



COLERAIN TOWNSHIP
BOARD OF ZONING APPEALS
Regular Meeting
Wednesday, February 26, 2014 - 7:00 p.m.

Colerain Township Government Complex
4200 Springdale Road - Cincinnati, Ohio 45251

1. Meeting called to order.
Oath of Office.
Election of Officers.
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.: BZA2014-01
Subject Property: Aldi, 9490 Colerain, Cincinnati, Ohio
Application: Variance for wall signage – Article/Section 15.8.3 (G).
Applicant: Branham Sign Co.
Owner: Hauck Holdings Colerain LLC
7. Resolutions for Adoption:
 - A. Case Nos.: BZA2013-0014 and BZA2013-0015
Subject Property: Christ Lutheran Church, 3301 Compton Rd., Cincinnati, Ohio
Application: BZA2013-0014 – Variance for existing church parsonage less than 50 ft. from lot line at a religious place of worship – Article/Section 7.4.10 (A).
BZA2013-0015 – Conditional Use for Religious Place of Worship – Article/Section 7.2.3, Table 7-1.
Applicant/Owner: Christ Lutheran Church
8. Unfinished Business: None.
9. Approval of Minutes: January 22, 2014 meeting.
10. Administrative Matters: Vacant Building Maintenance License.
11. Adjournment.



COLERAIN

EST. 1794

BUILDING, PLANNING & ZONING

4200 SPRINGDALE ROAD
COLERAIN TOWNSHIP, OHIO 45251

STAFF REPORT: BOARD OF ZONING APPEALS
FEBRUARY 2014

PREPARED BY: GEOFFREY G. MILZ, AICP

Appeal #2014-01

9490 Colerain

Area Variance

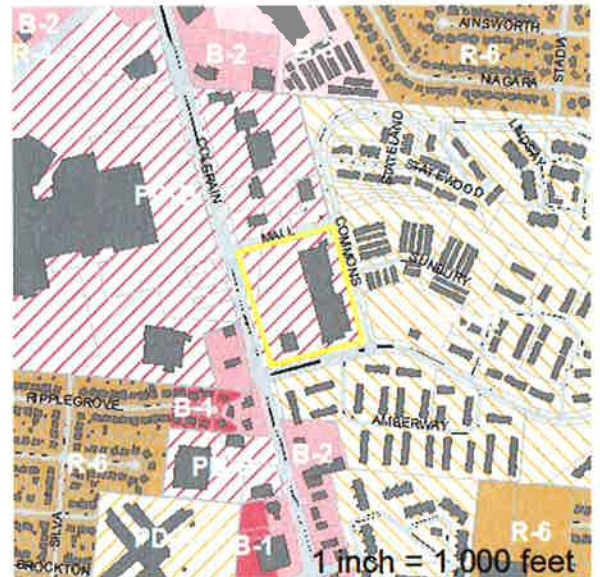
Case Summary

In the matter of the appeal of Stanley W. Young, III on behalf of Hauck Holdings and Aldi for an area variance from Article 15, Section 15.8.3 (G) (2) of the Zoning Resolution, related to the maximum height of wall signage in a Planned Development - Business district, the applicant proposes to install a wall sign that is 12' in height. The maximum sign height in the PD-B District is 4'.

Staff Findings:

1. The building on the property is setback approximately 285 feet from Colerain Avenue.
2. The proposed sign would not be contrary to the purpose of Article 15 of the zoning resolution as listed in §15.1.
3. The proposed sign is a "badge" type sign not a "channel-letter" type sign
4. The total proposed wall signage has an area of 141 SF, less than the maximum area permitted of 150 SF on this portion of the building.
5. The proposed wall signage meets all other aspects of our zoning resolution's sign requirements.
6. The proposed wall signage is aesthetically pleasing and would not be a detriment to the community.
7. While the owners predicament could feasibly be obviated by making the sign smaller, in this specific instance it would not benefit the community because of the characteristics of this particular building and its location on this particular parcel.
8. The variance would not adversely affect the delivery of governmental services
9. The essential character of the neighborhood would not be negatively impacted nor would adjoining properties suffer a substantial detriment.
10. By taking into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood and broader community, staff finds that substantial justice would be done by granting this variance.

