

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 2017-01

Owner: Obewiler LLC Applicant: Holthaus Signs
Property Address: 5770 Springdale Rd.
City: Cincinnati State/Zip: OH 45247
Applicant Address: 817 Ridgeway Ave
City: Cincinnati State Zip: OH 45229
Phone: 513-861-0060

Auditor's Book-Page-Parcel Number: 510 -- 0230 -- 0060

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: | <u>350</u> |
| | Legal Notice: | <u>30</u> |
| | Mailing/adjacent Property Owners: | <u>1.80</u> |
| | Total Amount Paid: | <u>381.80</u> <u>OK 1/16/17</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): _____

Auly Baunite, Holthaus Signs
(over)

Obewiler LLC / Soccer City LLC

Colerain Application # Z2016-0463/0464

Justification of Variance:

Obewiler LLC dba Soccer City LLC is asking for signage variances in regards to Application Numbers Z2016-0463/0464. Soccer City, at 5770 Springdale Rd, has completed construction of an additional building located on the adjacent property of 5700 Springdale. Both buildings are commonly owned where ownership is looking to create a "campus" feel while properly distinguishing the original building which houses "Fields A, B and C" from the new building housing "Field D". We believe it is imperative to properly identify each building to eliminate the unnecessary frustration and traffic flow from patrons entering and leaving the incorrect parking lot.

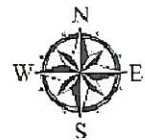
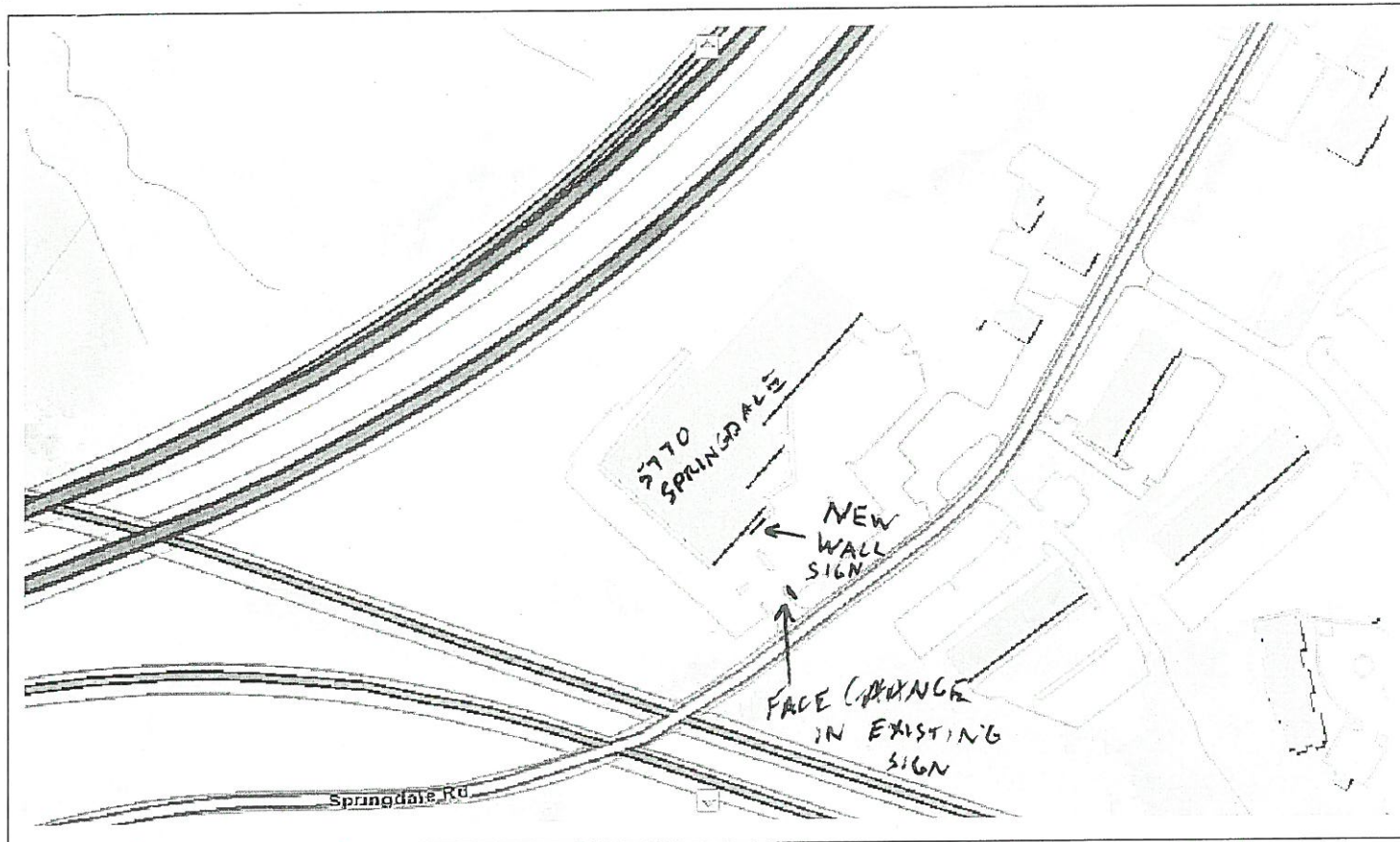
Our original proposed signage has been refused based on two conditions:

