



COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

Regular Meeting

4200 Springdale Road - Cincinnati, Ohio 45251

Wednesday, August 27, 2014 - 7:00 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.: BZA2006-26 – Amendment to Condition 7 which limits size of vehicles.
(Continued from July 23, 2014 meeting.)
Location: 8510 Coghill, Cincinnati, Ohio
Applicant: Eric Schmidt/Joann Leuhrman, TR
Owner: Joann Leuhrman, TR
 - B. Case No.: BZA2014-19 – Variance for signage – Article/Section 15.8.3
Location: KFC, 8313 Colerain Ave., Cincinnati, Ohio
Applicant: Lights and Signs
Owner: Chicken Little Real Estate
 - C. Case No.: BZA2014-23 – Variance for accessory structure – Article/Section 10.2.3 (C)
Location: 3350 Melodymanor Dr., Cincinnati, Ohio
Applicant/Owner: Nick and Brandi Voegele
7. Resolutions for Adoption:
 - A. Case No.: BZA2014-16 – Variance for setback of detached garage – Article/Section 10.2.1(C). 3709 Hanley Rd., Cincinnati, Ohio
 - B. Case No. BZA2014-18 – Conditional Use application for a telecommunications facility in a residential district – Article/Section 7.4.12. W. Kemper Rd., Cincinnati, OH
 - C. Case No. BZA2014-21 – Variance for wall signage – Article/Section 15.8.3. 9184 Colerain Ave., Cincinnati, Ohio
 - D. Case No. BZA2014-22 – Variance for wall signage – Article/Section 15.8.3. 9930 Colerain Ave., Cincinnati, Ohio
8. Unfinished Business: None.
9. Approval of Minutes: July 23, 2014 meeting.
10. Administrative Matters: None.
11. Adjournment.

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 2014-19

Owner: RGT Foods Applicant: Lights And Signs LLC

Property Address: 8325¹³ Colerain Ave

City: Colerain Township State/Zip: OH

Applicant Address: 2939 Ridge Ave

City: Hebron State Zip: KY 41048

Phone: 859-240-6728 - Don Moore

Auditor's Book-Page-Parcel Number: 510 -- 90 -- 308

Zoning Classification: B2

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:	<u>275⁰⁰</u>

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):



Application for Appeal - 8325 Colerain Ave – KFC

1- Request all elevations submitted have visual exposure for this site to enhance appeal and exposure for the KFC brand.

2- Appeal for variance on the purpose of allowing more exposure to increase business and enhance site.

3- Variance has aesthetic appeal and is updated current version of this well accepted brand.

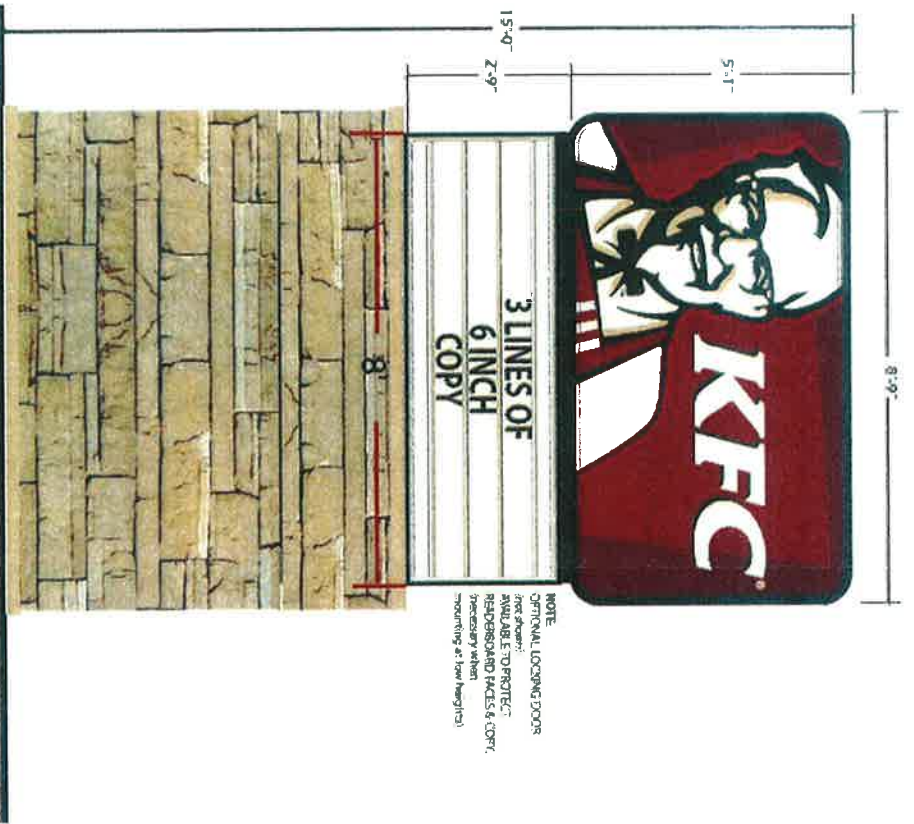
4- Exposure is the key to recognition. Visually appealing signage associated with a popular brand drives business and contributes to the profitability of the business and thus to the community .