Staff Recommendation: Approval



**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 2014-01

Owner: HAUK HOLDINGS Colerain LLC Applicant: STANLEY W. YOUNG III, BRANHAM SIGN CO

Property Address: 9490 Colerain Ave, Cincinnati, OHIO 45251

City: Cincinnati State/Zip: OHIO 45251

Applicant Address: Braham Sign Co, INC, 127 Cypress Street

City: Reynoldsburg State Zip OHIO 43068

Phone: 614-564-9432

Auditor's Book-Page-Parcel Number: 510 -- 0102 -- 0303

Zoning Classification: RETAIL COMMERCIAL, PBD

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: _____
	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: Stanley W. Young III (for Owner)

Signature of Applicant (if not the Owner): Stanley W. Young III,

January 17, 2014

Chairperson, Colerain Township Board of Zoning Appeals
4200 Springdale Road
Colerain Township , Ohio 45251

Re: Graphics variance request for Aldi's Food Market store #55, 9490 Colerain Ave, Colerain Township, Ohio 45251.

Dear Chairperson,

Pursuant to our request for relief from your graphics code under sections 15.8.3 (G) 1,2 and 5.1 of the zoning resolution, as this relates to above subject property, please find enclosed our application, filing fee and supporting documents relative to our request for the Febuary 26, 2014 meeting of the Colerain Township's Board of Zoning Appeals as governed under section 4.4 of the zoning resolution.

We believe our request for additional graphic area for this property is necessary and warranted given the nature, size, and set-back of subject building. Per code we meet the 1.0 sq. ft. of sign area for each linear foot of building frontage as it is measured at 186'-.6" of storefront . Our total proposed graphic area is 141.35 or 42.25 below the maximum allowable. It is item 2 under section 15.8.3 (G) that we are requesting a variance to, which limits the over-all height of any wall sign to 4'. Our proposed wall sign is 12' which is 8' over the maximum permitted by this section. We believe that due to the size and set-back of this building and research that the marketing department has done that our request is reasonable and not obtrusive and balances out the front of the building. This proposed sign package will bring this store up to graphic and image standards as set forth by Aldi's marketing team and will be an asset this shopping area and the community.

On behalf of Aldi's Food Markets we thank you in advance for your review and consideration in our request.

Respectfully Submitted,


Stanley W. Young III

Branham Sign Co., Inc.



Springfield Division

4400 S. Charleston Pike
Springfield, OH 45502

P: 937.323.5500
F: 937.323.0023
E: russ.white@aldi.us

November 25, 2013

Ms. Yvonne Miller
Branham Sign Co.
127 Cypress St.
Reynoldsburg, OH 43068

Via: email

Re: Aldi Retail Facility, #55
9490 Colerain Ave.
Cincinnati, OH 45251

Please consider this our request for sign/graphic installation at the Aldi location in Cincinnati, OH. Construction on this facility begins on December 3, 2013. We anticipate needing installation in late March 2014. Our construction company is Deerfield Construction. Deerfield's contact person Chris Anderson (513) 984-4096.

I have attached the elevation for you to obtain necessary permits and to order the necessary faces.

Please feel free to contact Mr. Anderson or myself with any questions. As construction progresses, we will update the installation date as necessary.

