



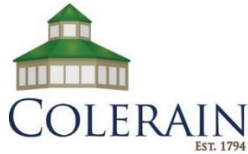
COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

Regular Meeting

4200 Springdale Road - Cincinnati, Ohio 45251

Wednesday, September 26, 2018 – 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:
 - BZA2018-012** – Request for a change of non-conforming use to allow processing of mulch and sales.
Location: 12075 East Miami River Road
Applicant/Owner: Jarrod Hendel / Ronald Yaeger
 - BZA2018-013** – Request for a variance for accessory structure from Section 10.2.3, Section 10.2.1(A)(9) and Section 10.2.3(B).
Location: 2775 Wilson Avenue
Applicant/Owner: Henry Ray Smith
 - BZA2018-014** – Request for a variance for temporary signage from Section 13.10.3(D)(3)(b).
Location: 9459 Colerain Avenue
Applicant/Owner: T. Northgate PADS
7. Unfinished Business: None.
8. Approval of Minutes: August 22, 2018 Meeting.
9. Next Meeting: October 24, 2018.
10. Administrative Matters: None.
12. Adjournment.



| | |
|-------------------|--------------------------------|
| Staff Report: | Board of Zoning Appeals |
| Case# | BZA2018-12 |
| Variance Request: | Change of Non-Conforming Use |
| Location: | 12075-9 E. Miami River Rd. |
| Meeting Date: | September 26, 2018 |
| Prepared by: | Marty Kohler Senior Planner |

Applicant Jared Hendel representing property owner Ronald Yeager has requested a change of a non-conforming use from diesel engine and truck repair to mulch and firewood processing and sales in a RF Riverfront Zone where such use is not permitted.

Case History:

The property is located on the west side of East Miami River Road between US-27 and Old Colerain Rd. The property is bordered by a single family house to the north, Great Miami River to the west, a gravel processing facility to the south, and a single family house and vacant land across East Miami River Road to the east. The entire site is within the FEMA designated flood plain for the Great Miami River. The property contains two metal shop buildings that were constructed in 1994 according to the County auditor, however Colerain has no zoning records corresponding with these buildings.

While the applicant states that the property has been used for mulch processing since 2006, it appears from the County aerial photos that the property was first used for firewood storage in 2009 and mulch piles first appeared in 2015. In early May, 2018 a large fire erupted at the mulch facility which drew the attention of zoning staff. It was noted that zoning approval had never been granted for the operation. The fire burned for almost a month before it was finally extinguished. The Colerain Planning and Zoning Department sent notice of violation to the property owner in May, 2018 with a second certified notice in July, 2018 ordering that the mulch business be terminated.

Current Proposal

The applicant has converted the previous diesel engine and truck repair business to a mulch and firewood processing and sales facility without the approval of the Board of Zoning Appeals. The operation involves shredding of wood into fine chips that are composted and artificial dye is added. Mulch piles are proposed to be 35 to 40 feet in height. The owner is requesting that the business be continued in substitution for the previous diesel engine and truck repair business.

Zoning Regulations:

Generally, the strategy with non-conforming uses is to encourage their termination and to redevelop the property for the purpose in which it is zoned. Such uses can remain so long as they do not become vacant for a prolonged period of time.

The property is zoned "RF" Riverfront District allows for a variety of recreational uses and single family residential provided that it meets flood proof standards. Prior to the 2006 adoption

of the current Zoning Resolution the property was zoned “H” Flood Plan which permitted summer homes, cabins, bathing beaches, docks, etc.