5- The need for the variance is not a result of owner or applicant. Surrounding establishments have multiple elevations with wall signs, ground and pylon signs. It is necessary to be competitive with like neighboring establishments. KFC is strict when it comes to building signs allowed and we must meet these requirements. The new KFC Vision 3.0 building requires signage on multiple sides of the building and definately over the front and side entries. Denial of these elevations would affect the KFC brand approval for this location.

Thank you for your consideration.

A handwritten signature in black ink, appearing to be 'J. Moore', written in a cursive style.





Scale: 1/2" = 1'-0"

NOTE:
OPTIONAL LOCKING DOOR
(not shown)
AVAILABLE TO PROTECT
READERBOARD FACES & COPY.
(necessary when
mounting at 7' or less high)

SIGN SPECIFICATIONS

- ALUMINUM CASE & RETAINER PAINTED BLACK
 - PAN FORMED POLYCARBONATE FACES.
 - 2nd SURFACE VINYL DECORATION
 - BACKSPRAY WHITE
 - SINGLE FACE READERBOARD:
 - (2) MOUNTED BACK-TO-BACK ON POLE STRUCTURE.
 - ALUMINUM CASE & RETAINER PAINTED BLACK.
 - PAN FORMED POLYCARBONATE FACES.
 - WHITE BACKGROUND.
 - FACES TRACKED FOR 3 ROWS
 - OF BLACK 6" CHANGABLE COPY.
- COLOR SPECIFICATIONS**
- KFC**
- Rich Red 3M 3530-53
 - Bright Red 3M 3530-2658
 - 777 3M 3530-0647
 - Black 3530-22
 - White

MAIN I.D. SIGN: 44.50 sq. ft.
READERBOARD: 22 sq. ft.
TOTAL SQ. FT.: 66.50 sq. ft.



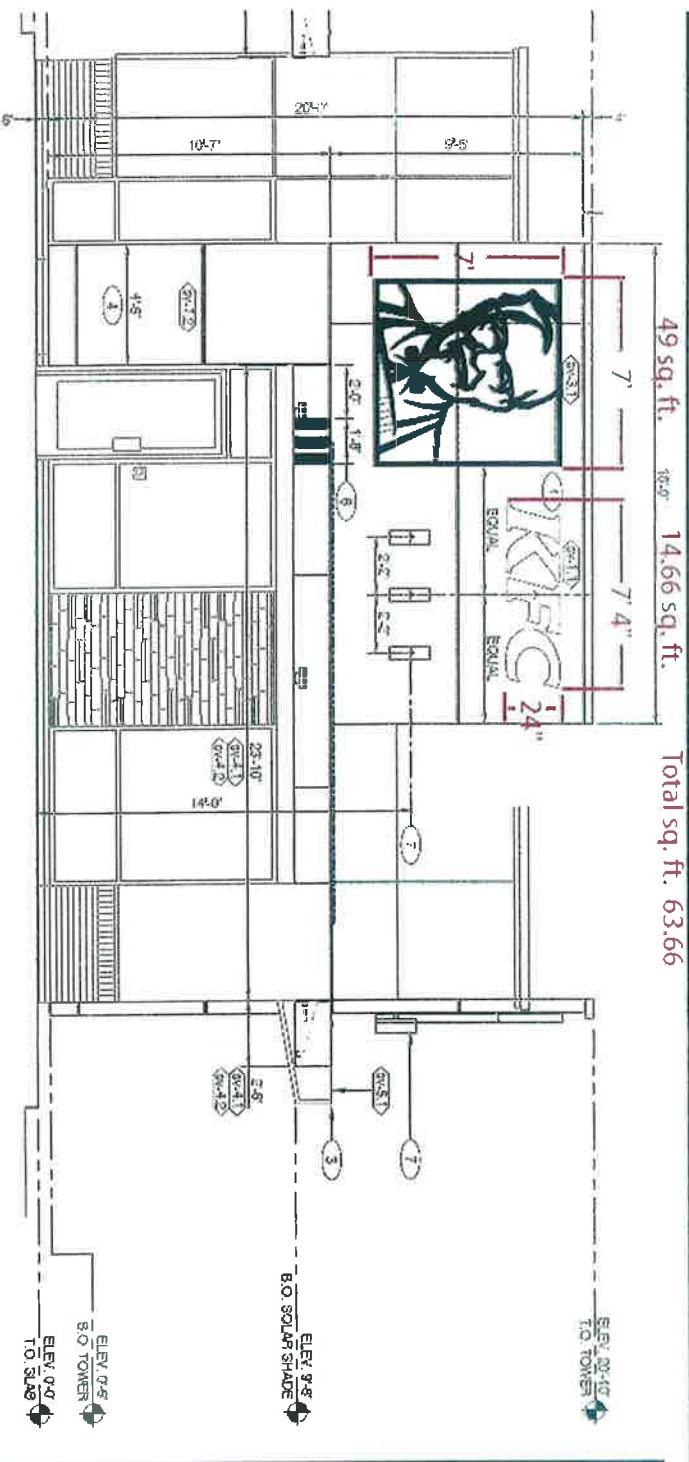
THE D & M SYSTEM, ONE YEAR GUARANTEE...
PERFECTLY MATCHED PANELS...
BE SURE TO ORDER WITH AN OVERLAP OF 1/4" BETWEEN ALL PANELS...

