

COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

Regular Meeting

4200 Springdale Road - Cincinnati, Ohio 45251

Wednesday, June 24, 2015 – 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.: BZA2015-03 – Variance for additional wall signage – Article/Section 15.8.3(G)1.
Location: 9870 Colerain Ave., Cincinnati, Ohio
Applicant: Anne Karns (Sign Dynamics)
Owner: Buddy's Carpet
 - B. Case No.: BZA2015-04 – Variance for additional wall signage – Article/Section 15.8.3(G)1.
Location: 8403 Colerain Ave., Cincinnati, Ohio
Applicant: Emily Bamonte (Holthaus Signs)
Owner: AT&T
 - C. Case No.: BZA2015-05 – Area Variance for accessory structure – Article/Section 10.2.1(A), 10.2.1.(C), 10.2.3(B).
Location: 3130 W Kemper Rd., Cincinnati, Ohio
Applicant: Paul Ahr
Owner: Paul Ahr
7. Unfinished Business: None.
8. Approval of Minutes: May 27, 2015 meeting.
9. Administrative Matters: None.
10. Adjournment.



STAFF REPORT: BOARD OF ZONING APPEALS
JUNE 2015

PREPARED BY: JULIA BRODSKY

Appeal #2015-03
Area Variance | Signage

9870 Colerain Ave

Case History:

In the matter of the appeal of Anne Karns with Sign Dynamics on behalf of Buddy's Carpet for an area variance from Article 15, Sections 15.8.3(G)1 of the Zoning Resolution, related to wall signage in the B-2: General Business zoning district. The appellant applied for and was denied a zoning certificate for one additional wall sign on one elevation of the new Buddy's Flooring America retail location.

§15.8.3 (G)1 of the Colerain Township zoning resolution states that "Wall signs may be permitted at a ratio of 1.0 square foot for each lineal foot of building frontage." "Building frontage" is a term defined by the resolution as "the length of an enclosed building facing a public or private street". The applicant proposes signage on the north elevation of the building which does not face a public or private street. The north elevation of the building does, however, face an entrance drive to the shopping center.

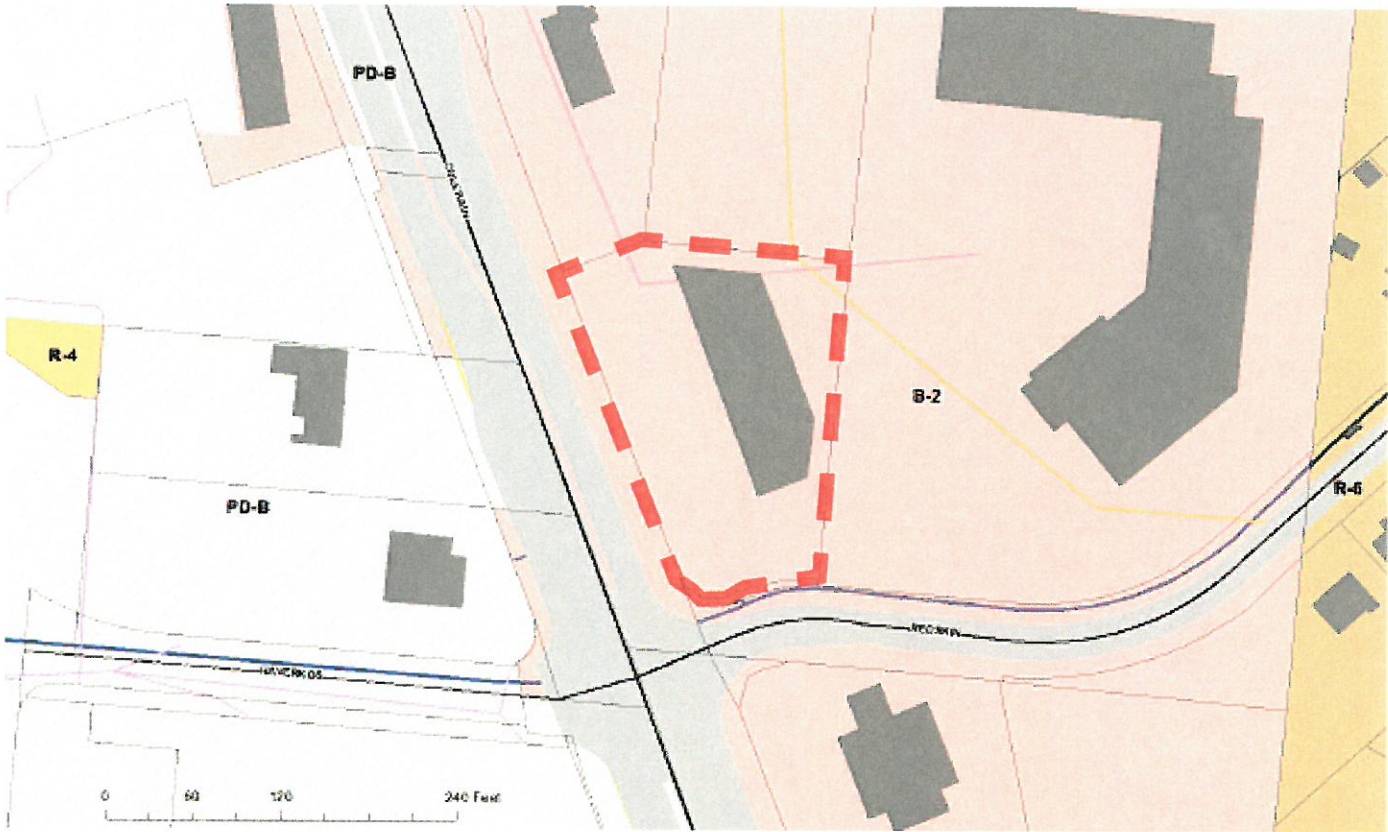
The applicant has already been approved for a wall sign facing Colerain Ave on the west elevation, however the additional signage proposed is located on the north elevation.

Staff Findings:

1. The variance requested is not substantial. The applicant proposes a sign that is 34.84 SF. If a variance were to be granted, the amount of wall signage would be in keeping with the 1SF per linear foot of building frontage.
2. The property in question would likely yield a reasonable return without the variance. The property is located approximately 91 feet away from the right-of-way and faces Colerain Avenue, making visibility to the roadway not an issue.
3. The owners predicament could not feasibly be obviated by other means. Without the variance, the owner will not be able to install any signage on the north facade.
4. The variance would not adversely affect the delivery of governmental services.
5. The essential character of the neighborhood would not be negatively impacted by allowing the additional sign.
6. The owner was not aware of the sign regulations before they leased the space as the prior tenants (Verizon Wireless) had approved signage on both the north and west elevations.
7. 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 justice would be done by approving this variance.

Staff Recommendation: Approval

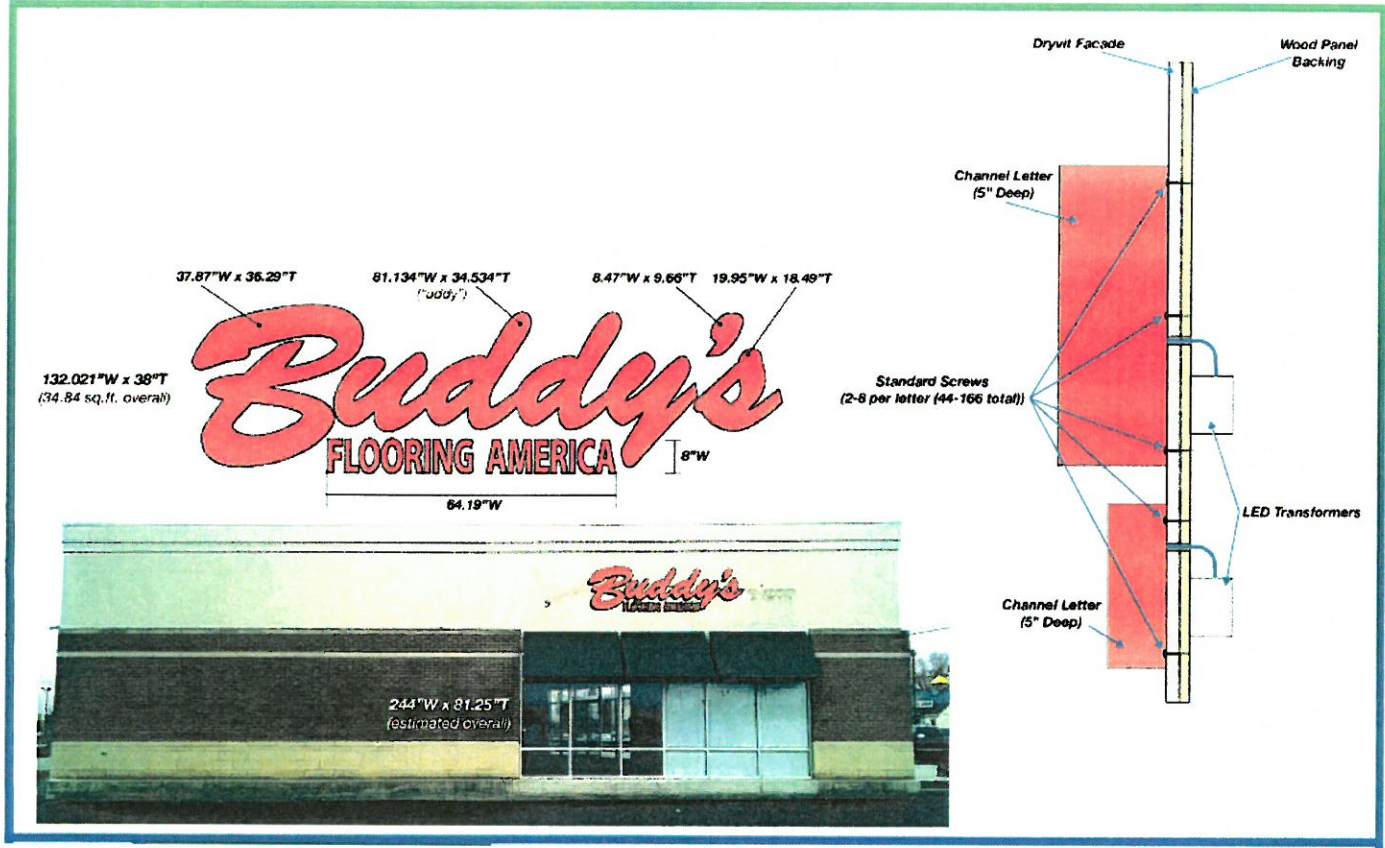
Zoning Map:



Aerial Map:



Signage Proposal:



Existing Conditions:



Existing Conditions Continued:

PHOTO # 1 yellow area highlights the entry way beside the building wall



PHOTO # 2 Yellow arrow shows building being blocked by existing KFC sign



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 2015 - 03

Owner: Redskin Drive Investors, LTD Applicant: Sign Dynamics - Contact: Anne Karns

Property Address: 9870 Colerain Ave.

City: Cincinnati State/Zip: Ohio, 45251

Applicant Address: 2781 Thunderhawk Ct.

City: Dayton State Zip: Ohio, 45414

Phone: 937-264-2070

Auditor's Book-Page-Parcel Number: 510 -- 0111 -- 0280-00

Zoning Classification: B-2

Appeal to (check one): Refusal to issue Zoning Certificate XX Citation for Violation COLERAIN ZONING

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. 350.00

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

.. See attached ..

Signature of Applicant (if not the Owner):

Anne Karns : Sign Dynamics

(over)

BZA – Application
Page # 2 – Justification for Request
Buddy’s Carpet
98710 Colerain Ave.
Cincinnati, OH 45251

1. *Describe the variance requested, referring to the specific relevant sections of the Zoning Resolution.*

ZONING CODE: Section 15.8.3 (G) 1

1. Wall sign may be permitted at a ratio of 1.0 square foot for each linear foot of building frontage
- **Variance approval would allow for a wall sign on the secondary frontage of a building that does not face a major roadway.

ZONING CODE: Section 5.1

Violations: No building shall be located, erected, constructed, reconstructed, enlarged, changed, maintained, or used, and no land shall be used, in violation of this Zoning Resolution

 **Variance approval would allow for the existing building to be changed by adding additional sign not currently allowed by Zoning Code.

2. *Affirm that the use requested is permitted in the zoning district where the property is located.*

If this North facing wall also faced a major road, then Zoning Code would allow for a sign at a one to one ratio on the secondary building frontage. Although this requested sign would be installed on a wall that does not face a major road, there is an entry way to a shopping area behind this building. A sign installed on this wall would afford additional attention and advertising to the store, which is important for its success. **(Please see photo #1)**

Code allows for a sign on the secondary side at a ratio of 1:1. This would allow for a 60 sq. ft. sign. (The wall measures approximately 60 ft.) Buddy’s is requesting a 34.84 sq. ft. sign which would be ½ the normally allowed sq. ft. The zoning approved sign for the front wall of the building is also under the allowed square footage. This wall measures 60 ft. also and only 52.1 sq. ft. of signage was used.