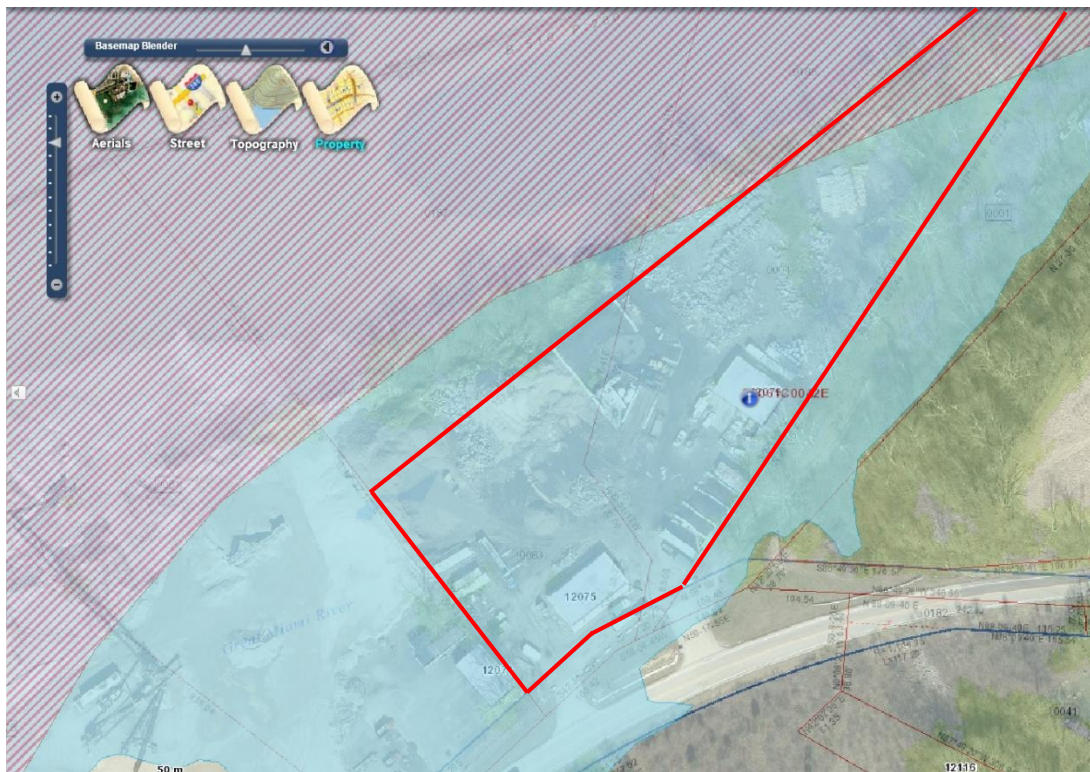
A Non-Conforming Use Certificate was issued for the property for diesel engine and truck repair which had been in existence on the property since prior to Colerain zoning. This type of business would be permitted in the B-2 General Business or I-1 Industrial District. The engine and truck repair was conducted primarily within the buildings on the property.

The mulch processing business is considered to be a Heavy Industrial use which is Conditionally permitted within the I-1 Industrial District only. This involves the processing of a flammable material and extensive outdoor storage. If the property were zoned for industrial use, the mulch business would still require BZA approval. In addition, if the property were zoned for Industrial District, the proposed use would require a 100-foot minimum setback from surrounding residential properties. It should be noted that the current mulch business operates to the lot lines and appears to encroach on the adjacent property to the west.

Staff Findings:

1. The non-conforming use change requested is substantial since mulch processing and firewood storage and sales tends to be a more intensive use than diesel engine and truck repair.
2. The granting of the non-conforming certificate would likely have a more adverse impact on the surrounding neighborhood than the previous business since it involves extensive outdoor storage, outdoor equipment operation, and processing of a flammable material. The washing of mulch, mulch, dye and firewood into the Great Miami River during severe rain or flood events could cause water pollution and a hazardous condition during an emergency.
3. The property in question would likely yield a reasonable return without the change of non-conforming use. It could have continued as a diesel engine and truck repair business or any other permitted use within the RF zone.
4. The nature of the business with extensive outdoor storage of loose mulch chips, potentially hazardous dyes, and firewood in the flood plain of the Great Miami River is not compatible since these materials could easily be washed into the river in a flood event.
5. Approval of the change will affect the delivery of government services. Colerain Fire Department has expended substantial resources to extinguish fires at this property on numerous occasions.
6. By taking into consideration the benefit to the applicant if the change 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 allowing the change of use.

Staff Recommendation: DENIAL OF THE REQUEST FOR CHANGE OF NON-CONFORMING USE:



Flood Plain (blue Shading) hatched area is the river channel

350 | 400 | 400 |
m-3-4-30 / zoning dept Right

APPLICATION FOR SUBSTITUTION OF A NONCONFORMING USE COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

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

Application number: BZA _____

Owner: Jarrod Hendel / Ronald Yaeger Applicant: Jarrod Hendel

Property Address: 12079 + 12075 East Miami River Rd

City: Cin State/Zip: OH 45239

Applicant Address: 2156 Schueeler Dr

City: Ham OH State/Zip: 45013 Ohio

Phone: 513-266-4052 510 - 0280 - 0083

Auditor's Book-Page-Parcel Number: 510 -- 0280 -- 0004

Zoning Classification: 370 Current Use: 370 + 399

Proposed Use: Light industrial 399 other industrial

Required Documents (8 copies of each document unless noted): 190, 199, 121 ST Ructary