1. 15.8.3(G)(2) where the maximum height of any wall sign, measured from the bottom of the sign to the top of the sign, shall not exceed 4 feet in height. 1) Our proposed signs measure roughly 5' 1 1/2" tall to allow for both our logo and Field Identification at a scale that can be easily read from the street and proportional to the building. Much of our traffic arrives in the dark so large, easily read signs are very necessary. 2) We also have essentially the exact same sign and dimensions at our original location, so again, to obtain the uniform look and representation, we are hoping to duplicate the sign at the new site. When Colerain staff was asked if they have received any complaints about the signage at the original location, they were not aware of any concerns. The two buildings are only a couple hundred feet apart so if it's ok at the original site, why not the new construction. 3) The building is almost 30' high and slightly over 200' wide as it faces Springdale Road. We believe the reason for building code is to make sure businesses portray an inviting and professional street appeal, however we believe a 4' high sign on a building of this size will look too small and disproportionate to the rest of the frontage, therefore conflicting with the purpose of the code.

2. 16.2.81 Wall signs can only be attached to a Building Frontage which is defined as a side of a building facing a street. Because of the positioning of the building and the curvature of I-275, we will try to show that it is our southern side of the building that is much more visible to the highway than the western side which shares a property line with I-275. We are not asking for signage on both the southern and western sides, but the southern side instead of the western so that the signage can be easily seen and customers can identify their intended destination.

We strongly feel that the applicant is not asking for anything contrary to public interest, but instead proper signage to allow for the identification and safe travel to and from two indoor sports locations that attract many patrons to this area on a daily basis.