3. *Describe how the variance is not contrary to the Public interest.*

The approval of this variance would not be contrary to the Public interest. An additional sign would not take away from Public interest but might actually help the Public. Colerain Ave. is a very busy thoroughfare with lots of existing signage, including both wall and free-standing pylon type signs. Having an additional sign for drivers approaching the building from the North

would aid in finding the building easier. An additional sign would allow for drivers to locate the building quicker and then prepare for a safer entry into the parking lot.

4. (a) Describe how a literal enforcement of the zoning resolution would result in unnecessary hardship.

Overall, the building is placed in a very busy and congested area with other businesses, signs and traffic. Making sure that customers and potential customers are able to see the business is very important for the success of the business. Safety is also a concern for drivers pulling into and out of the location and being able to easily find the building within the traffic pattern adds to the safety of the situation. If the second wall sign is approved this can only help with the hardship of making sure that the business is easily seen.

The former business, Verizon, also had this same situation and the signage for their business is very similar to what Buddy's Carpet Flooring is requesting. Verizon had a very large wall sign on the front on the building. By our calculation the former sign seems to be larger than what Buddy's has already had approved for the front of the building. Verizon also had a larger second sign on the side wall in the same location that Buddy's is seeking asking approval for. Replacing an older sign with a new approved sign would not change the look of the area or add to the amount of signage already located in the area, since a sign was previously in this same location.

(b) Describe the specific hardship(s) related to special conditions unique to the individual property for which a variance is requested.

When approaching the building from the North the neighboring KFC sign tends to block the building due to the design and placement of the sign. Having a second sign on the side of the building would allow for customers to more easily locate the business. **(Please see photo #2)**

Fortunately, the placement of the building does allow for openness near the building. As a result the building wall does in a way face a major road – once close to the building and with the entry way into the plaza businesses behind the building there is a lot of traffic going by the building to mimic an actual road. **(Please see photo # 3)**

5. Affirm that the need for a variance is not a result of the Owner's or Applicant's actions.

Buddy's Carpet Flooring is the current tenant of this building space. Buddy's is not responsible for the design and placement of the building so therefore is not responsible for the reasons behind the need for this variance request.

132.021'W x 38" T
(34.84 sq. ft. overall)

37.87'W x 36.29" T

81.134'W x 34.534" T
(Buddy's)

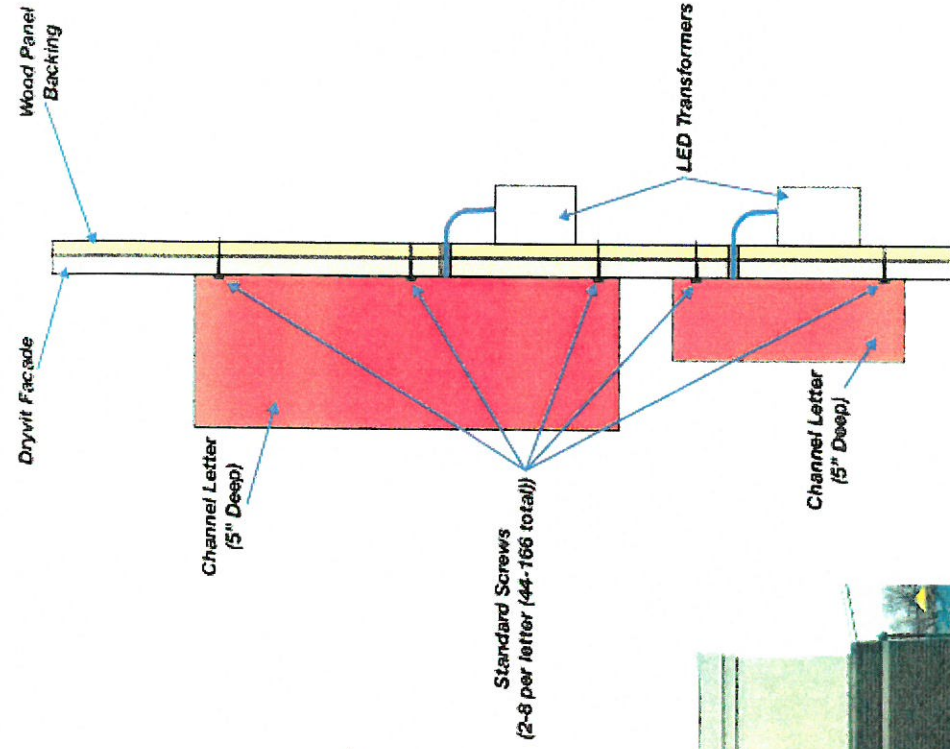
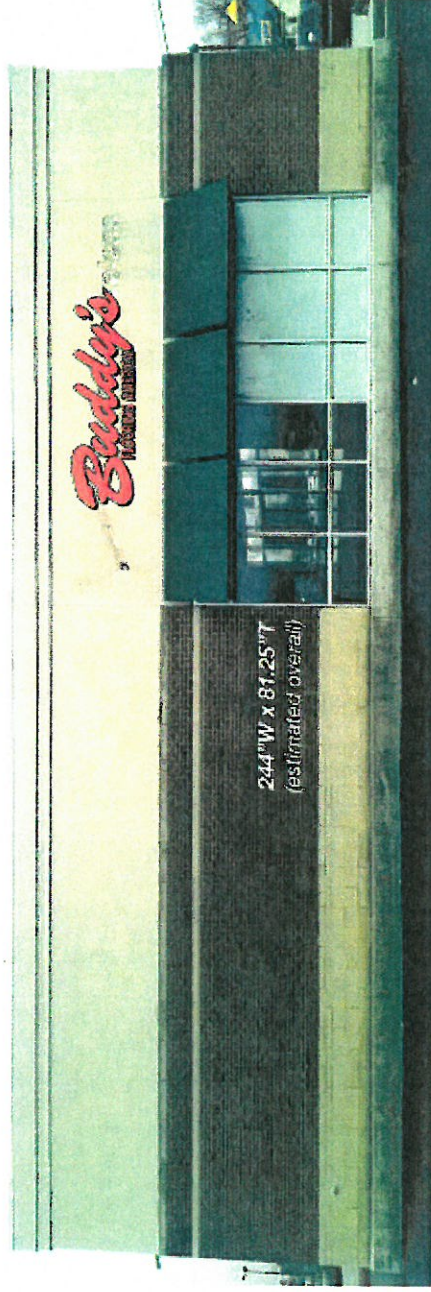
8.47'W x 9.66" T

19.95'W x 18.49" T

Buddy's
FLOORING AMERICA

64.19'W

8"



Attachment

Project Manager: John Smith

Buddy's Carpet & Flooring America - Channel Letters (Side of Building)

Drawn by: Bill Scheiding

5-1-2015

Approved by:

5-1-2015 10:00 AM Bill Scheiding (billscheiding@billscheiding.com) - 10:00 AM 5-1-2015 10:00 AM Bill Scheiding (billscheiding@billscheiding.com) - 10:00 AM

THIS RENDERING IS THE PROPERTY OF SIGN DYNAMICS. IT IS FOR THE EXCLUSIVE USE OF SIGN DYNAMICS AND THE PARTY WHICH REQUESTED THE RENDERING. IT IS AN UNPUBLISHED ORIGINAL DRAWING NOT TO BE DISTRIBUTED, REPRODUCED OR EXHIBITED WITHOUT THE CONSENT OF SIGN DYNAMICS. COPYRIGHT SIGN DYNAMICS. COLOR OUTPUT MAY NOT BE EXACT WHEN VIEWING OR PRINTING THIS DRAWING, AND IS NOT INTENDED TO PROVIDE AN EXACT MATCH BETWEEN INK, VINYL, PAINT, OR LED COLOR. ALL COLORS USED ARE PMS, OR CMYK EQUIVALENT. IF THE COLORS ARE INCORRECT, PLEASE PROVIDE THE CORRECT PMS MATCH AND A REVISION TO THIS DRAWING WILL BE MADE. ARTIST'S RENDERING OF BRICKWORK, MASONRY, AND LANDSCAPING IS NOT INCLUDED IN THE PROPOSAL. ALL MEASUREMENTS SHOWN ARE APPROXIMATIONS. DIMENSIONS OF FINAL PRODUCT MAY VARY.



PHOTO # 1 yellow area highlights the entry way beside the building wall

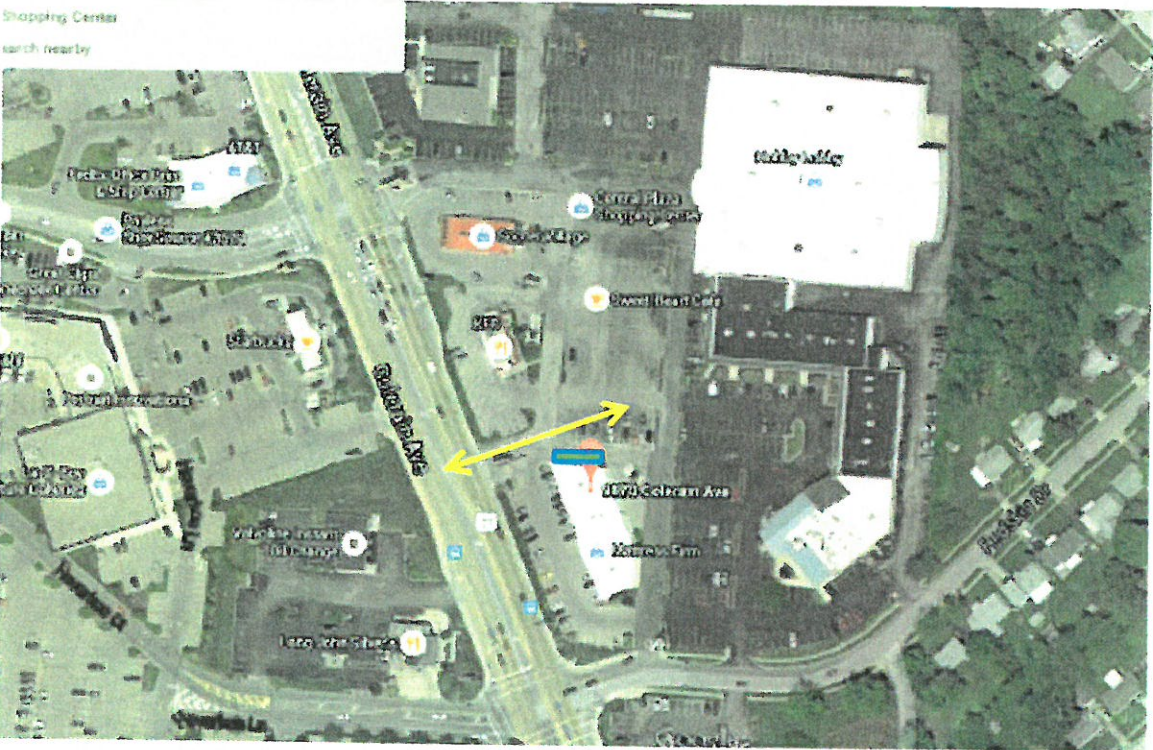


PHOTO # 2 Yellow arrow shows building being blocked by existing KFC sign



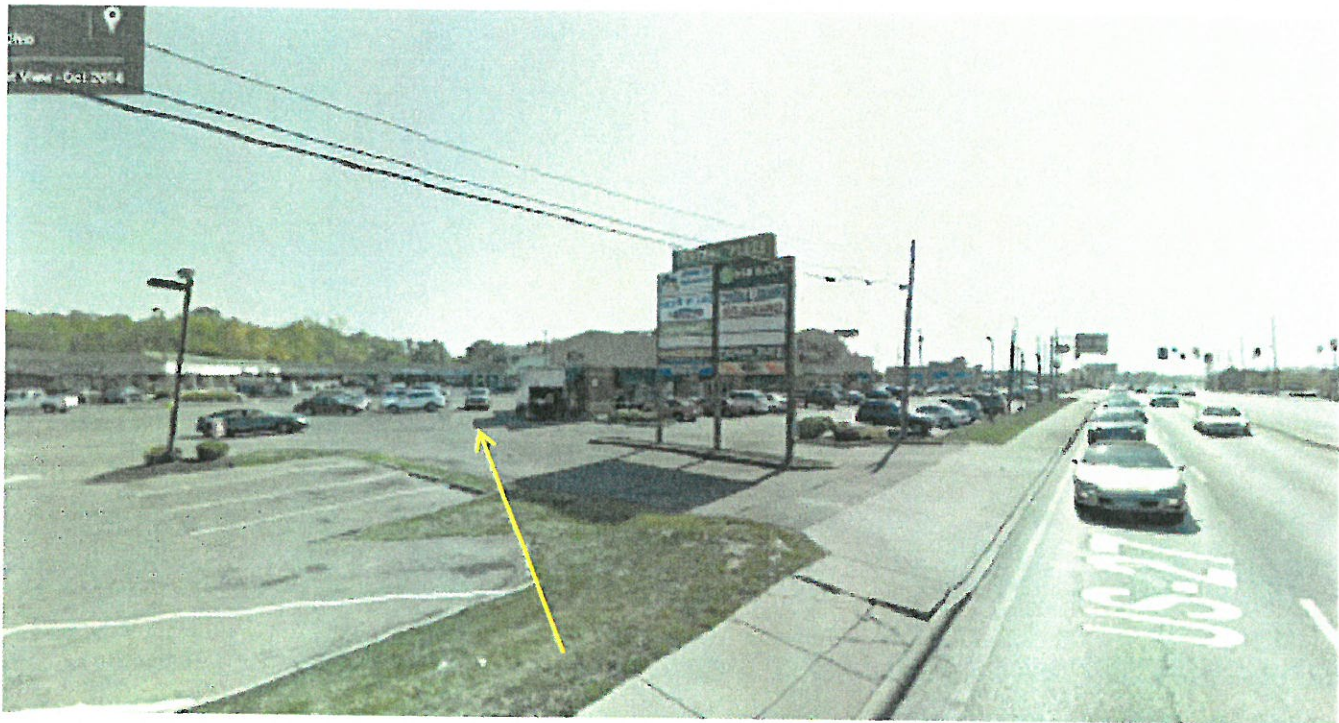
SITE MAP

Buddy's Carpet Flooring
9870 Colerain Ave.
Cincinnati, OH 45251

Requested location for additional wall sign –
this side of building faces Northward on
Colerain Ave.