- ☒ Signed, typewritten *Justification of Substitution* statement addressing the items listed on the reverse of this page.
- ☒ Site Plan (surveyor/engineer's seal may be required).
- ☒ Landscaping Plan. n/a
- ☒ Lighting Plan including Photometric Detail. n/a
- ☒ Building Plans and Elevations, if any changes are proposed. n/a
- ☒ Signage Details (wall and ground), if proposed. n/a
- ☒ Names and addresses of adjacent Property Owners (use County Auditor's records) - 2 copies.
- ☒ Plat showing adjacent Property Owners - 2 copies.
- ☐ Fees.

RECEIVED

JUL 24 2018

COLERAIN ZONING

| | | |
|------------------|-----------------------------------|--|
| Office use only: | Application Fee: | |
| | Legal Notice: | |
| | Mailing/adjacent Property Owners: | |
| | Total Amount Paid: | |

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

Signature of Property Owner (required):

Signature of Applicant (if not the Owner):

Jarrod Hendel

(over)

7/20/18

Marty Kohler, Senior Planner
Planning & Zoning Department Colerain Township
4200 Springdale Rd
Cincinnati Ohio 45252

Ref: Second Notice – 12075 East Miami River Road Zoning Violations / Justification of Substitution Statement

Dear Mr. Marty Kohler:

1. The current (ending) legal nonconforming use is a mulch and firewood processing and sales business. Colerain Township is stating that Ross Mulch cannot operate a mulch and firewood business in a riverfront zone district.

“A nonconforming use is a use of property that was allowed under the zoning regulations at the time the use was established but which because subsequent changes in those regulations, is no longer permitted.

I question if an application for substitution of a nonconforming use is even legally needed. Hendel's Affordable Tree Service & Ross Mulch have been renting this ground 2006, land contract since 2010. There should be some type of grandfather clause.

The benefits of Ross Mulch at 12075 / 12079 East Miami River Road are:

- The mulch and firewood produces \$28,000 in sales tax revenue a year for the local government
- Also is a great way to recycle unwanted waste. (Green)
- Quality mulch makes a yard look better.
- Firewood efficiently heats homes

Previous tenants and the owner Ron Yeager stored and fixed heavy industrial equipment and not one complaint. For 40-50 years this property was zoned light industrial. This property is next to a much more heavy industrial gravel pit. With 3-4 large wheel loaders weighing empty 66,000 lbs. and large excavators weighing over 150,000 lbs. I, Jarrod Hendel believes this is industrial property and is following Ohio laws.

If the application for substitution of a nonconforming use is denied that would create a financial hardship on Ross Mulch and its owner. Ross Mulch has an enormous amount of money invested in this property. No one lost more from this fire than the owner Jarrod Hendel. The 35,000 mulch color machine is destroyed and didn't have insurance. Ross mulch lost a lot of money from not taking care of our tree and mulch customers. We lost over 200 cords of season wood and 3,000 yards of chips. From concrete cost and upgrading the buildings inside and out and the cost of moving over 10,000,000 lbs. of wood and mulch but because **subsequent changes in those regulations, is no longer permitted** would create financial hardship on Ross Mulch owner.

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The first violation notice from Colerain Township stated that: "12075 East Miami river rd. is zoned a riverfront district which primarily permits agricultural and recreational uses compatible with a flood hazardous areas"

Ross mulch is stating that the above is exactly what we are doing. Firewood & mulch processing, storing and selling are all considered agricultural commodities so my question again is why we even need to apply for a variance.

"Agricultural commodity," is an unprocessed product of farms, ranches, nurseries and forest. Agriculture commodities include fruits, vegetables, grains, fiber crops, trees grown for lumber and wood products, and turf grown commercially for sod.

There are over 30 mulch operations from Cincinnati to Dayton all along riverfront districts which are also compatible with flood hazard areas. Listed below are some large mulch operations / chip dump sites that are on or near the little or Great Miami River in Hamilton & Butler County.