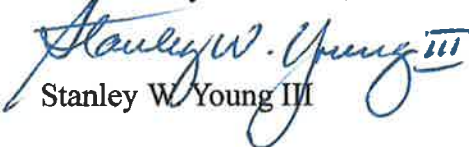
Very truly,

Russ White
Director of Real Estate
Aldi – Springfield Division

JUSTIFICATION OF VARIANCE STATEMENT

- 1) We respectfully request a variance and relief from Section 15.8.3 (G) 2 as it relates to the maximum height of any wall sign, measured from the bottom of the sign to the top of the sign, shall be 4 feet in height.
- 2) The old tenant was a Michaels store selling party, wedding, crafts, art supplies. The property is zoned PBD or Planned Business District, and sits on a parcel of ground that is 6.9047 acres. The proposed store will be a grocery store which is permitted under the zoning code PBD as retail consumer sales and goods very similar to Michaels zoning classification.
- 3) The proposed new Aldi's Food Market would not be contrary to public interest, as the requested variance to the current graphics code is requesting an increase over all height of a wall sign which will balance the newly remodeled storefront with a graphic that would be visible and a recognized logo from Colerain Avenue. This request will NOT have a negative effect or be contrary to public interest in any way.
- 4) The literal enforcement of the zoning code would limit the proposed height of the wall sign limiting viewership and visibility from Colerain Avenue. This building sits over 200 + feet from Colerain Avenue and the only way for consumers to identify this site as a grocery store is through the proposed wall graphics and a small tenant panel on the existing free-standing sign at the entrance to the center. It is important to understand that our economy and demographics are ever changing... people move, they pass away, and maintaining and creating new customers is an ever challenging situation for retail establishments. This is why it is so important to have a wall sign and logo an appropriate size to let new customers know just where Aldis Food Market actually is located.
- 5). The requirement and need for this variance from Section 15.8.3 (G) 2, is not a result of the applicant or owners actions , but a restriction relative to the code that limits our ability to display an appropriate size graphic given the facts of this case.... We believe that every case is unique to a variance, and we believe that once all the facts in this case are considered that our request is reasonable and will not in any way compromise the spirit or intent of the zoning code as it relates to wall graphics.
- 6). We therefore ask for your carefully review and consideration ..

Respectfully Submitted,

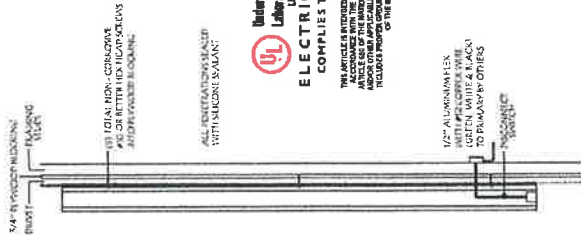
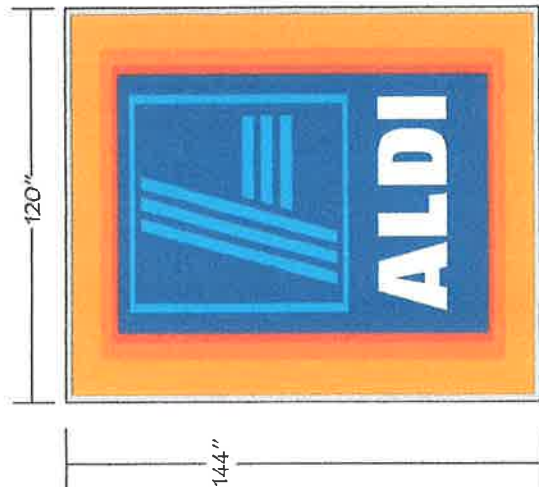