PHOTO #3 See openness close the building and cars entering and exiting for the plaza businesses





STAFF REPORT: BOARD OF ZONING APPEALS
JUNE 2015

PREPARED BY: JULIA BRODSKY

Appeal #2015-04
Area Variance | Signage

8403 Colerain Ave

Case History:

In the matter of the appeal of Emily Bamonte with Holthaus Signs on behalf of AT&T for an area variance from Article 15, Sections 15.8.3(G)1 of the Zoning Resolution, related to wall signage in the B-2: General Business zoning district. The appellant applied for and was denied a zoning certificate for two additional wall signs on two separate elevations of the new AT&T retail location.

§15.8.3 (G)1 of the Colerain Township zoning resolution states that “Wall signs may be permitted at a ratio of 1.0 square foot for each lineal foot of building frontage.” “Building frontage” is a term defined by the resolution as “the length of an enclosed building facing a public or private street”. The applicant proposes additional signage on the south and west elevation of the building which do not face a public or private street. The south elevation of the building does, however, face an entrance drive to the shopping center that is heavily trafficked and serves as a main entry for the shopping center. The west-facing facade also acts as the proper point of entry for the retail establishment.

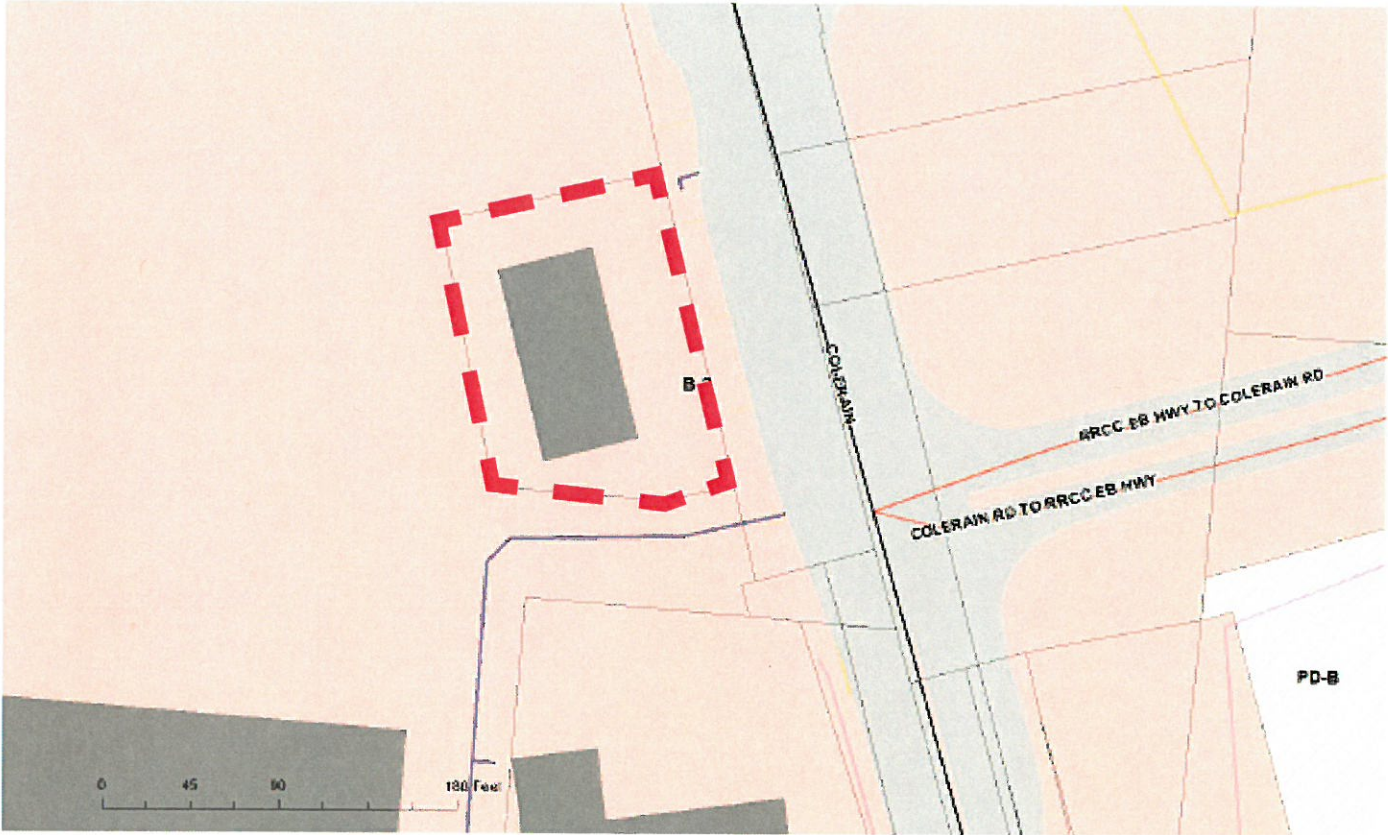
The applicant has already been approved for a wall sign facing Colerain Ave on the east elevation.

Staff Findings:

1. The variance requested for signage is not substantial. The applicant proposes a sign that is 39.78 SF. If a variance were to be granted, the amount of wall signage would be in keeping with the 1SF per linear foot of building frontage.
2. The property in question would not likely yield a reasonable return without the variance for signage, specifically on the west elevation. The property abuts Colerain Avenue, however the point of entry for customers is off of the west elevation facing the parking and shopping center.
3. The owners predicament could not feasibly be obviated by other means. Without the variance, the owner will not be able to install wall signage on either facade.
4. The variance would not adversely affect the delivery of governmental services.
5. The essential character of the neighborhood would not be negatively impacted by allowing the additional signage.
6. The owner was not aware of the sign regulations before they leased the space as the prior tenants (RadioShack) had approved signage on both the south and west elevations.
7. 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 justice would be done by approving this variance for additional signage to be installed on the west elevation.

Staff Recommendation: Approval

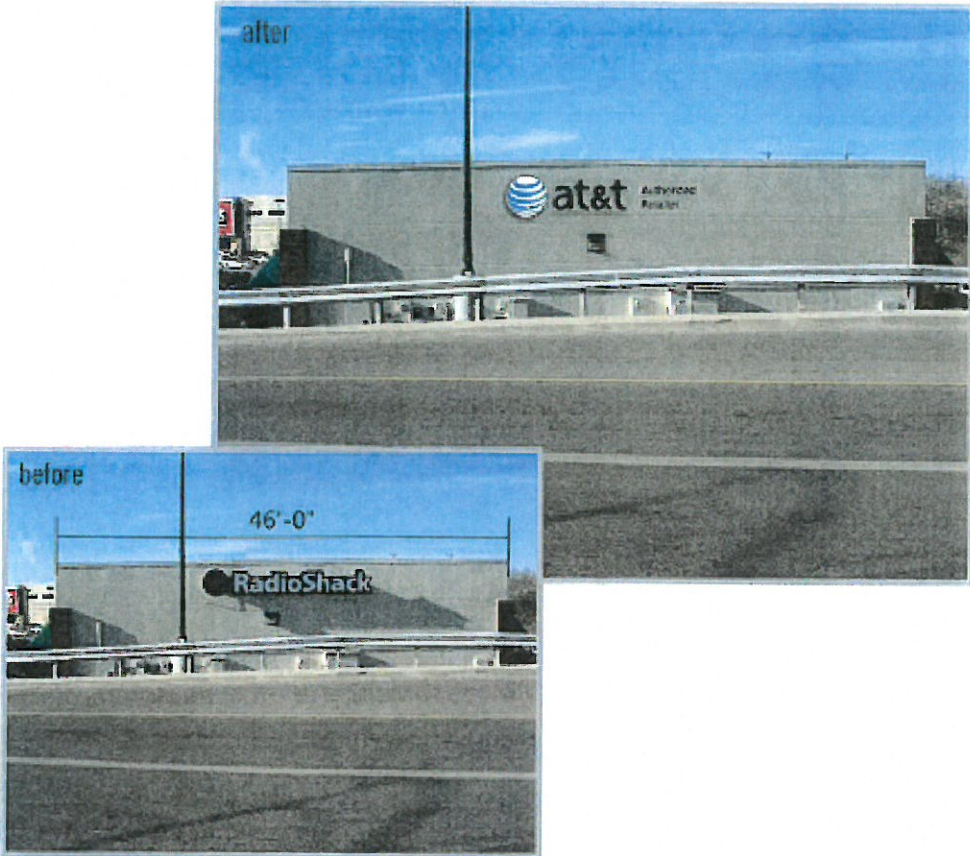
Zoning Map:



Aerial Map:



Proposed Signage on south elevation:



Proposed Signage on west elevation:



Existing Conditions:



Request for Variance

AT&T has already been granted a permit for the wall-mounted sign on the East-facing façade (facing Colerain Ave.) AT&T would is asking for a variance for wall-mounted signs on the South-facing façade (Sign S4 facing driveway) and on the West-facing façade (Sign S2 above store entrance). It is understood that according to The Colerain Township Zoning Resolution, wall signs are permitted at a ratio of 1.0 square foot for each lineal foot of building frontage. Building Frontage is defined as the façade facing the street or right of way. Within the resolution, **Section 15.8.3 (G) 4** notes that “buildings located on a corner lot may be permitted to have wall signs on each frontage provided they meet the requirements of this section”. Since the driveway to the South of the proposed AT&T which branches off of Colerain Avenue is so heavily trafficked from both directions of Colerain Avenue as well as the exit ramp of Ronald Reagan Highway, it is the hope of AT&T that this driveway can be seen as a right of way in the case of this appeal. If one can potentially consider this driveway a right of way, the two additional signs proposed for this appeal are within the zoning size restrictions set for in the Ordinance.

VISIBILITY/IDENTIFICATION FROM ALL DIRECTIONS

Without sign S4 mounted on the South-side of the building, traffic headed north on Colerain Avenue will have already missed the turn-in intersection from Colerain Avenue to the drive entering the shopping center. After missing this left-hand turn, traffic heading north will not be able to make a potentially hazardous U-turn in order to reach AT&T because of the concrete barrier/curb which divides North-bound and South-bound lanes. From the viewing angle of northbound traffic on Colerain Avenue, there is no way to identify that AT&T is a tenant of the building in question since the Colerain Hills pylon sign currently blocks the view of the permitted frontage wall sign. Additionally, AT&T is not allowed a tenant space on said pylon. To support this appeal per the Zoning Resolution:

Section 15.1.5: *Purposes of these sign regulations are: “To provide the public with safe and effective means of locating businesses, services and points of interest within the township and to provide for a safe vehicular and pedestrian environment;”*

Without sign S2 on the West-facing facade above the store entrance, customers from the two anchor stores (Walmart and Staples) of the Colerain Hills Shopping Center will not be able to identify the location of AT&T. Sign S2 is mounted above the entrance of the store. From an aesthetic perspective, AT&T should have a sign above the entrance for brand recognition and to eliminate any confusion of where to enter the establishment. The support this appeal per the Zoning Resolution:

Section 15.1.2: *Purposes of these sign regulations are: “To maintain and enhance the aesthetic environment and the Township’s ability to attract sources of economic development and growth to promote and maintain high value residential areas;”*

As mentioned, both signs are within the allotted sizes of 1.0 sq. ft. of each lineal ft. of building frontage. Neither exceeds 100 sq. ft. and they do not exceed 4’ in height.

FAIR AND CONSISTENT

AT&T is asking to replace the existing RadioShack signs with their own. The new signs will actually be smaller than the existing. AT&T is asking for the same treatment that was granted to both RadioShack and America’s Best (also located in the same building). Both have signs on 3 sides of the building even though there is only one technical street/building frontage.