CUSTOMER REQUEST:

REV: 1 _____ DATE _____
REV: 2 _____ DATE _____
REV: 3 _____ DATE _____



DRAWING NO: **76550.02**
REV: 1/2016



FRONT ELEVATION

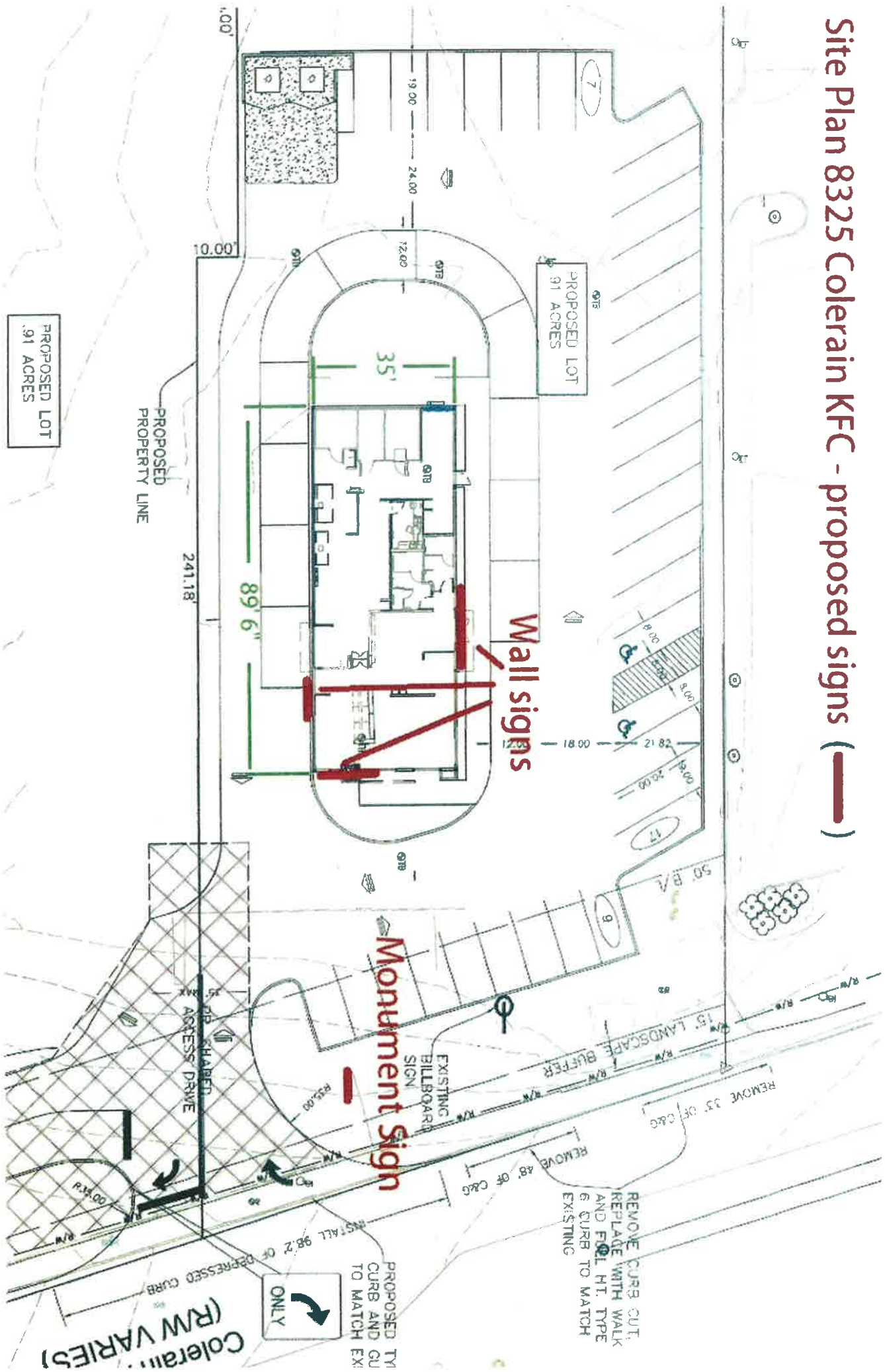
E

QTY	ITEM DESCRIPTION
1	24" NFO CHANNEL LETTERS (White)
3	30" NFO CHANNEL LETTERS (White)
3	7' x 7' COLONNALS SIGN
3	SOLAR SHADE - SYPHOND (White) (Fixed Strips where indicated) (1'-4" High x 2'-0" Deep x Overall Length Varies (5'-0" Long Typical Sections))
3	SOLAR SHADE - RACEMAR (White) (for LED Strips) (1" High x 2" Deep x Overall Length Varies (See Elevations))
1	SLOPED BOTTOM ENTRY CANOPY (White with Red Stripes) (15'-0" Wide x 1'-4" Hgt. 2'-0" High x 4'-0" Deep)
1	DRIVE THRU CANOPY (White with Red Stripes) (12'-0" Wide x 1'-4" High x 3'-0" Deep)
1	ENTRY SIDE METAL PANEL TOWER (Red w/ White Metal Cap) Refer to Elevations for Overall Dimensions
1	FRONT METAL PANEL TOWER (Red w/ White metal Cap) Refer to Elevations for Overall Dimensions

SIGNAGE / BUILDING ELEMENT SCHEDULE

X REQUIRES LIGHT FIXTURES. SEE ELECTRICAL.

Site Plan 8325 Colerain KFC - proposed signs (—)



RECEIVED

APPLICATION FOR APPEAL
COLERAIN TOWNSHIP BOARD OF ZONING APPEALS 2014

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

COLERAIN ZONING

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

Application number: BZA 2014-23

Owner: Nick & Brandi Voegelé Applicant: Same

Property Address: 3350 melodymanor Dr.

City: Cincinnati State/Zip: OHIO, 45239

Applicant Address: Same

City: _____ State Zip _____

Phone: 513-404-5452

Auditor's Book-Page-Parcel Number: 510 -- 0081 -- 0532

Zoning Classification: R-6