- Evans Landscaping & Mulch
- Bzak Landscaping & Mulch
- Browns Tree Service & Mulch
- Alvis Mulch
- Agro Mulch
- Jay's Mulch
- Hafners Mulch
- Wilson Tree Service
- Don's Tree Service
- Irvine Wood Recovery

2. The proposed nonconforming use is to go back to the old zoning that 12075 and 12079 had which is 399 – Industrial other, not 370 – small shop.
3. In the beginning 2006-2015 Hendel's Affordable Tree service did 95 % of the dumping. Ross mulch did not have any issues then. 2016-2018 there were many other companies dumping at Ross mulch. Hendel Affordable tree service was maybe 20 % of the total dumping there. And when that many different people dump, and the big logs, brush and wood are mixed together instead of separated the pile was harder to manage. Ross mulch did not have a dozer and a tub grinder at the time to stay caught up with the mulch pile.
4. There will not be any major changes proposed for the outside of the buildings and premises.
5. This property should be zoned the way it was, the way the neighbors have it 399 industrial. Ross mulch products (firewood, timber and mulch) are all agricultural commodities and should be treated as such which means we are in compliance, but if necessary go back to industrial 399 and add mulch and firewood to the variance.

There was not any problem with what Ross mulch was doing till a devastating fire happened in April 2018. This fire was a learning event for both Ross mulch and the Colerain fire department. Listed below is ways we plan to mitigate any future issues, and listed below Colerain township can enforce these restrictions on Ross mulch.

- a. Make sure we don't put any mulch on west side of property touching the concrete wall. Seems the concrete wall holds heat and we have never had issues when ross mulch was not touching the wall
- b. Make sure that the height of the mulch pile does not exceed 35-40 ft. A wood chip mountain holds too much heat and can help fires start or be hard to put out.
- c. Measure the temp of the pile every 2 weeks and make sure it is under 140 degrees if not move pile or water pile.
- d. Since this fire we now have three, three inch pumps, and two 2 inch pumps.
- e. If we freshly tub grind to make sure we get the moisture content up on a new dryer pile of chips.
- f. Go back to Hendel Tree dumping 90 percent of the chips and keep most wood on 2456 Ross Millville rd. No public dumping. When Hendel tree does most of the dumping the chip pile is much more organized and if fires did occur at a much smaller scale we can control
- g. Install if needed a fire hydrant on east side of pile if there were issues it would have better access for water.
- h. Ross mulch purchased a tub grinder and also has access to a larger tub grinding operation if tub grinder fails.
- i. We also have gates up now that stay locked up after hours.
- j. The above is a fire management plan and Ross mulch is willing to be inspected or consulted by Colerain fire department to make sure we prevent any fires before they start.

Also please note there would not be any zoning violations if it were not for the major fire in April 2018. Ross mulch did have a large dozer that was there that was a major part of fighting and winning this fire fight. It has been a hot and dry summer in 2018 and Colerain fire dept. has not been called out since this fire was put out. There are no new fires cropping up because Ross mulch has learned better how to prevent large fires.

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(513) 772-TREE
(8733)