Proposed Sign S4 location



Faces Colerain Are

Faces Driveway



AMERICA'S BEST

Driveway

AMERICA'S BEST

radio shack

Disposable
 Contacts
 41249

2 Pairs

\$669

Above Entrance

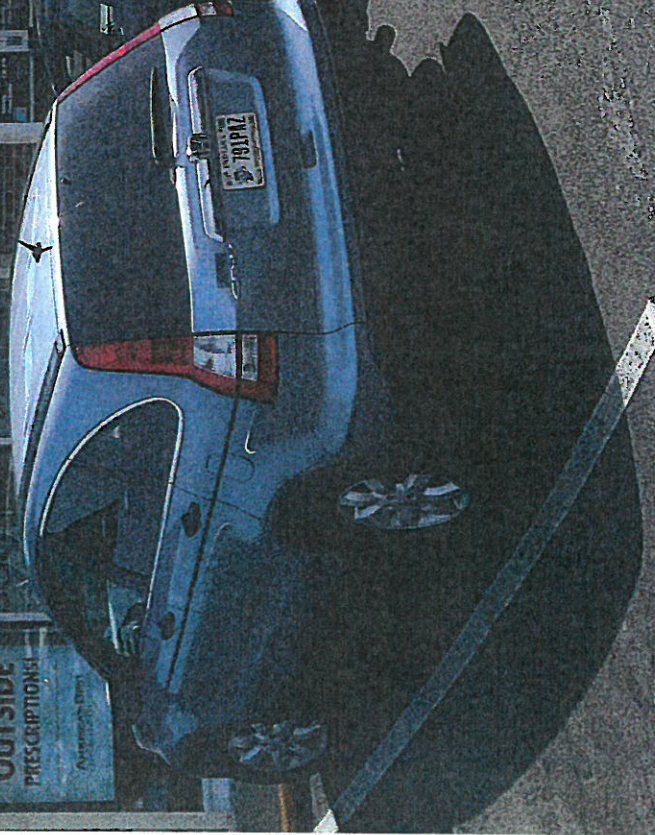
AMERICA'S BEST
CONTACTS &
EYEGLASSES

RadioShack

WE
ACCEPT
OUTSIDE
PRESCRIPTIONS

1-800-
855-8555

2015
\$6995

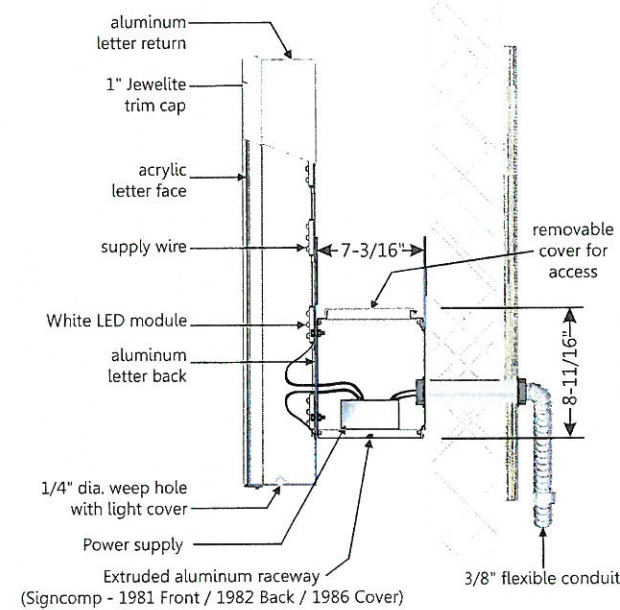


S4

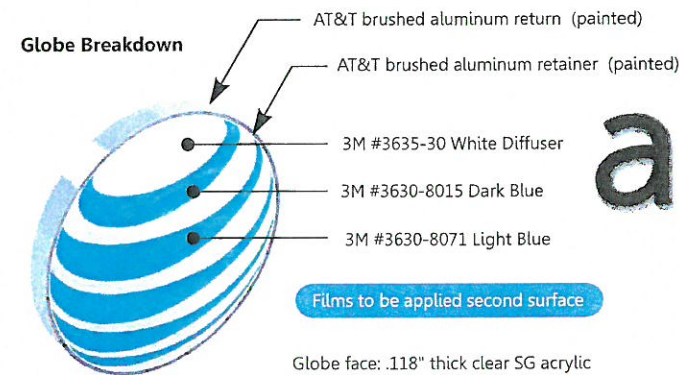
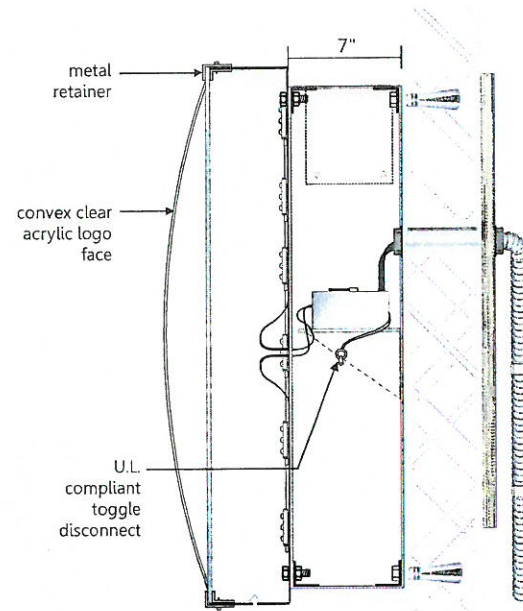
Custom Raceway Illuminated Letterset - Black Faces

Remove existing letterset from elevation. Patch and paint facade as required. AT&T globe and AT&T copy are raceway wired illuminated letters. "Authorized Retailer" to be non-illuminated plate letters, stud mounted flush to fascia. **Verify fascia dimensions.**

"at&T" Letter Section Detail (typ.)



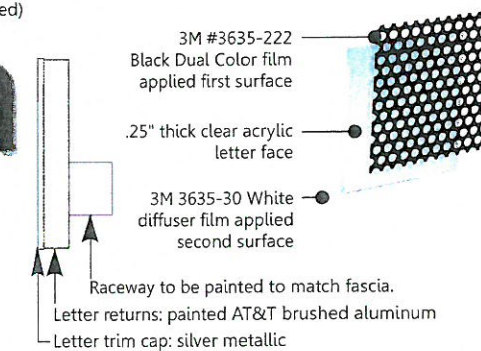
Globe Section Detail (typ.)



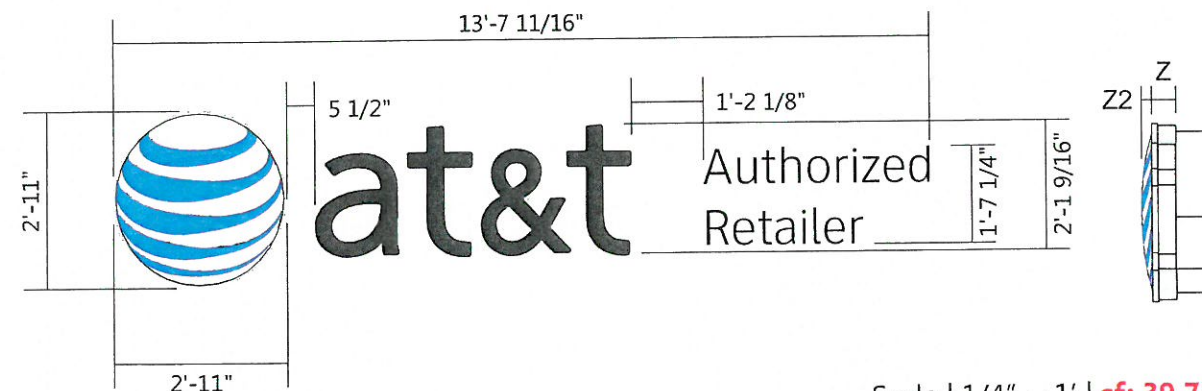
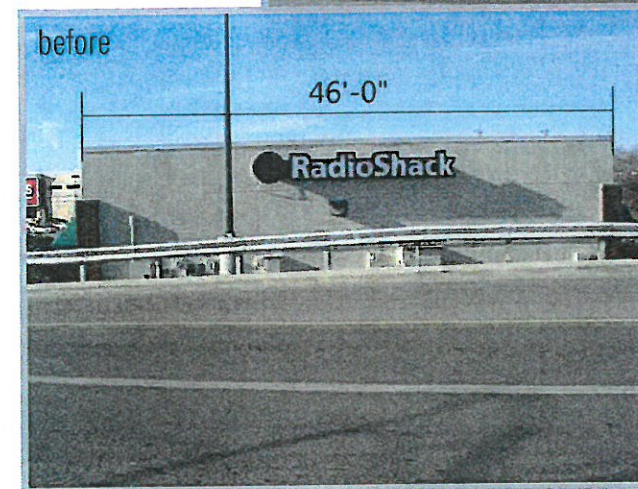
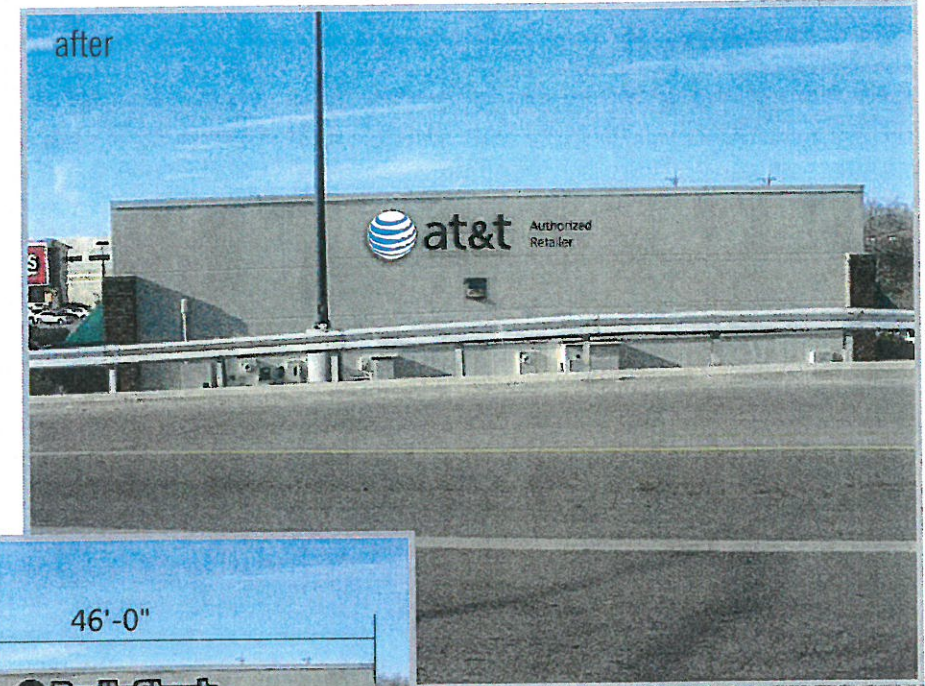
Interior surfaces to be sprayed with Spray-Lat White Light enhancement paint.

Note: If brushed aluminum returns are denied and the city does not indicate the exact color required, the default replacement is to have the returns match the letter faces.

"at&t" Face Decoration Detail



Auth
1/4" thick hydrojet cut aluminum letters painted AT&T black, satin finish on all surfaces and stud mounted flush to wall



Scale | 1/4" = 1' | **sf: 39.78**

Raceway painted: Beige, exact color TBD

Z	Z2	Return Thk	Symbol Return Thk	Symbol Back Thk	Letter Back Thk	Sq. Ft.
5"	3 3/16"	.063"	.090"	.125"	.125"	42.07

Code Allows: Length cannot exceed 75% of frontage



Revisions:

Update to 3 / 04.20.15 / BH

Adjusted dimensions to meet sf requirement / 1/7 / 4.27.15

X

X

X

X

X

File Location:

