this variance is not a result of the owner's actions.



Daniel Burris
Senior Pastor
Fairfield Church of the Nazarene

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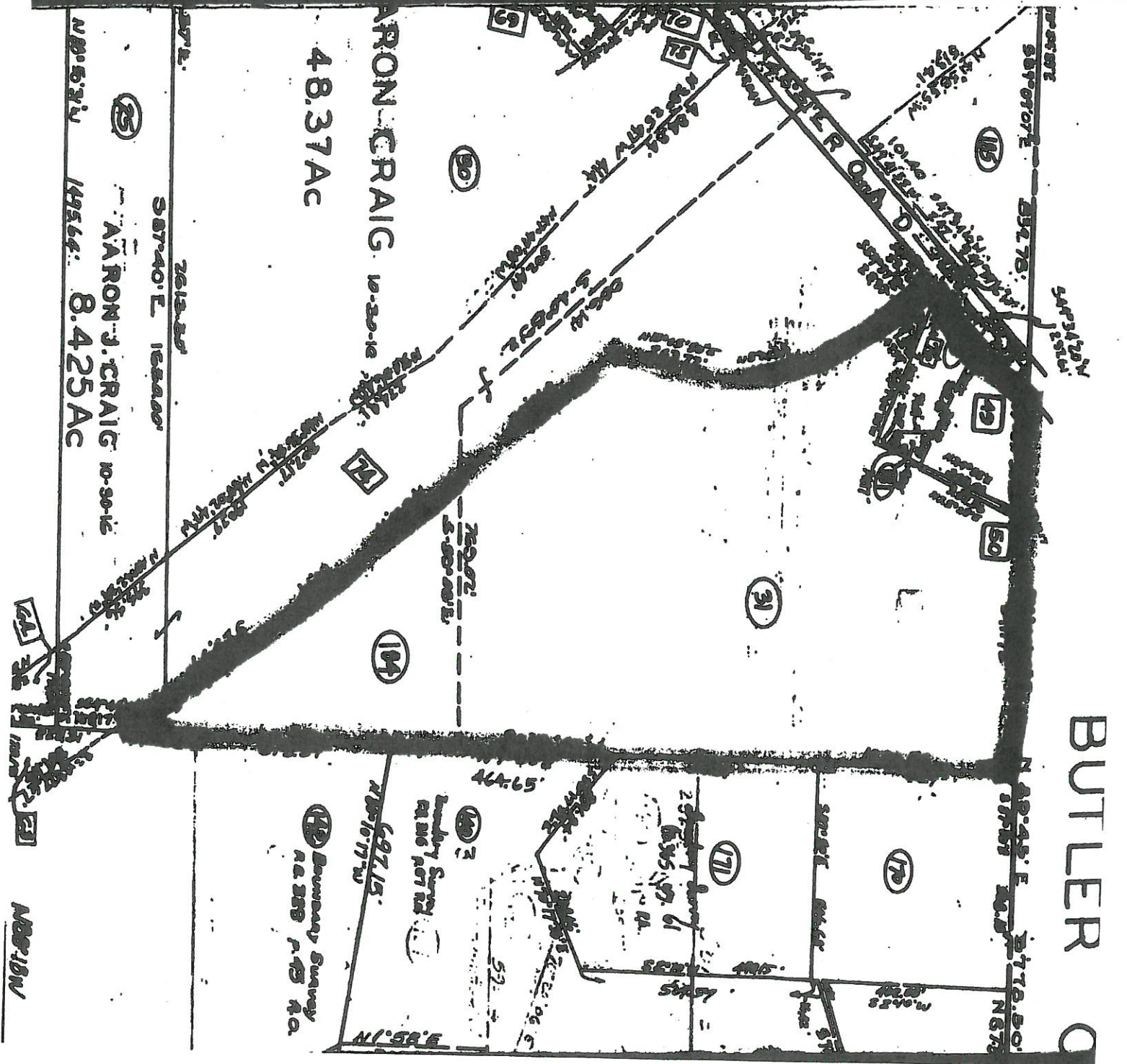
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COLERAIN ZONING

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COLERAIN ZONING



UNDERGROUND UTILITIES

2 WORKING DAYS
BEFORE YOU DIG

Call 800-362-2764 (Toll Free)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY

FIRE LANE SIGN

Required signs R7-1L/R-12 with arrows pointing between signs to mark fire lane per the Collector's Manual. The Department approval of Uniform Traffic Control Devices.

VAN ACCESSIBLE

Required signs per ADAC Sec. 4.6.4 as follows: R7-3, 2 & R7-24, 2 (Sign Numbers refer to Ohio Manual of Uniform Traffic Control Devices)

NOTICE
IT IS THE CONTRACTOR'S RESPONSIBILITY TO
VERIFY ANY DISCREPANCIES ON THESE PLANS
BEFORE PROCEEDING WITH CONSTRUCTION.