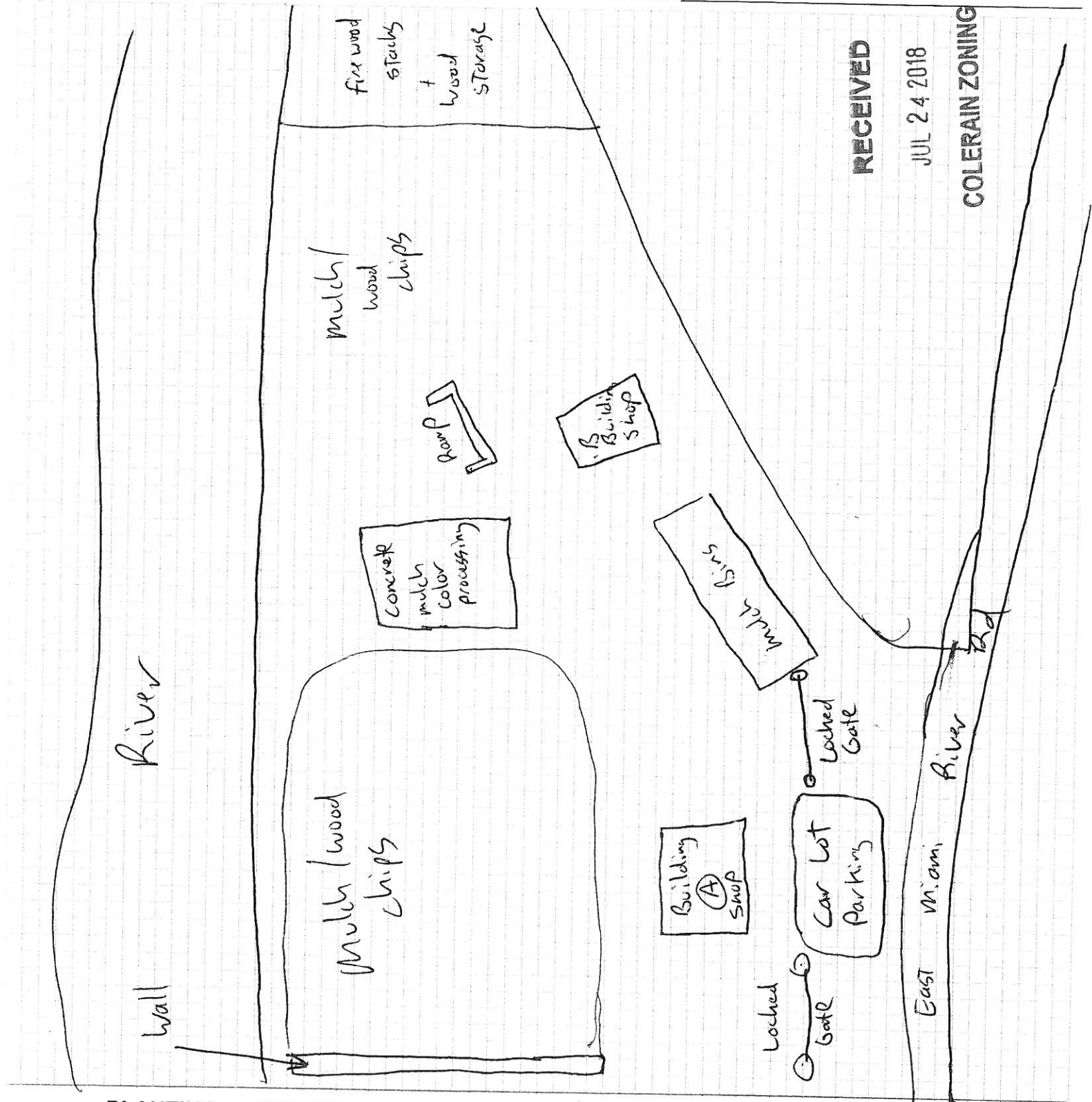


Site Plan

MASTER SITE PLAN
Right TREE – Right Location!
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www.hendeltree.com

- ☐ TREES for Privacy
- ☐ TREES to Enhance Property Value & Appearance
- ☐ TREES for Summer Shade (Southwest & Southeast)