ArtDept\Colors\AT&T

Date: 03-27-2015

City/State: Cincinnati OH

Drawing #

C44538-S4

Designer: TD PM: TK

Address: 8403 Colerain Ave

Site Name

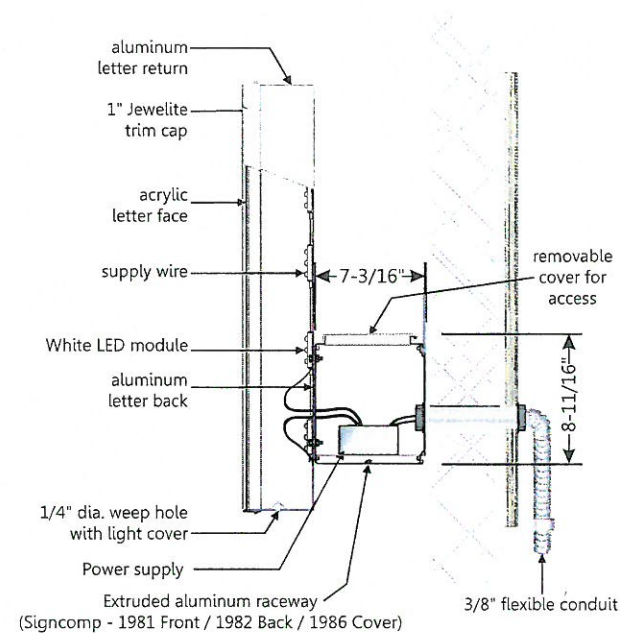
-

S2

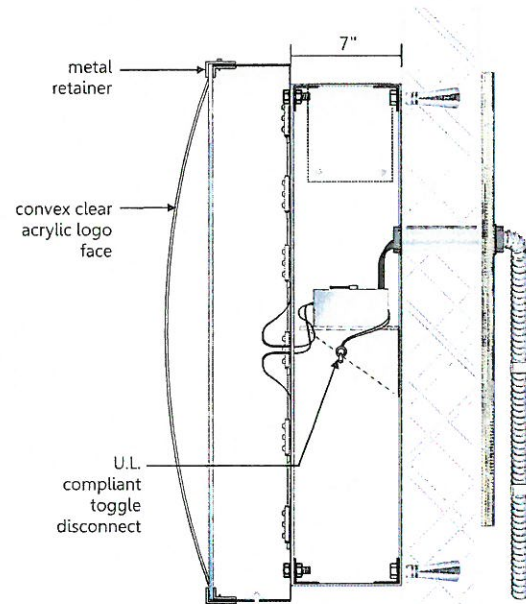
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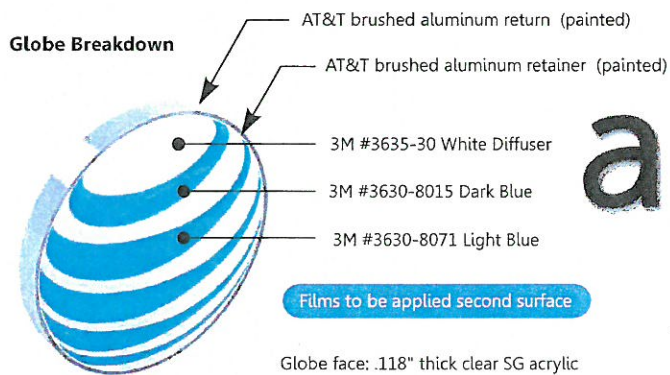
"at&t" Letter Section Detail (typ.)



Globe Section Detail (typ.)



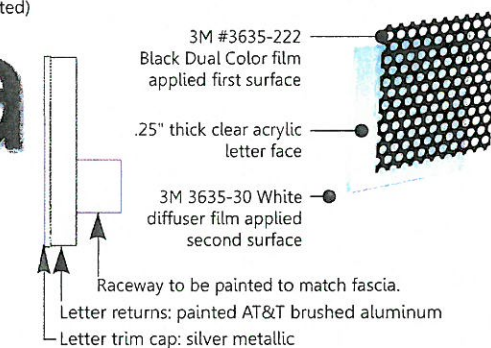
Globe Breakdown



Interior surfaces to be sprayed with Spray-Lat White Light enhancement paint.

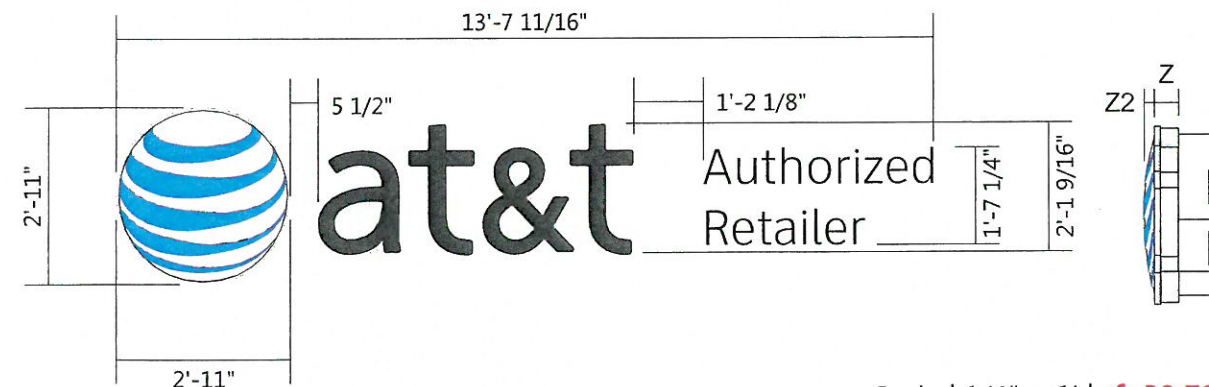
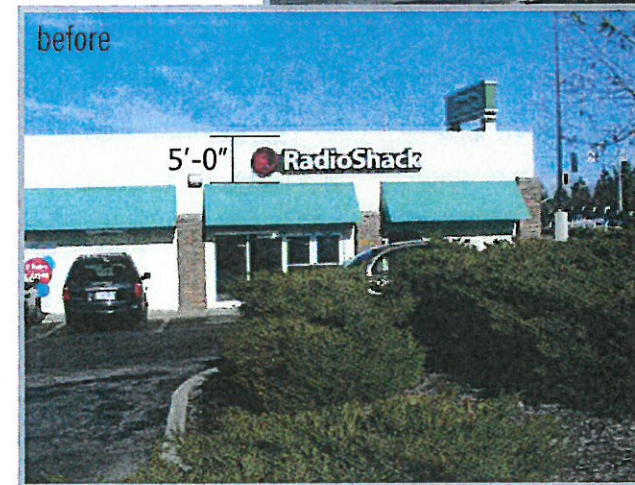
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Auth

1/4" thick hydrojet cut aluminum letters painted AT&T black, satin finish on all surfaces and stud mounted flush to wall



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5"	3 3/16"	.063"	.090"	.125"	.125"	42.07

Code Allows: Length cannot exceed 75% of frontage

Revisions:

Revised to custom size / TD / 4.17.15	X
Update to 3" / 04.20.15 / BM	X
Adjusted dimensions to meet sq requirement / AT / 4.27.15	X

File Location:
ArtDept\CoreColors\AT&T

Date: 03-27-2015

City/State: Cincinnati OH

Drawing #

C44538-S2

Designer: TD PM: TK

Address: 8403 Colerain Ave

Site Name

-



COLERAIN

EST. 1794

BUILDING, PLANNING & ZONING

4200 SPRINGDALE ROAD
COLERAIN TOWNSHIP, OHIO 45251

STAFF REPORT: BOARD OF ZONING APPEALS
JUNE 2015

PREPARED BY: JULIA BRODSKY

Appeal #2015-05

Area Variance - Accessory Structure

3130 W Kemper

Case History:

In the matter of the appeal of Paul Ahr for an area variance from Article 10, Sections 10.2.1(A), 10.2.1(C), and 10.2.3(B) of the Zoning Resolution, related to the size, height, and location of accessory structures in residential districts. The applicant proposes to construct a new 38'W X 60'L X 19'H poll barn on his lot.

The applicant was originally granted a variance by the Colerain Township Board of Zoning Appeals in 2006 to construct a 30'W X 60'L X 18'H poll barn in the front yard. The structure was never built and the zoning certificate expired on December 20, 2007. If approved, the structure would again be located in the front yard, 20' from the southern property line and 15' from the eastern property line. Currently, the footprint of the principle structure is approximately 2,080 SF. The proposed poll barn would exceed that square footage by 200 SF.

Staff Findings:

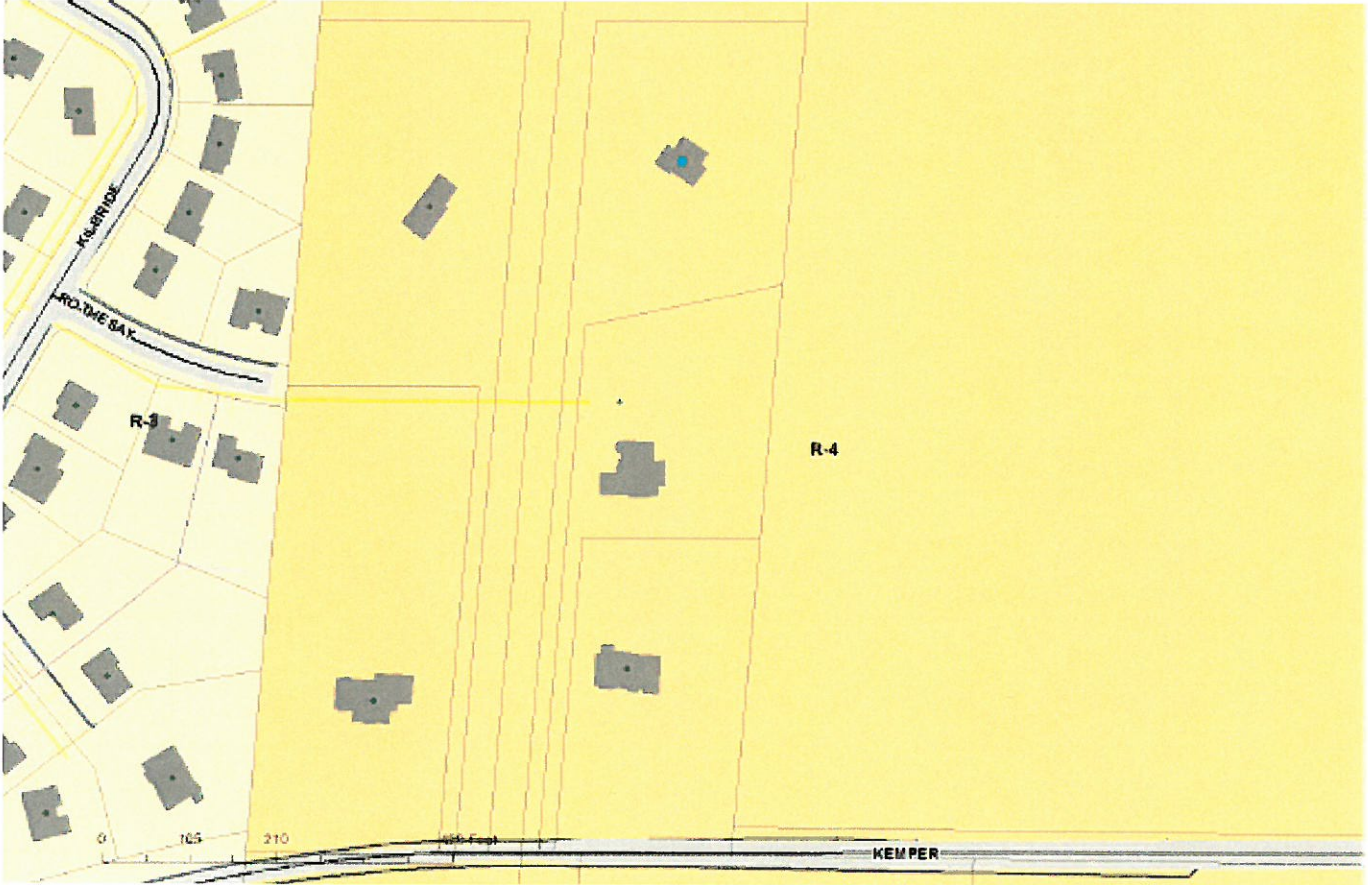
1. The variance requested is substantial. The proposed building would be larger than the footprint of the principle structure, taller than the allotted 15', and located in the front yard.
2. The property in question would likely yield a reasonable return without the variance.
3. The character of the neighborhood would not be substantially altered by the issuance of the variance, as the proposed poll barn would be screened from view by the existing tree lines.
4. Approval of the variance would not affect the delivery of government services.
5. It is unclear whether the owner purchased the property with knowledge of the zoning restriction however, the owner was aware that a variance would be necessary following the prior variance request made in November of 2006.
6. The subject property is surrounded by vegetation and is backed by hilly terrain. The suggested placement of the structure is due to those constraints. Therefore, the owner's predicament could not be resolved by another means.
7. The placement of the proposed structure is such that it is at the lowest point on the property between the primary structure and a screening line of trees to the front of the property providing substantial sight barriers from most neighboring properties.
8. The height and sizing requests are made to allow for a large enough structure to enclose large equipment and provide relief from visual clutter on the property.
9. The exterior of the accessory structure is proposed to be of vinyl siding and stone to match the primary structure on the property as well as to maintain the aesthetic nature of the existing neighborhood.
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