CAGIS Online Map

Printed: Nov 16, 2016 CAGIS©2016

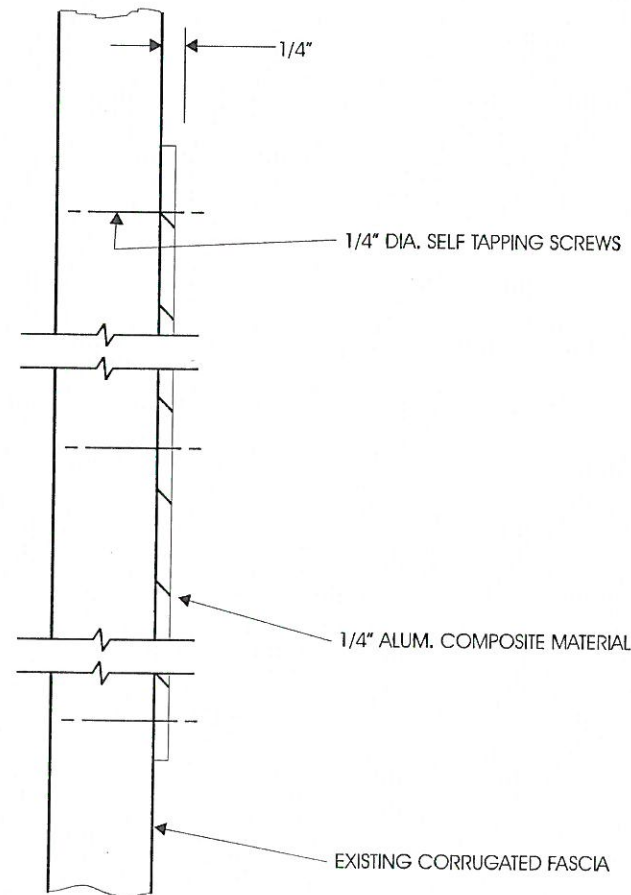


Hamilton County  Ohio

PROPOSED SIGN LOCATION



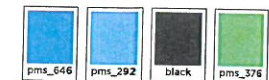
BUILDING ELEVATION
SCALE: NTS



MOUNTING DETAIL
TYPICAL VERTICAL SECTION
SCALE: 3" = 1'-0"



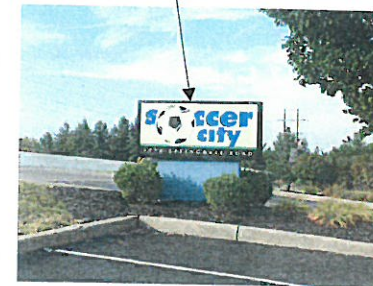
SIGN FACES SPRINGDALE RD.
ELEVATION OF EXISTING SIGN
SCALE: 1/4" = 1'-0"



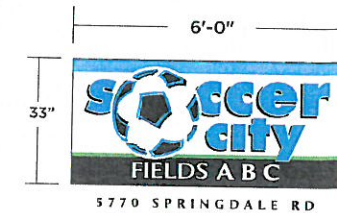
DESIGN LOADS

2011 OBC
BASIC WIND SPEED (3SECOND GUST) = 115 MPH
WIND EXPOSURE C
DESIGN WIND PRESSURE = 24.3 PSF
WIND LOADS CONTROL DESIGN OVER SEISMIC LOADS
PROPOSED MAXIMUM SIGN WT. < 100#

PROPOSED SIGN FACE CHANGE ONLY



EXISTING SIGN ELEVATION
SCALE: NTS



PROPOSED SIGN FACE CHANGE
SCALE: 1/4" = 1'-0"

| | | |
|--|--------------|---------------------------|
| | | |
| SCALE: NOTED | APPROVED BY: | DRAWN BY: Rct |
| DATE: 11-11-16 | | |
| PROPOSED NON-ILLUMINATED WALL SIGN AND FACE CHANGE | | |
| SOCCKER CITY 5770 SPRINGDALE RD. - COLERAIN TWP., OH | | DRAWING NUMBER 03994-3 |



| | |
|-------------------|--------------------------------|
| Staff Report: | Board of Zoning Appeals |
| Case# | BZA2017-01 |
| Variance Request: | Wall Sign Height Variance |
| Location: | 5770 Springdale Rd. |
| Meeting Date: | January 25, 2017 |
| Prepared by: | Marty Kohler Senior Planner |

Holthaus Signs representing property owner Obewiler LLC has requested a variance from Section 15.8.3(G)(2) to allow for a wall sign exceeding the maximum allowable height and Section 15.8.3(G)(3) to allow for a wall sign exceeding the maximum size allowance of 150 square feet.

Case History:

The subject property contains an indoor recreational facility that is a permitted use in the B-2 General Business zone. The property was developed in 2002 under a previous zoning resolution and is non-conforming in some respects. The property has road frontage on three sides being Springdale Rd., Ronald Reagan Highway and I-275. Under previous and current sign regulation that applicant is eligible to install wall signs on all three frontage sides of the building. Currently there are wall signs on the Reagan and I-275 sides of the building. There is also a monument style sign at the entry from Springdale Road.