Customer Name _____



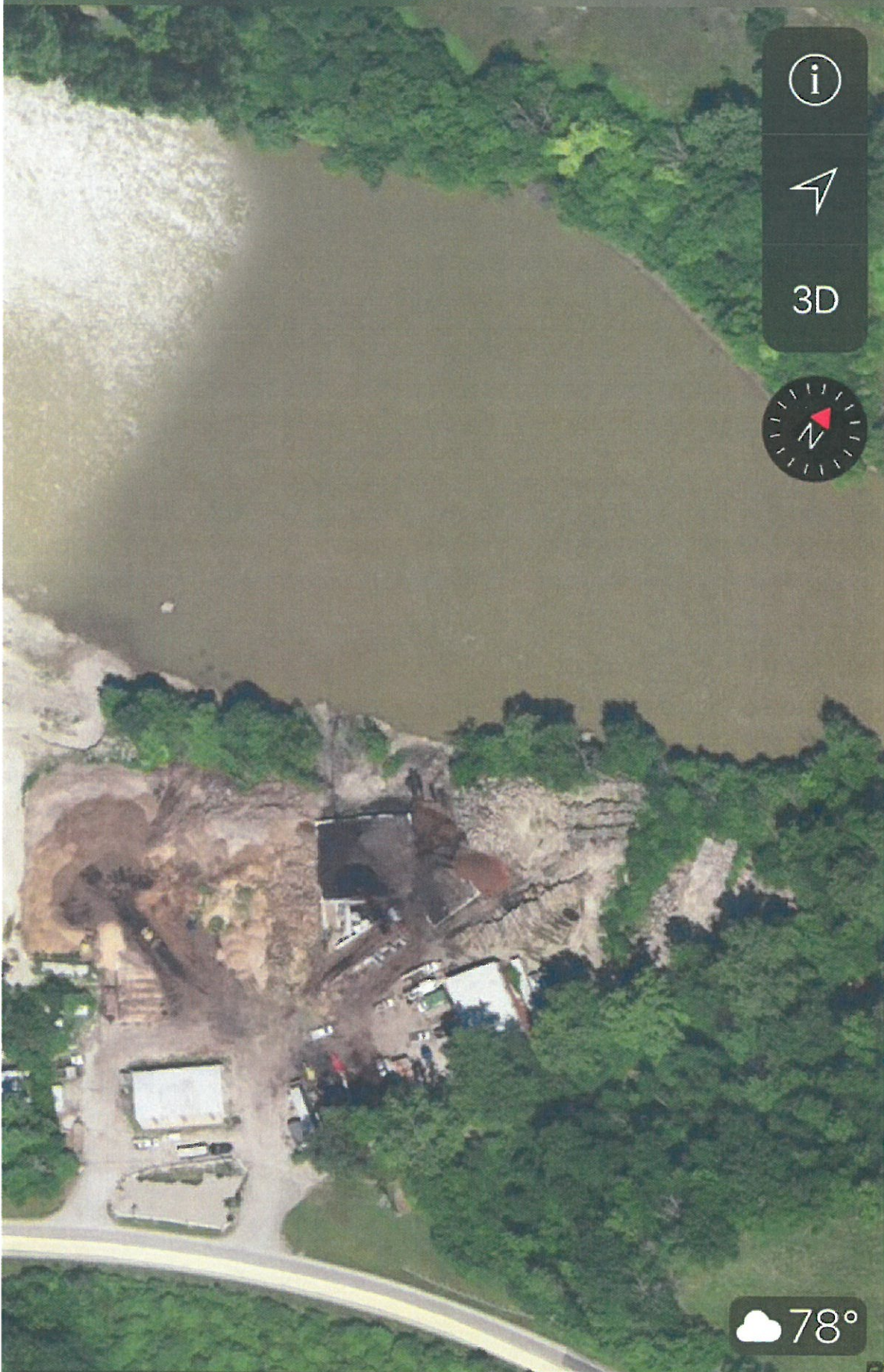
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SPRING - FALL - WINTER — Best Times to Plant!

Save This Drawing – You Can Always Plant in Phases

— LANDSCAPING ADDS CURB APPEAL AND IS 10-20% OF A HOME'S VALUE —

A \$150,000 (\$15,000-30,000 Value) – \$300,000 (\$30,000-\$60,000) – \$500,000 (\$50,000-\$100,000)

Maintaining Your Existing Trees and Planting More Helps Your Largest Investment ... Your Home!



3D



Pic'
of
Site
Plan

☁️ 78°

🔍 Search for a place or address

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JUL 24 2018

COLERAIN ZONING



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| Parcel ID | Address | Index Order | Tax Year |
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| 510-0280-0078-00 | 12017 EAST MIAMI RIVER RD | Parcel Number | 2017 Payable 2018 |

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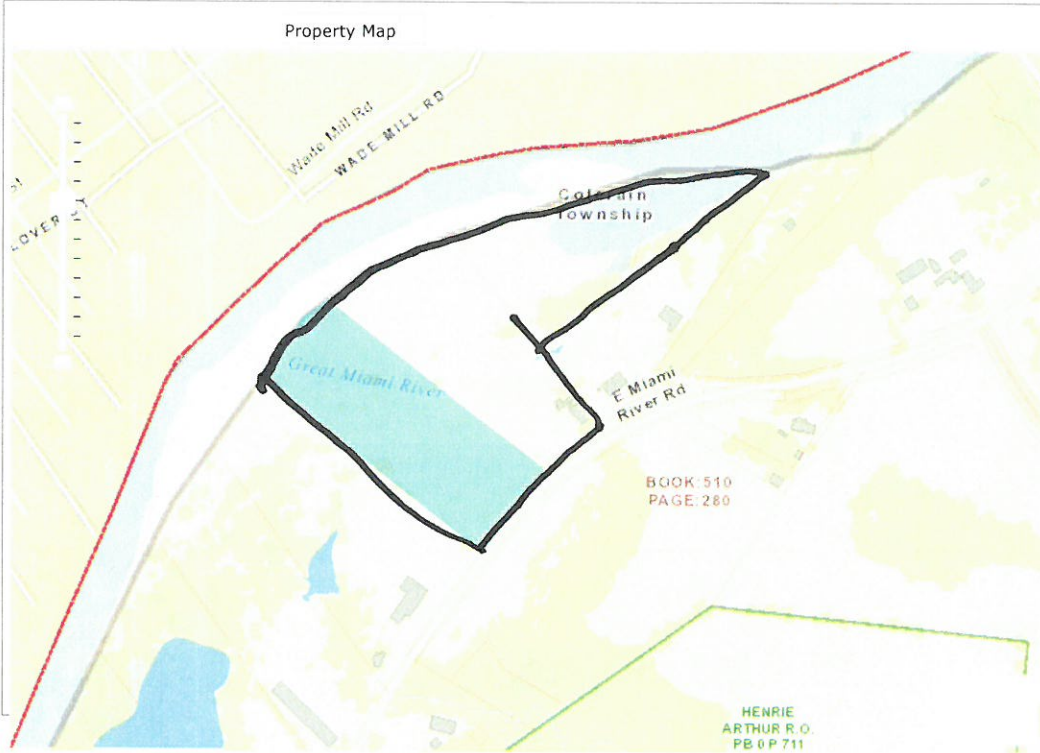
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Data updated: 2018/07/21