Approved:

Sewers Chief Engineer, M.S.D.



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COLERAIN ZONING

FAIRFIELD CHURCH OF
THE NAZARENE
SITE PLAN
7630 EAST MIAMI RIVER ROAD
COLERAIN TWP, OHIO

PLANS PREPARED BY:



NEXUS ENGINEERING

CIVIL ENGINEERS AND LAND SURVEYORS
BORG BECKETT CENTER, ONE GATE 203
NEXUS CENTER, OHIO 45063
PHONE: 513-866-9120

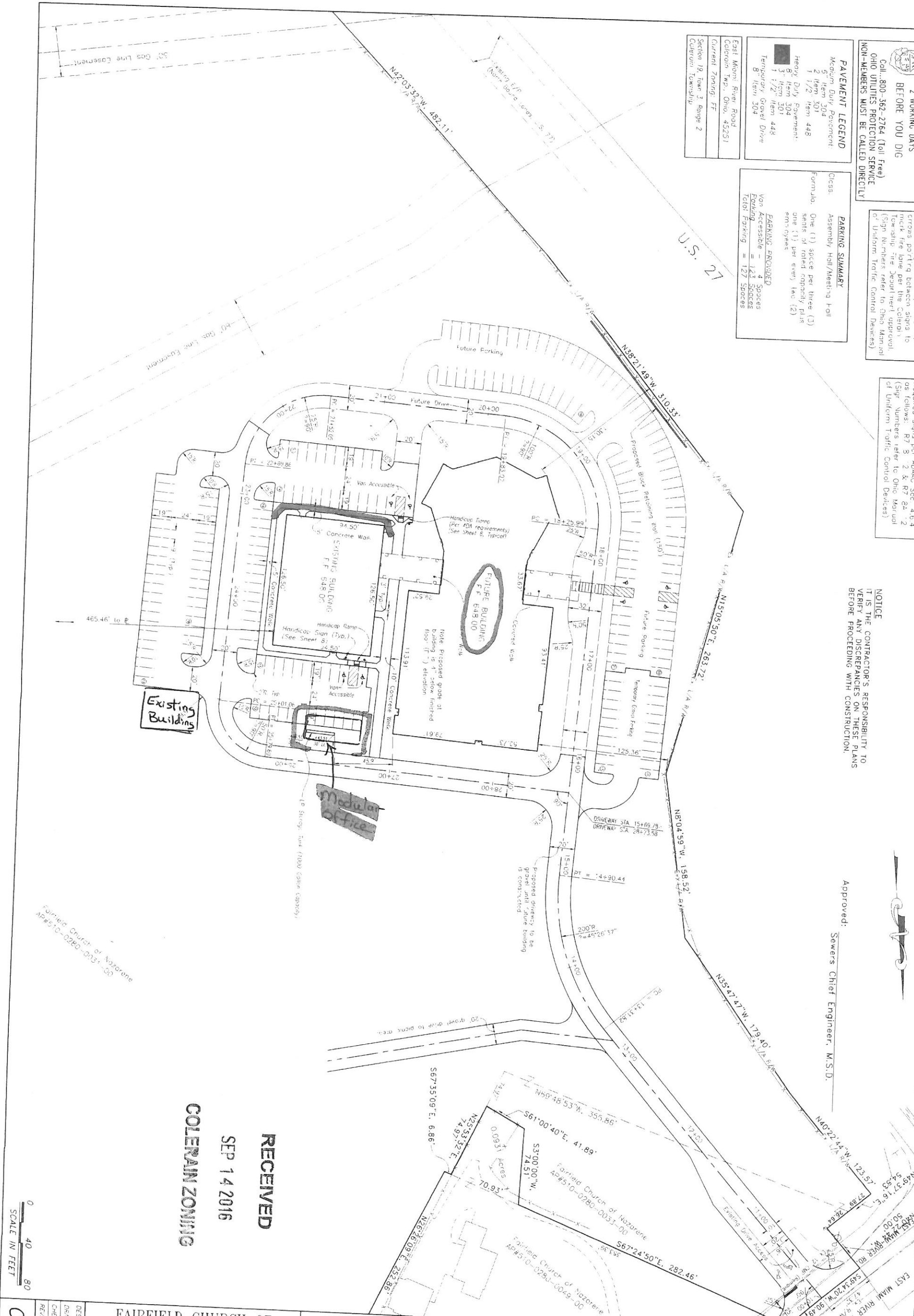
NO.	DATE	REVISIONS
10		
9		
8		
7		
6		
5		
4		
3		
2		
1	9/27/06	ADDED TRAFFIC NOTES