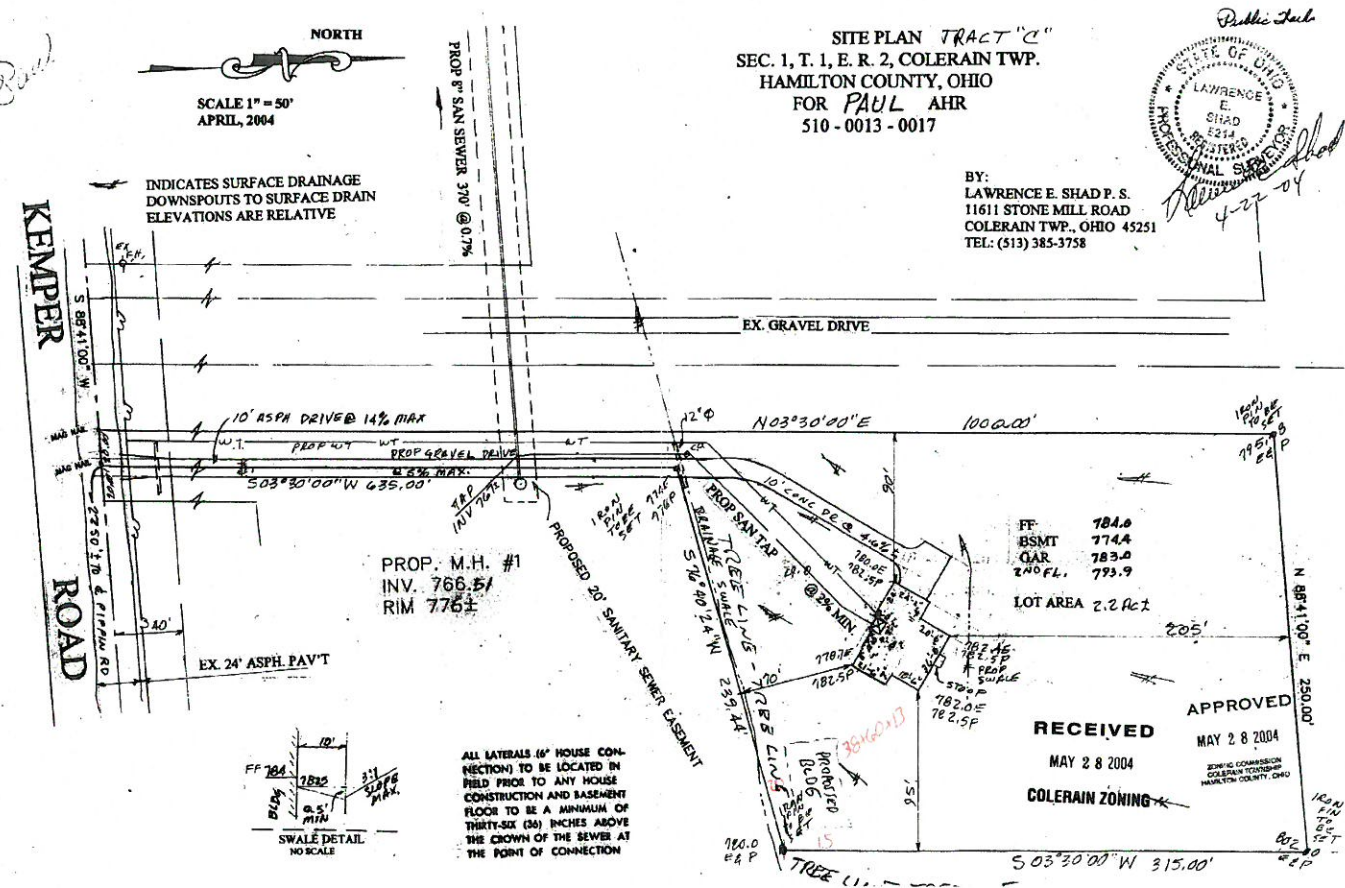
Aerial:



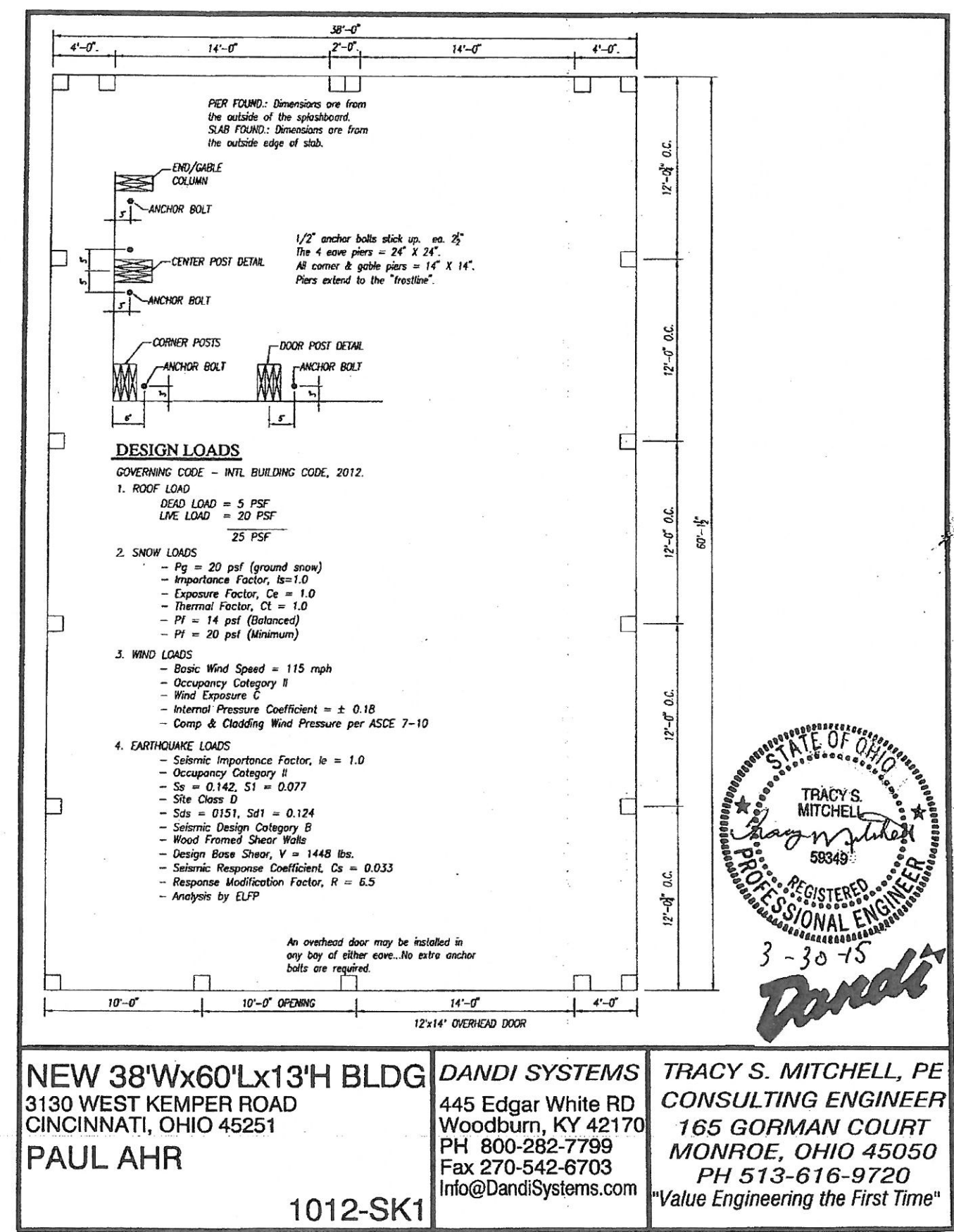
Zoning:



Real.



Proposed Floorplan:



NEW 38'Wx60'Lx13'H BLDG
3130 WEST KEMPER ROAD
CINCINNATI, OHIO 45251

PAUL AHR

1012-SK1

DANDI SYSTEMS
445 Edgar White RD
Woodburn, KY 42170
PH 800-282-7799
Fax 270-542-6703
Info@DandiSystems.com

TRACY S. MITCHELL, PE
CONSULTING ENGINEER
165 GORMAN COURT
MONROE, OHIO 45050
PH 513-616-9720
"Value Engineering the First Time"

APPLICATION FOR APPEAL
COLERAIN TOWNSHIP BOARD OF ZONING APPEALS
4200 Springdale Rd
Cincinnati, Ohio 45251
(513) 385-7505; Fax (513) 245-6503

RECEIVED

MAY 20 2015

COLERAIN ZONING

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

Application number: BZA 2015-05

Owner: PAUL AHR Applicant: _____
Property Address: 3130 WEST KEMPER
City: CINCINNATI State/Zip: OHIO 45251
Applicant Address: PAUL AHR
City: CINCINNATI State Zip: OHIO 45251
Phone: 513 702 8204
Auditor's Book-Page-Parcel Number: 510 -- --

Zoning Classification: _____

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>\$350</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):

(over)

TO: the Board of Zoning Appeals

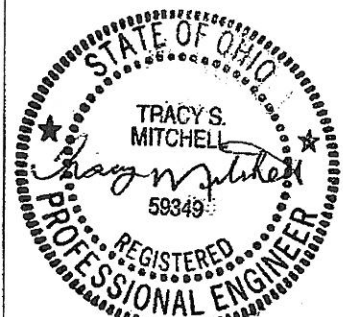
From: Paul Douglas Ahr
3130 west Kemper road
Cincinnati, Ohio 45251

My request for a zoning certificate was granted (cert. # Z2006-0359). My reason for this letter is to request an additional 4 feet on the max height allowance of 15 ft... The reason for the request is so that I may store my trucks and equipment so they do not become an eye-sore for my neighbors. The planned pole barn is situated on my property at the lowest point, between my home and my tree line out of site from all but one of my neighbors. Jeff and Karen Ahr (3160 west Kemper), whom have given me their verbal O.K. The pole barn will have an exterior of vinyl siding and stone that will match my home, further increasing my properties appearance. ALSO THE SIZE HAS BEEN SET

DUE TO VOLUME OF BELONGINGS FOR ITS USE. I'M
A SMALL INDEPENDENT CONTRACTOR TRYING TO
STAY AFLOAT BY KEEPING MY EQUIPMENT OUT
OF THE WEATHER. THIS BARN WILL ALSO
PROVIDE ME WITH SPACE FOR MY MAINTENANCE,
SAVING MONEY.

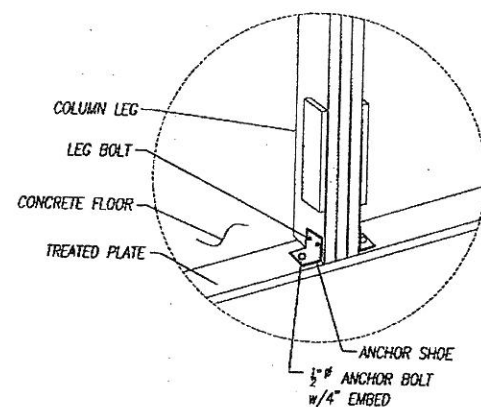
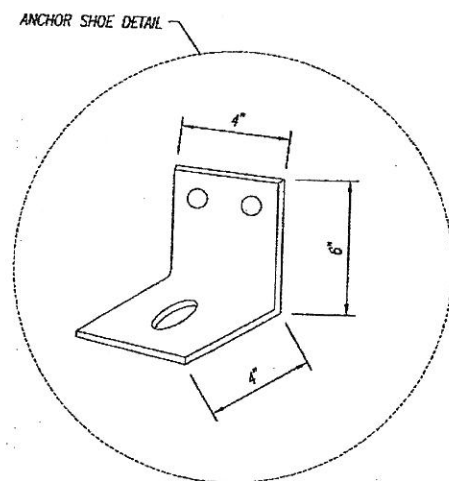
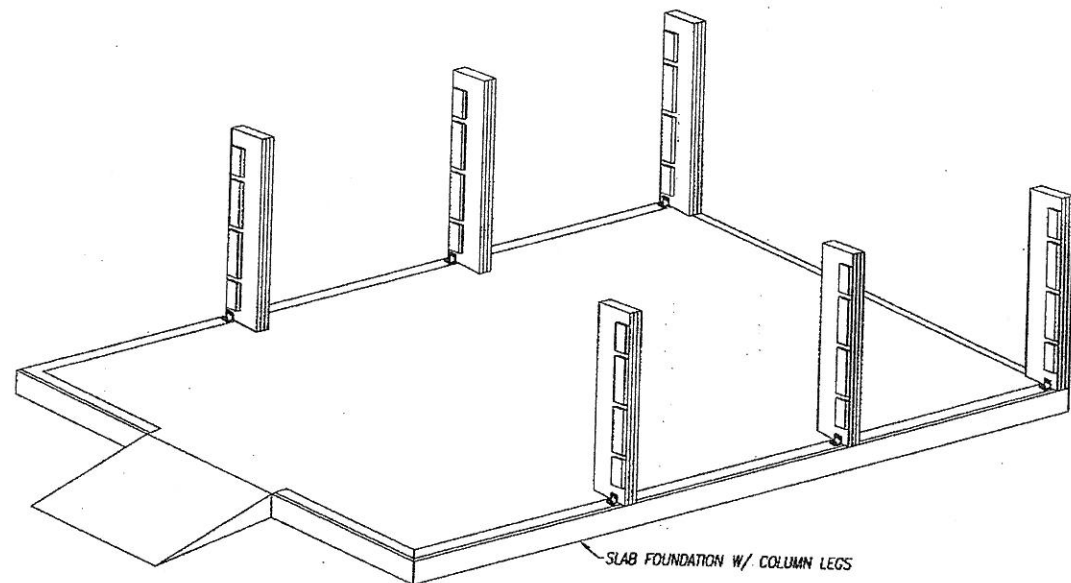
THANKS