Stanley W. Young III

1'-6" FOOD MARKET

FOOD MARKET

35 TOTAL MOUNTING HOLES

(12) - 117" LAMPS CANHO
48" C TO C
48" C TO C
1 1/2" X 1 1/2" X 1/2"
ALUMINUM ANGLE
WITH 1/2" DIA HOLES
(8) - 1/2" DIA

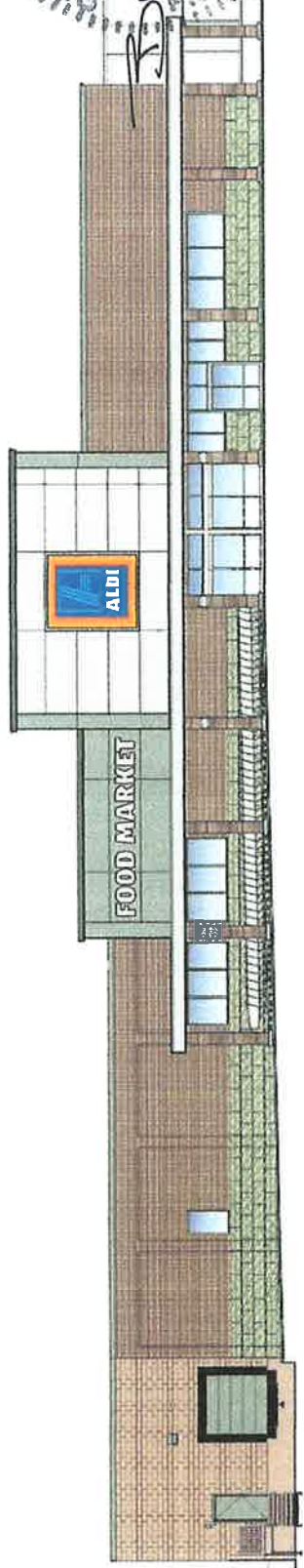


UL
Listed
Laboratory Inc.
ELECTRIC SIGN
COMPLIES TO UL 48
THIS SIGN IS LISTED TO UL 48
AND IS APPROVED FOR USE IN
ALL AREAS OF THE NATIONAL ELECTRICAL CODE
INCLUDES PROPER CONDUIT AND BONDING
OF THE SIGN

NON-FERROUS BOLTS
W/ SELF TAPPING 2" DIA
W/ TITANIUM NYLON BUSHING
LET POWER SUPPLY
CONDUITS - A
100' VOLTAGE 100 AMP 120V/240V
HIGH POWER FACTOR OVER 95%
DISPAT VOLTAGE 12V
DISPAT CURRENTS 510A
WALL MOUNT
2" DIA PASS THROUGH
LED PANEL
PAGE PHE (ULAM PART #) 181818C
OR SALTIE PLUS PART # 181818C
POWER SUPPLY BOX
SALTIE PART # 181818C
DISCONNECT SWITCH
TO PRIMARY
(BY OTHERS)
1/4" DRAIN HOLES
1/2" ALUMINUM ANGLE
WITH 1/2" DIA HOLES
WITH 1/2" DIA HOLES
TO PRIMARY BY OTHERS

NOTE
STRUCTURE HAS BEEN DESIGNED TO WITHSTAND 90MPH (3-SEC GUST)
DESIGNE WIND SPEEDS WITH A MAXIMUM DESIGN PRESSURE OF 22 PSF
ACCORDING TO 2003 IRC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HT.
SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2011 IRC

SINGLE FACE WALL SIGN WITH FLEX FACE CONSTRUCTED OF ALUMINUM EXTRUSION
WITH 1/4 SHEET METAL BACK INTERNALLY ILLUMINATED WITH 100 MA HIGH OUTPUT LAMPS
E8R B4B-46 (3 4/4 AMP) BALLAST MOUNTED ON SIDE NEAREST DISCONNECT SWITCH.
ALL ELECTRICAL COMPONENTS & ALL WIRING TO BE **UL APPROVED** AND INSTALLED IN
ACCORDANCE WITH **NEC (NATIONAL ELECTRICAL CODE)**.



Branham Sign COMPANY INCORPORATED A Full Service Sign Company Since 1968 MEMBER OF CHAMBER OF COMMERCE	LOCATION COLERAIN AVE CINCINNATI OH
DATE 12/22/2013	JOB PATH G:\085\Aldi\Springfield\Division\Ohio\Cincinnati\Colerain\PRINT
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE SIGN CONTRACTOR AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE SIGN CONTRACTOR	SALES M.Y.M. DRAWN BY גרשום
127 CYPRESS ST. SW - REYNOLDSBURG, OHIO 43068 - WWW.BRANHAMSIGN.COM - PHONE (740) 964-9550 - TOLL FREE 1-888-976-7446 - FAX (740) 964-9558	SCALE PROPORTIONAL APPROVED