Current Proposal

The applicant proposes to install a wall sign on the south side of their building facing Springdale Road. The proposed wall sign is 206.6 square feet in size, 28'6" in length and 7'3" in height. The exterior walls of the building facing Springdale Rd. are 374 feet in length and 34 feet in height.

Zoning Regulations

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 7'3" exceeding the maximum by 3'3". The sign regulations control the height, size and placement of wall signs. There is no restriction on the horizontal length of signs. The sign complies with the overall size restriction of one square foot of sign area for each lineal foot of wall length but does not meet the requirement not to exceed 150 square feet. Since the building is more than 150 feet in length the size of the sign is capped at 150 square feet. (the building is about 374 feet long by 194 feet wide) The proposed sign exceeds the maximum size by 56.6 square feet.

A goal of the Colerain Comprehensive Plan and Zoning Resolution is to reduce the visual clutter of signs by placing limits on the overall size and placement of signs. The size of wall signs is proportional to the size of the structure to which they are attached. While

there are restrictions on the overall size and height of a wall sign, there is no restriction on the length.

Staff Findings:

1. The sign variance requested is 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 taller wall signs if requested by similar properties.
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 wall sign height.

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



RECEIVED

DEC 14 2016

COLERAIN ZONING

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 2017-02

Owner: Obermiller LLC Applicant: Holthaus Signs
Property Address: 5700 Springdale Rd.
City: Cincinnati State/Zip: OH 45247
Applicant Address: 817 Ridgeway Ave.
City: Cincinnati State Zip: OH 45229
Phone: 513-861-0060

Auditor's Book-Page-Parcel Number: 510 -- 0830 -- 0069

Zoning Classification: _____

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

Required Documents:

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|------------------|-----------------------------------|------------------------------|
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| | Legal Notice: | <u>30</u> |
| | Mailing/adjacent Property Owners: | <u>1.80</u> |
| | Total Amount Paid: | <u>381.80</u> CK <u>1659</u> |

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Signature of Property Owner: _____

Signature of Applicant (if not the Owner): _____

[Signature] Obermiller
[Signature] Cincinnati
Gailly Bauwre
(over) Holthaus Signs

Obewiler LLC / Soccer City LLC

Colerain Application # Z2016-0463/0464

Justification of Variance:

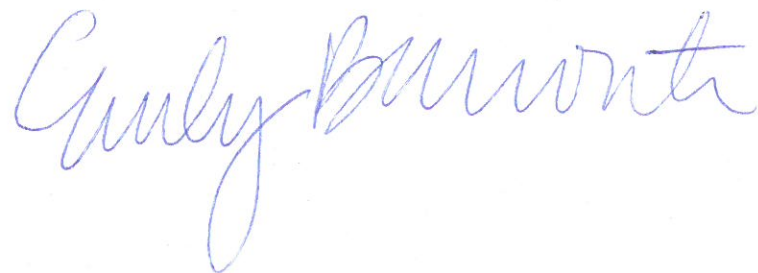
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We strongly feel that the applicant is not asking for anything contrary to public interest, but instead proper signage to allow for the identification and safe travel to and from two indoor sports locations that attract many patrons to this area on a daily basis.



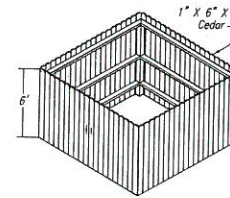
LOT COVERAGE NOTES

LOT SIZE = 80,268 S.F.