Plat showing Adjacent Property Owners [Legal Disclaimer](#) | [Privacy Statement](#)

12017 East Miami River Rd
Watson Gravel
(To our Left + Behind us)



Online Property Access

| < First << Prev Next >> Last > | [RETURN TO SEARCH LIST](#) Property 1 of 1

Parcel ID
510-0280-0001-00

Address
12111 EAST MIAMI RIVER RD

Index Order
Parcel Number

Tax Year
2017 Payable 2018

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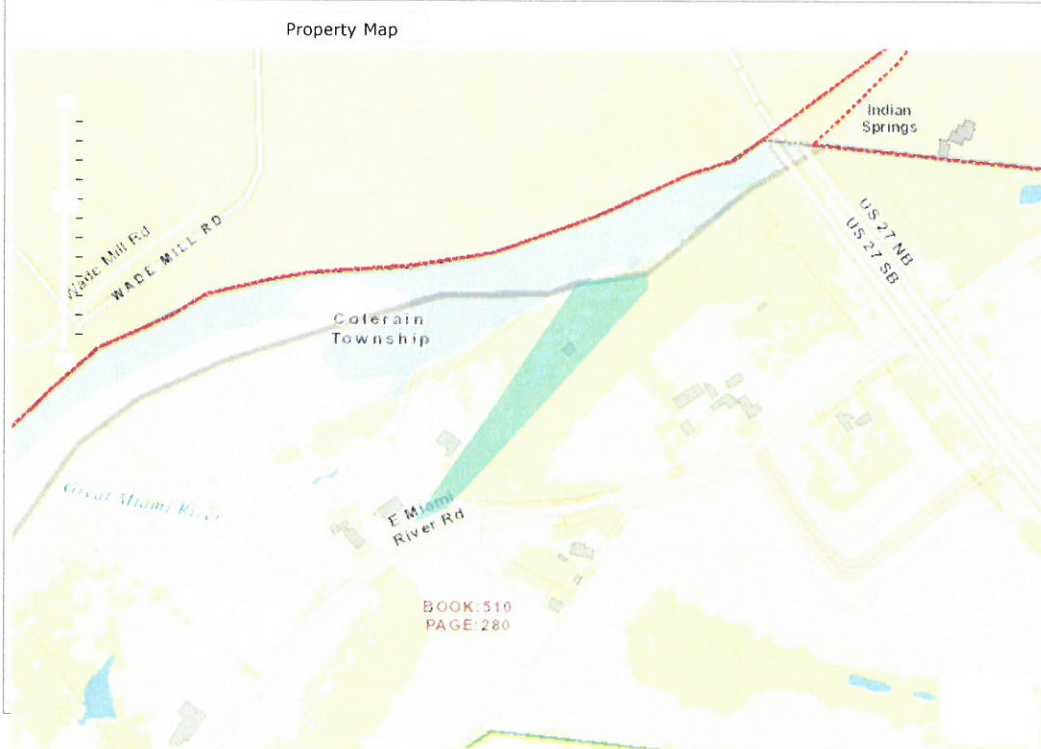
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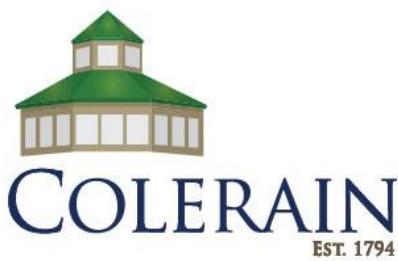
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Data updated: 2018/07/21