REVISIONS

PAVEMENT LEGEND	
Medium Duty Pavement:	
1 Item 304	
2 Item 304	
1 1/2 Item 448	
Heavy Duty Pavement:	
3 Item 304	
1 1/2 Item 304	
1 1/2 Item 448	
Temporary Gravel Drive	
8 Item 304	

PARKING SUMMARY	
Cross:	Assembly Hall/Meeting Hall
Formula:	One (1) space per three (3) seats at rated capacity plus one (1) per every two (2) employees
Van Accessible:	4 Spaces
Handicap:	4 Spaces
Total Parking:	127 Spaces

East Miami River Road	
Colerain Twp., Ohio, 45251	
Current Zoning: FF	
Section 19, Town 3, Range 2	
Colerain Township	



0 40 80
SCALE IN FEET

DESIGNED	C.F.G.
DRAWN	C.F.G.
CHECKED	MAN.
REVISED	JULY 2005

C 2 8

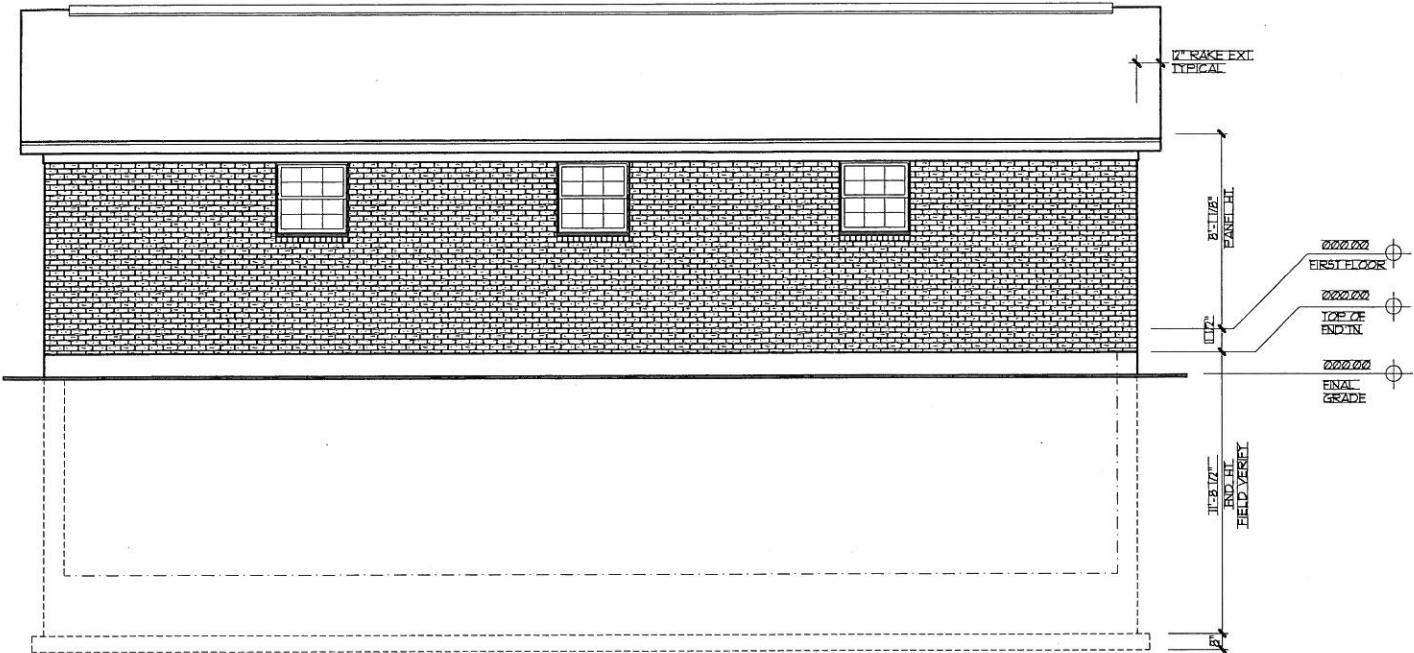
EXTERIOR FEATURES

ROOF	RAKE TRIM	GUTTER TRIM
FIBERGLASS SHINGLES	1"x6" WOOD RAKE BOARD	1"x6" WOOD GUTTER BOARD
ON 1" ROOF FELT	1"x6" WOOD SUB RAKE BOARD	1"x6" WOOD FACIA BOARD
W/ CONT. ALUM. ROOF VENTS	BOTH W/ ALUM. WRAP	BOTH W/ ALUM. WRAP
ROOF VENTS TO HAVE	1" RAKE EXTENSIONS	1" OVERHANGS W/
48 SQUARE INCHES PER	W/ VINYL SOFFITS	VINYL VENTED SOFFITS
LINEAR FOOT, SEE ELEV.	UNLESS NOTED OTHERWISE	CONT. 3" ALUM. GUTTERS
		W/ 1"x3" ALUM. DOWNSPOUTS
		UNLESS NOTED OTHERWISE