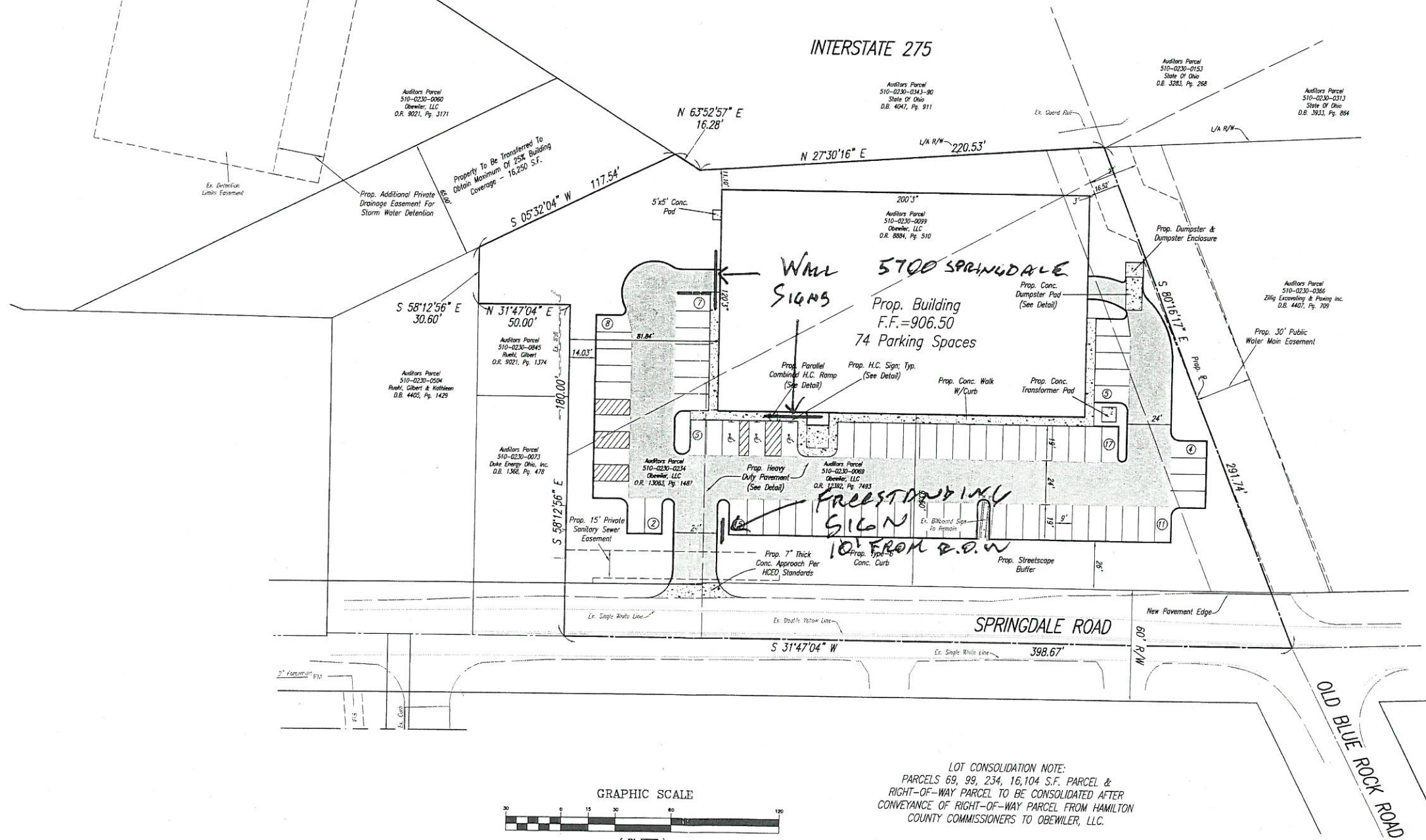
BUILDING COVERAGE = 24,080 S.F. = 30.0% (MAX. 25% ALLOWED); ADDITIONAL LAND FROM PARCEL 80 TO BE TRANSFERRED TO OBTAIN 25% MAXIMUM COVERAGE.
FINAL BUILDING COVERAGE = 24,080 S.F./((80,268 S.F. + 16,250 S.F.) = 24.9%

TOTAL LOT COVERAGE BY ALL IMPERVIOUS SURFACES = 53,915 S.F.
FINAL LOT COVERAGE = 53,915 S.F./((80,268 S.F. + 16,250 S.F.) = 55.9% (MAX. 75% ALLOWED)

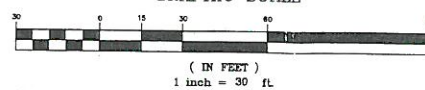
DUMPSTER ENCLOSURE



INTERSTATE 275



GRAPHIC SCALE



LOT CONSOLIDATION NOTE:
PARCELS 69, 99, 234, 16,104 S.F. PARCEL & RIGHT-OF-WAY PARCEL TO BE CONSOLIDATED AFTER CONVEYANCE OF RIGHT-OF-WAY PARCEL FROM HAMILTON COUNTY COMMISSIONERS TO OBEWILER, LLC.