PAUL AHR

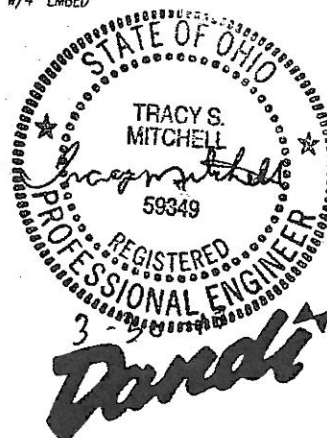


3-30-15
Dandi

"Value Engineering the First Time"



ANCHOR SHOE & LEG

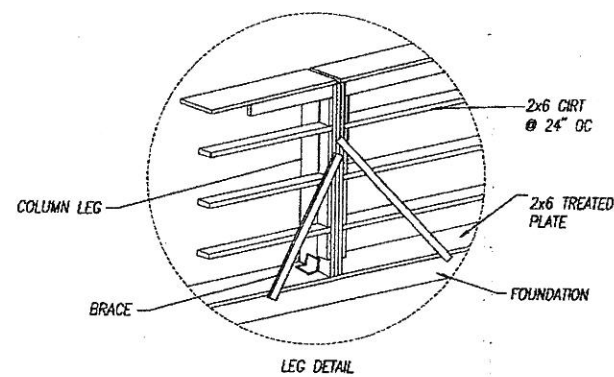
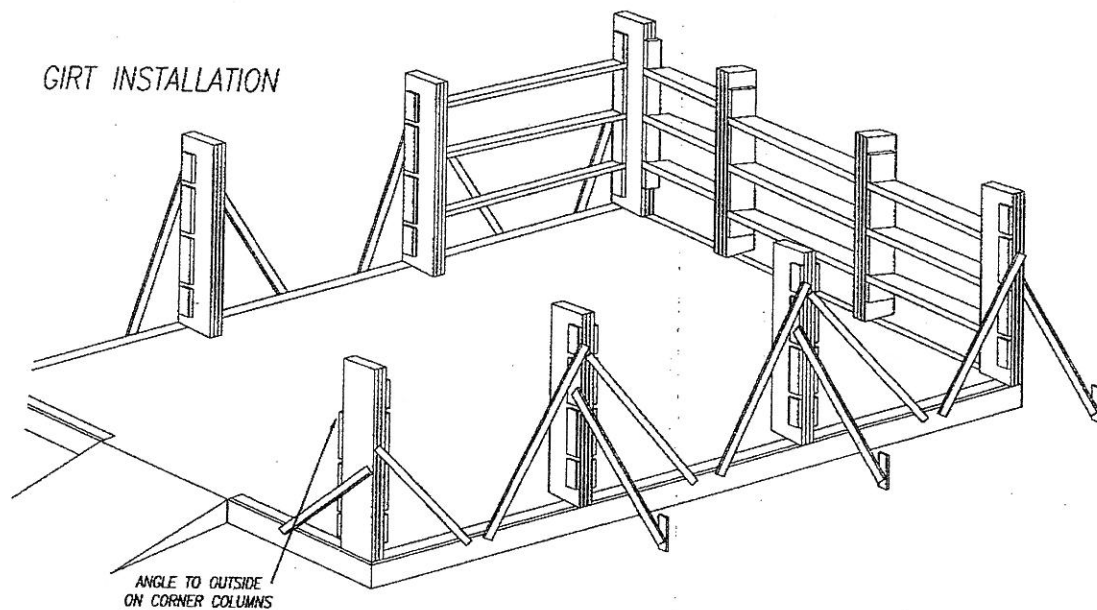


NEW 38'Wx60'Lx13'H BLDG
3130 WEST KEMPER ROAD
CINCINNATI, OHIO 45251
PAUL AHR

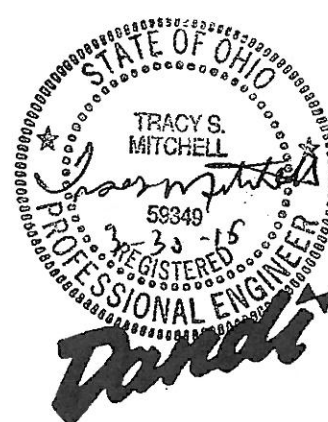
1012-SK2

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445 Edgar White RD
Woodburn, KY 42170
PH 800-282-7799
Fax 270-542-6703
Info@DandiSystems.com

GIRT INSTALLATION



ERECTION DETAILS



NEW 38'Wx60'Lx13'H BLDG

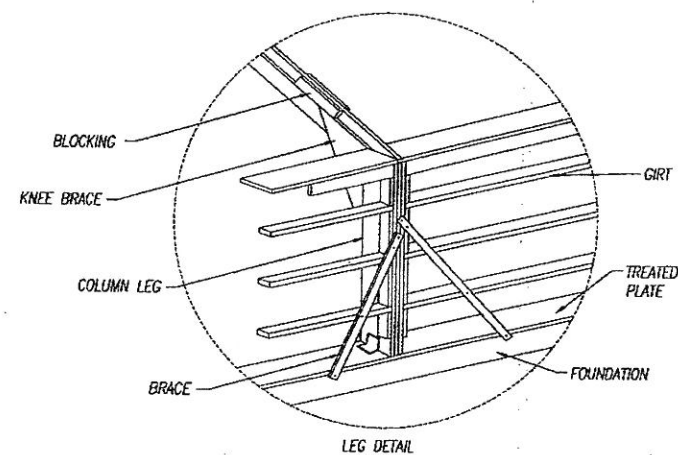
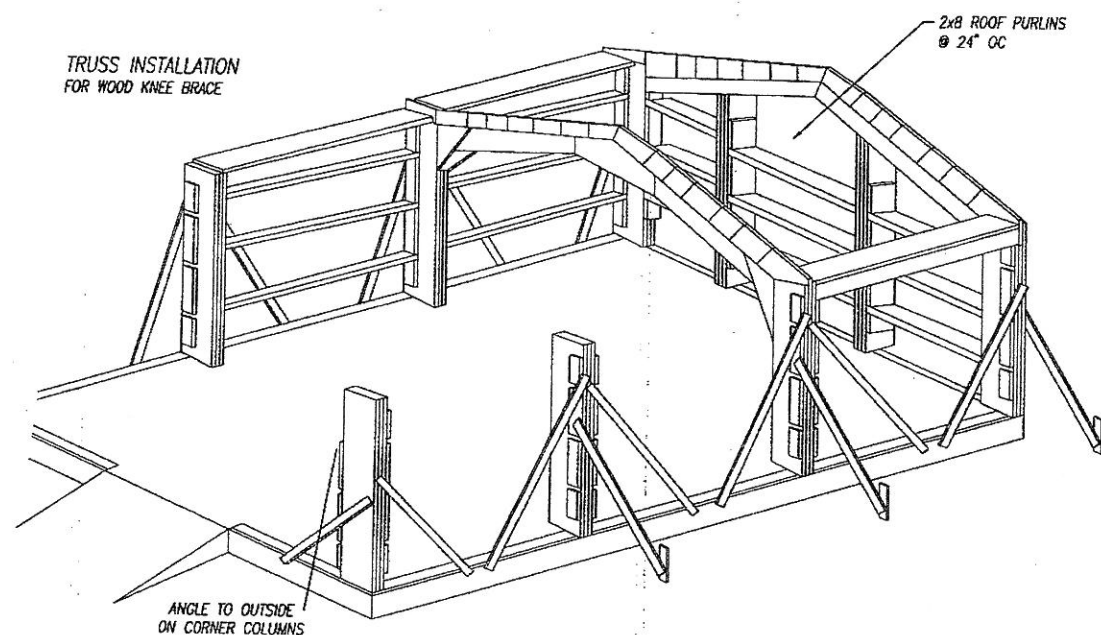
3130 WEST KEMPER ROAD
CINCINNATI, OHIO 45251

PAUL AHR

1012-SK3

DANDI SYSTEMS

445 Edgar White RD
Woodburn, KY 42170
PH 800-282-7799
Fax 270-542-6703
Info@DandiSystems.com



TRUSS & LEG INSTALLATION



NEW 38'Wx60'Lx13'H BLDG

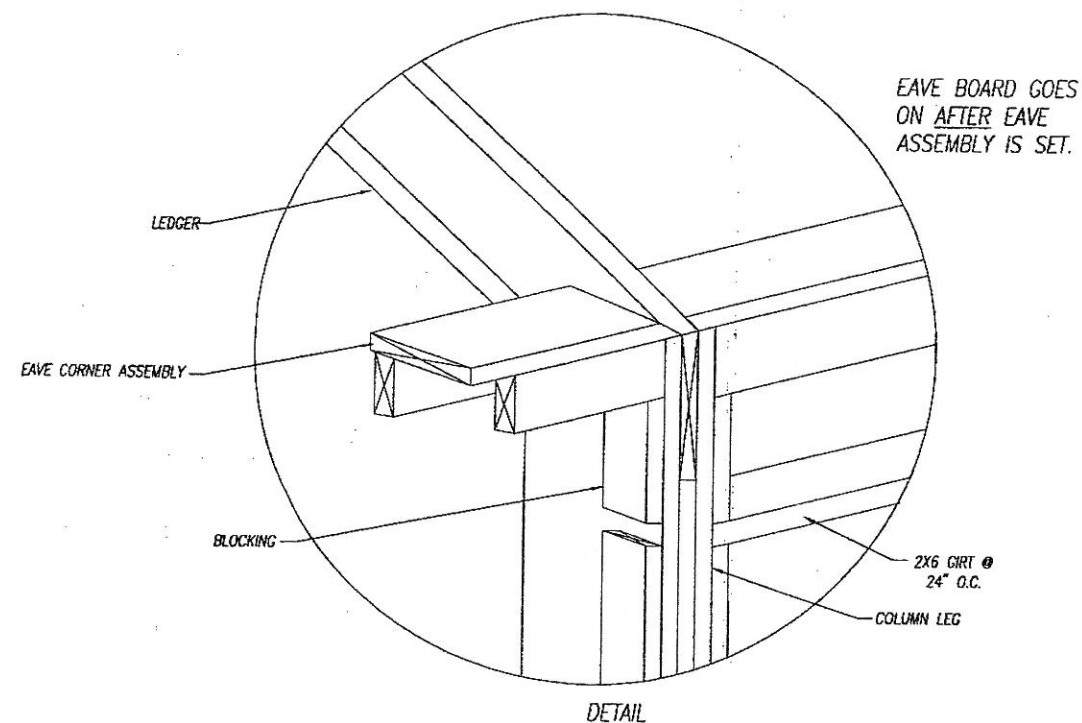
3130 WEST KEMPER ROAD
CINCINNATI, OHIO 45251