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:	<u>15000</u>

(154500)

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:

Nick & Brandi Voegelé

Signature of Applicant (if not the Owner):


July 4, 2014

Property Address: 3350 Melodymanor Dr. 45239

Subject: Appeal/Variance request for Application # Z2014-00216

I am requesting a variance on the Zoning Certificate for a deck and swimming pool located at 3350 Melodymanor Drive. The Zoning Certificate was refused under sections 10.2.3 (C) and 5.1. The request is for the far North corner of the deck, to be left at 12" from the property line. The North corner of the deck does not affect anything or anyone. The property line that it is closest to is the far unused end of the homeowners land. To cut the deck back to 5ft. from the property line would not be easy and would render the deck useless. To do these renovations would require removing 2 posts and piers, rebuilding 2 beams, rebuilding joists, rebuilding decking and replacing 1/3 of the railing. All of this would take the deck from a symmetric rectangular shape to an unusable triangular shape. It would be a shame to waste all this money and time moving one corner of the deck away from my neighbor's unsightly rusted fence and overgrown bushes. The pool deck has been okay like this for 8 years now; I don't know why a complaint would be filed by someone after all these years.

Thanks,

A handwritten signature in black ink, appearing to read "Nick Voegele" and "B Voegele" written together.

Nick & Brandi Voegele



RECEIVED
JUN 19 2014
COLERAIN ZONING

3350 Melodymanor