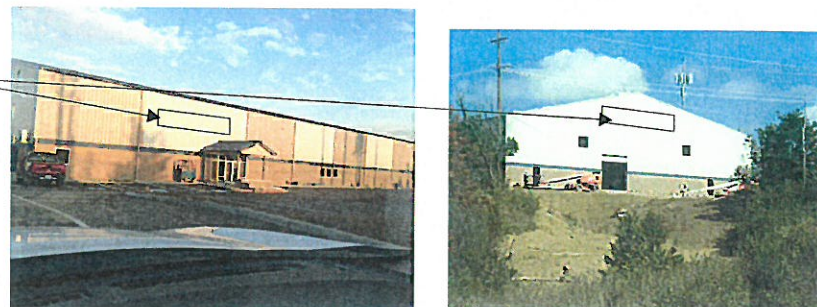
| | |
|------------|----------|
| DATE | 5-26-16 |
| DRAWN BY | J.C. |
| CHECKED BY | C.A. |
| SCALE | 1" = 30' |

SITE LAYOUT PLAN
SOCCER CITY FIELD "D"
SECTION-20, TOWN-2, E RANGE-1
COLERAIN TOWNSHIP
HAMILTON COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering & Surveying
3377 Compton Road, Suite 120
Cincinnati, Ohio 45221
513-380-8720
www.aberacrombie-associates.com

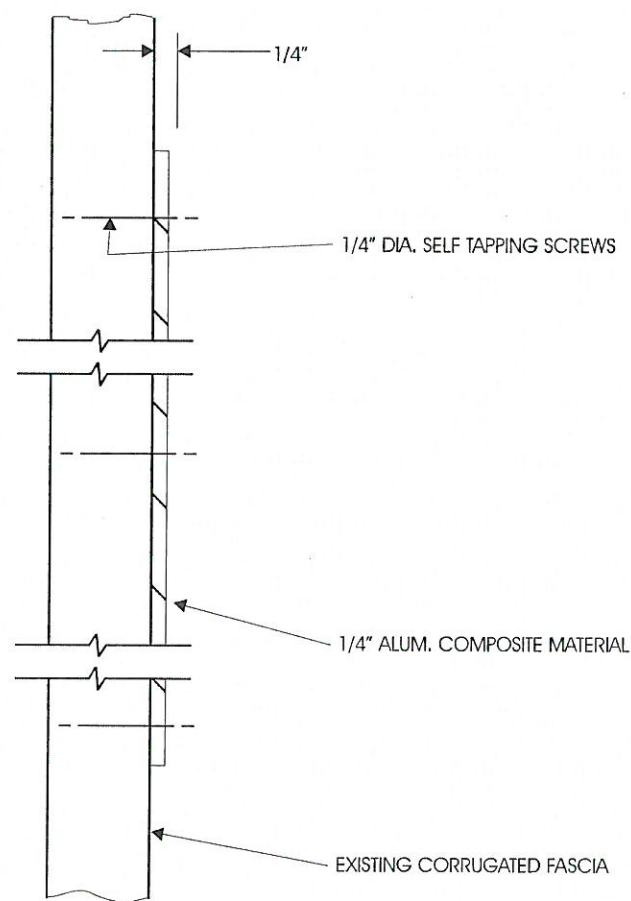
Job No. 01-0203 C 5.0

PROPOSED SIGN LOCATIONS



BUILDING ELEVATIONS

SCALE: NTS



MOUNTING DETAIL
TYPICAL VERTICAL SECTION

SCALE: 3" = 1'-0"



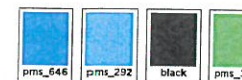
SIGN FACES SPRINGDALE RD.