PAUL AHR

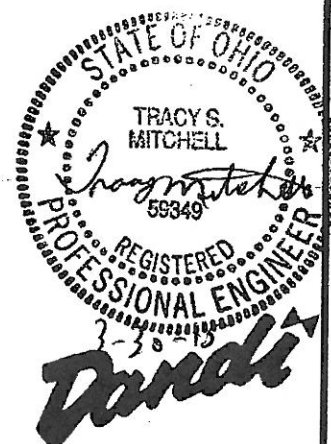
1012-SK4

DANDI SYSTEMS

445 Edgar White RD
Woodburn, KY 42170
PH 800-282-7799
Fax 270-542-6703
Info@DandiSystems.com



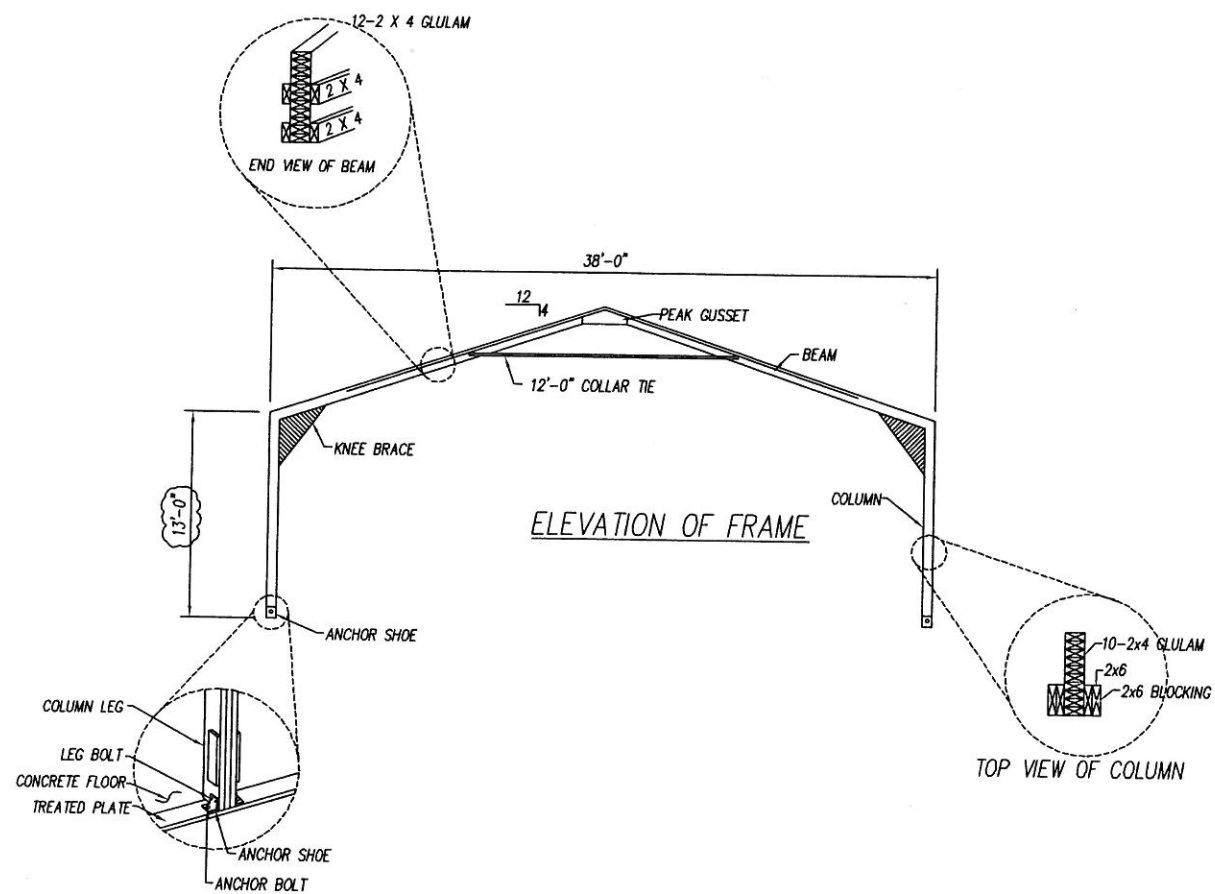
POST TO BEAM CONNECTION



NEW 38'Wx60'Lx13'H BLDG
3130 WEST KEMPER ROAD
CINCINNATI, OHIO 45251
PAUL AHR

1012-SK5

DANDI SYSTEMS
445 Edgar White RD
Woodburn, KY 42170
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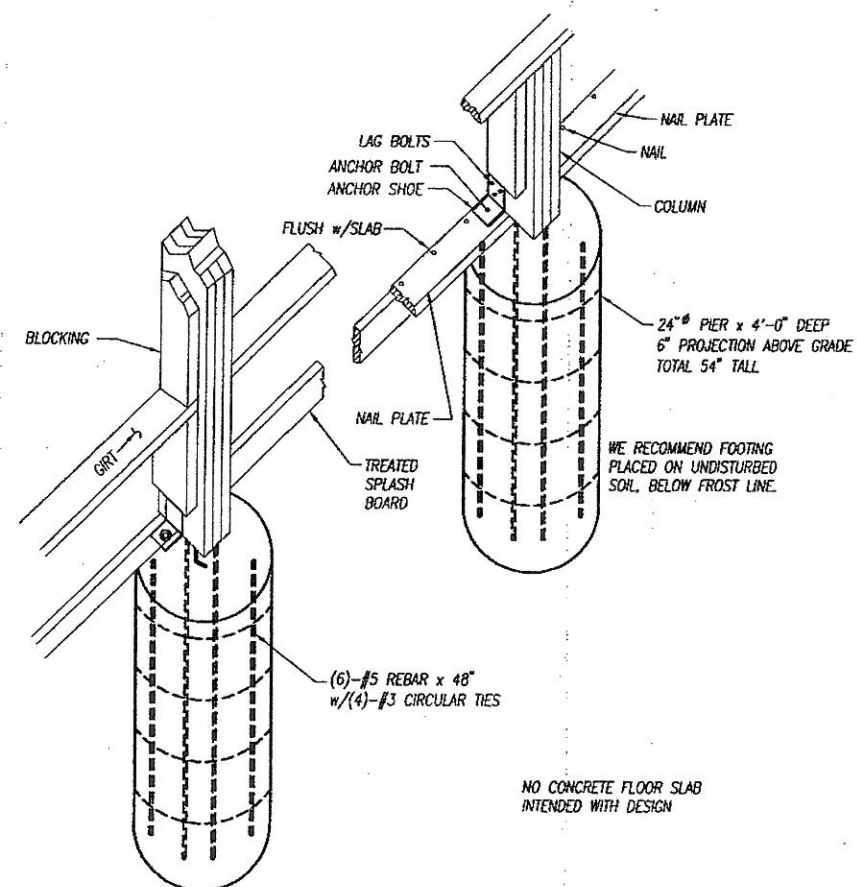


Dandi

NEW 38'Wx60'Lx13'H BLDG
3130 WEST KEMPER ROAD
CINCINNATI, OHIO 45251
PAUL AHR

1012-SK6

DANDI SYSTEMS
445 Edgar White RD
Woodburn, KY 42170
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Fax 270-542-6703
Info@DandiSystems.com



NO CONCRETE FLOOR SLAB
INTENDED WITH DESIGN

PIER FOUNDATION

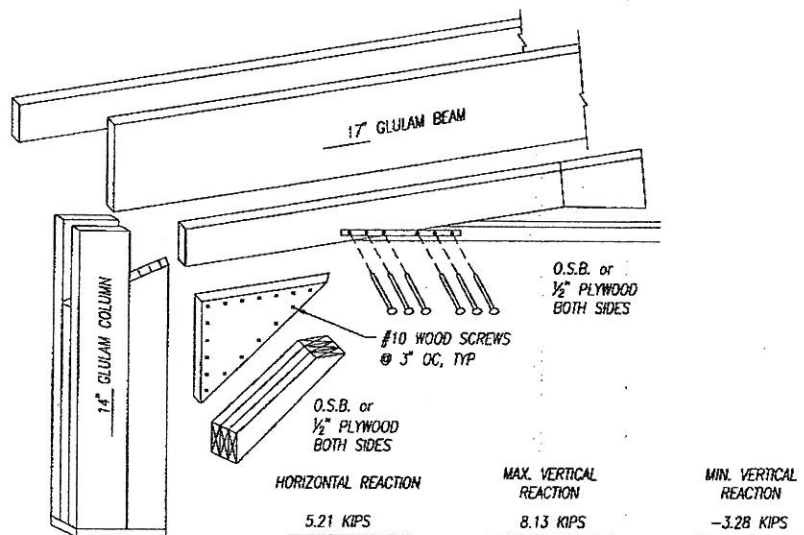
Dimensions are from the outside of the splashboard.
The 4 eave piers = 24" X 54",
All corner and gable piers = 24" X 54".
Piers extend to the "frostline" of 30"
1/2" anchor bolts stick up, ea. 2 1/2"



NEW 38'Wx60'Lx13'H BLDG
3130 WEST KEMPER ROAD
CINCINNATI, OHIO 45251
PAUL AHR

1012-SK7

DANDI SYSTEMS
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Woodburn, KY 42170
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FRAMING MEMBER ISOMETRIC

<p>BEAM NO. 202</p> <p>SNOW 25 PSF WIND 115 MPH</p> <p>DETAIL 1</p>	<p>COLUMN NO. 304</p> <p>SNOW 25 PSF WIND 115 MPH</p> <p>DETAIL 2</p>	<p>BUILDING SPECIFICATIONS</p> <p>WIDTH 38'-0" HEIGHT 13'-0" EAVE BAY SPACE 12'-0"</p> <p>DETAIL 3</p>
---	---	--

FRAMING MEMBER DETAILS



NEW 38'Wx60'Lx13'H BLDG

3130 WEST KEMPER ROAD
CINCINNATI, OHIO 45251

PAUL AHR

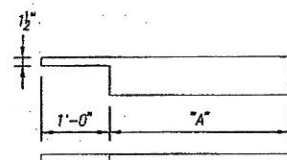
1012-SK8

DANDI SYSTEMS

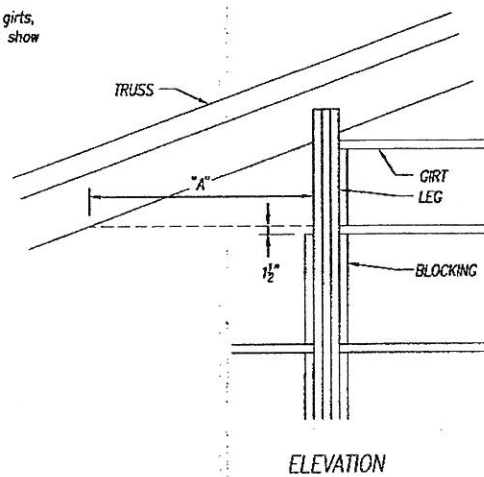
445 Edgar White RD
Woodburn, KY 42170
PH 800-282-7799
Fax 270-542-6703
Info@DandiSystems.com

Because of the numerous variations possible with peak girts, we send them in nominal lengths. The diagrams below show the proper cutting and installation.

1. MEASURE DISTANCE "A"
THEN ADD 1'-0". THIS
GIVES YOU THE TOTAL
REQUIRED LENGTH.

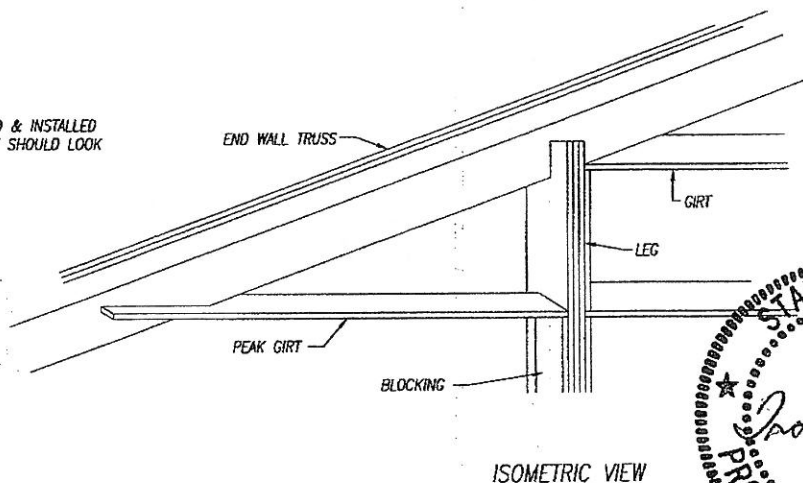


SIDE AND END VIEW
(INSIDE VIEW OF BUILDING)



NOTE: SPECIAL ANGLE CUTS
ARE NOT REQUIRED.

2. WHEN FINISHED & INSTALLED
THE PEAK GIRT SHOULD LOOK
LIKE THIS.



ISOMETRIC VIEW

END WALL CONSTRUCTION



NEW 38'Wx60'Lx13'H BLDG

3130 WEST KEMPER ROAD
CINCINNATI, OHIO 45251

PAUL AHR

1012-SK9

DANDI SYSTEMS

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Woodburn, KY 42170
PH 800-282-7799
Fax 270-542-6703
Info@DandiSystems.com

Paul

NORTH

SCALE 1" = 50'
APRIL, 2004

SITE PLAN TRACT "C"
SEC. 1, T. 1, E. R. 2, COLERAIN TWP.
HAMILTON COUNTY, OHIO
FOR PAUL AHR
510 - 0013 - 0017

STATE OF OHIO
LAWRENCE E. SHAD
REGISTERED PROFESSIONAL SURVEYOR
5214
4-22-04

BY:
LAWRENCE E. SHAD P. S.
11611 STONE MILL ROAD
COLERAIN TWP., OHIO 45251
TEL: (513) 385-3758

INDICATES SURFACE DRAINAGE
DOWNSPOUTS TO SURFACE DRAIN
ELEVATIONS ARE RELATIVE

KEMPER

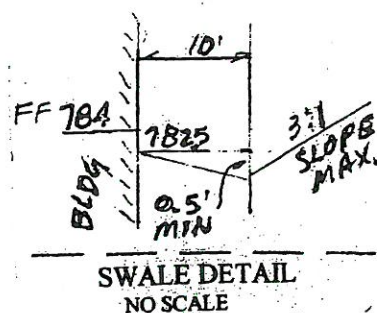
EX. GRAVEL DRIVE

10' ASPH DRIVE @ 14% MAX

503°30'00"W 635.00'

PROP. M.H. #1
INV. 766.51
RIM 776±

EX. 24' ASPH. PAV'T



ALL LATERALS (6" HOUSE CONNECTION) TO BE LOCATED IN FIELD PRIOR TO ANY HOUSE CONSTRUCTION AND BASEMENT FLOOR TO BE A MINIMUM OF THIRTY-SIX (36) INCHES ABOVE THE CROWN OF THE SEWER AT THE POINT OF CONNECTION

FF 784.0
BSMT 774.4
GAR 783.0
2ND FL. 793.9

LOT AREA 2.2 AC±

APPROVED

RECEIVED

MAY 28 2004

COLERAIN ZONING

MAY 28 2004

ZONING COMMISSION
COLERAIN TOWNSHIP
HAMILTON COUNTY, OHIO

TREE LINE - TREE LINE