BRICK VENEER	SIDING
BRICK VENEER W/	HORIZONTAL VINYL
BRICK ROULOCK SILLS	SIDING OVER
WINDOWS & DOORS	INFILTRATION BARRIER
MISC. BRICK TRIM PER	
BUILDER/ OWNER	

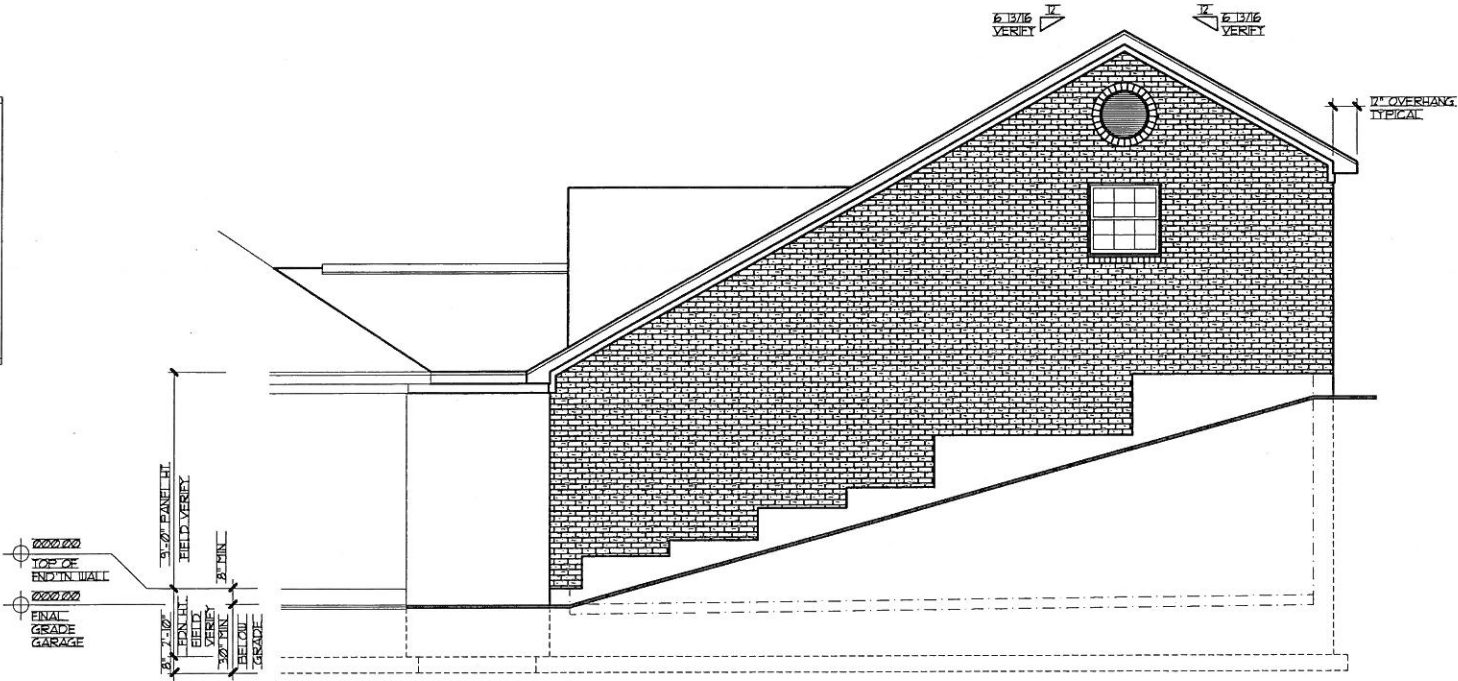
ELEVATION NOTES

INDICATES SIDING OVER INFILTRATION BARRIER	INDICATES STOCK VINYL CORNER TRIM	INDICATES GRADE LINE
INDICATES BRICK SOLDER COURSE	INDICATES BRICK ROULOCK SILLS	INDICATES BRICK VENEER OVER INFILTRATION BARRIER



SOUTH ELEVATION

SCALE 1/4"=1'-0" ON 24"x36" PAPER SIZE
SCALE 1/8"=1'-0" ON 11"x17" PAPER SIZE



EAST ELEVATION

SCALE 1/4"=1'-0" ON 24"x36" PAPER SIZE
SCALE 1/8"=1'-0" ON 11"x17" PAPER SIZE

REVISIONS

PROJ. LOC. / OWNER

BUILDER

SEIM DESIGNS LLC