SIGN FACS I-275

SIGN ELEVATION

SCALE: 1/4" = 1'-0"



DESIGN LOADS

2011 OBC
BASIC WIND SPEED (3SECOND GUST) = 115 MPH
WIND EXPOSURE C
DESIGN WIND PRESSURE = 24.3 PSF
WIND LOADS CONTROL DESIGN OVER SEISMIC LOADS
PROPOSED MAXIMUM SIGN WT. < 100#



SCALE: NOTED

APPROVED BY:

DRAWN BY: Rct

DATE: 11-11-16

PROPOSED NON-ILLUMINATED WALL SIGN

SOCCER CITY
5700 SPRINGDALE RD. - COLERAIN TWP., OH

DRAWING NUMBER
03994-1



| | |
|-------------------|--------------------------------|
| Staff Report: | Board of Zoning Appeals |
| Case# | BZA2017-02 |
| Variance Request: | Wall Sign Height Variance |
| Location: | 5700 Springdale Rd. |
| Meeting Date: | January 25, 2017 |
| Prepared by: | Marty Kohler Senior Planner |

Holthaus Signs representing property owner Obewiler LLC has requested a variance from Section 15.8.3(G)(2) to allow for a wall sign exceeding the maximum allowable height, Section 15.8.3(G)(3) to allow for a sign exceeding the maximum size requirement, and Sections 16.2.81 and 15.8.3(G)(1) to permit a wall sign to be attached to a side of the building that does not face a public street.

Case History:

The subject property contains an indoor recreational facility that is a permitted use in the B-2 General Business zone. The property was developed in 2016 and is currently conforming to the Zoning Resolution. The property has road frontage on two sides being Springdale Rd. and I-275. A section of Old Blue Rock Rd. formerly bordered the site to the north and has been vacated by Hamilton County. There is a monument style sign at the entry from Springdale Road.

Current Proposal

The applicant proposes to install a wall sign on the south side of their building facing Springdale Road and a wall sign on the west side of the building facing a plumbing contractor business. The proposed wall sign facing Springdale Rd. is 206.6 square feet in size, 28'6" in length and 7'3" in height. The proposed sign for the west end of the building is 190 square feet in size, 28'6" in length and 6'8" in height. The exterior walls of the building facing Springdale Rd. and I-275 are 374 feet in length and 34 feet in height. The end wall of the building facing the plumbing shop is 120 feet in length.

Zoning Regulations

Sign Height – The maximum overall height allowed for any wall sign is 4 feet per section 15.8.2(D)(2). The proposed sign signs are 7'3" and 6'8" exceeding the maximum by 3'3" and 2'8". The sign regulations control the height, size and placement of wall signs. There is no restriction on the horizontal length of signs. The sign complies with the overall size restriction of one square foot of sign area for each lineal foot of wall length if the signs were to be located on the correct sides of the building. Since the building is more than 150 feet in length the size of the sign is capped at 150 square feet, however the end wall of the building is only 120 feet in length which would cap the size of the sign at 120 square feet if the end wall faced a public street.

The goal of the Zoning Resolution is to reduce the visual clutter of signs by placing limits on the overall size and placement of signs. The size of signs is proportional to the

size of the structure to which they are attached. While there are restrictions on the overall size and height of a wall sign, there is no restriction on the length.

Sign Placement – Per Sections 16.2.81 and 15.8.3(G)(1) wall signs are only permitted on street facing sides of buildings. Furthermore, the size of the sign is based on the lineal feet of façade width facing the street in order to allow wall signs that are proportionately sized to the wall on which they are located.

Staff Findings:

1. The sign variance requested is substantial since the zoning resolution encourages restrictions on the height of signs.
2. The granting of the variances would not 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 additional taller wall signs if requested by similar properties.
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 wall sign height.

Staff Recommendation: DENIAL OF THE WALL SIGN HEIGHT VARIANCE REQUEST AND APPROVAL OF THE SIGN PLACEMENT VARIANCE REQUEST SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the sign on the west side of the building be in substitution for the sign eligible for the I-275 frontage of the building. (not in addition to)
2. That the size of the sign be limited to 120 square feet based on the wall length of the exterior wall to which the sign is proposed to be attached.