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Plot Showing Right Neighbor
(Trailer in middle Rear)
12111 East Miami River Rd



Trustees: Greg Insco, Raj Rajagopal, Dan Unger
Fiscal Officer: Heather E. Harlow
Administrator: Geoff Milz

To: Jenna LeCount, Planning & Zoning Director
From: Frank Cook, Chief of Department
Date: September 17, 2018
Re: Ross Mulch, 12075 East Miami River Road

This memo expresses concerns on behalf of the Colerain Township Department of Fire and Emergency Medical Services as it relates to the processing, storage, and application of chipping and grinding operations of mulch and compostable materials for the business operating as Ross Mulch located at 12075 East Miami River Road, Colerain Township, Ohio 45252.

Specifically, this document discusses the concerns and issues associated with fires within or spreading from or to mulch and composting processing, and the hazards the aforementioned poses to emergency responders and the surrounding communities and neighborhoods.

Mulch and wood chip pile fires are reported annually in the United States. These piles of combustible material are susceptible to fire from various sources, including: wildfires, lightning strikes, discarded burning tobacco products, arson, welding and vehicle sparks, and spontaneous combustion. Since May 2014, the Department of Fire & EMS has responded to 19 fire incidents related to the mulch and composting processing and storage operation at 12075 East Miami River Road.

Spontaneous combustion can happen when a decomposing material generates enough heat to ignite without an outside source. Mulch and wood chips are wood products which are continually decomposing, generating high temperatures. Because of this, a large enough pile of mulch or chips can create sufficient heat to spontaneously combust or ignite. Characteristically, mulch fires are typically deep-seated and can be well underway before someone notices. The location of mulch and wood chip piles can likewise pose a hazard. Fires from these piles can spread, burning and or destroying adjoining properties and businesses.

Fire hazard, fire control and environmental factors of concern related to the operation include: storage areas, pile size, internal temperatures, contaminants, push-out and or clear areas, property line set-backs, fire flow and or water supply, fire department access, and material-handling equipment.

Larger mulch fires can have a significant impact on the community at large. The most recent fire incidents were more developed and challenging as the incidents strained the fire and emergency medical response resources of the Colerain community and

It is our mission to provide first class all-hazards response and socially responsible programs to the citizens, businesses and visitors of Colerain Township with an engaged team of professionals that values involvement in our community.

COLERAIN

surrounding communities. Units had to respond from more distant locations to handle regular calls for service.

In conclusion, reducing the risk of mulch fires is simpler than understanding exactly how they occur. Best management practices, such as careful monitoring of temperature and moisture; noticing and correlating weather events; restricting pile size; maintaining moisture levels; and turning piles to release heat are critical to the prevention of combustion fires in organic material piles.

Should you have any questions please do not hesitate to contact me.



Ross Township Fire Department

Chief Steve Miller, OFE

P.O. Box 71
Ross, Ohio 45061
513.863.3410
www.rosstwp.org

September 19, 2018

Jenna M. LeCount
Director Planning and Zoning
Colerain Township
4200 Springdale Rd.
Cincinnati, Ohio 45251

Reference: Ross Mulch Fire

Ms. LeCount

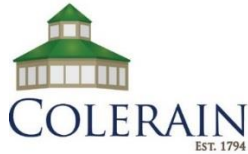
On May 2, 2018 the Ross Township Fire Department was requested to respond mutual aid with Colerain Fire & EMS for a large mulch fire at 12075 East Miami River Rd. Ross Engine 102 responded with three personnel. Upon arrival on the scene Colerain Command requested E-102 to assist in the extinguishment on the right side of the property with 1 ¾" hand lines. Engine 102 was on scene for over 2 ½ hours assisting in the extinguishment.

Ross Township provides and relies on mutual aid from our neighboring fire departments in times of need. During this incident we took one of our fire stations out of service for due to having our personnel assisting in the extinguishment of this fire. This isn't the first time we responded to this location. On October 22, 2017 we responded to assist in extinguishing a large mulch fire at the same location.

Although we don't mind assisting Colerain Fire & EMS, I personally feel these fires could have been prevented if the occupant would have had a better management practice of dealing with bulk mulch piles such as, careful monitoring of temperature and moisture of the mulch, restricting pile size, maintaining moisture levels and turning piles to release heat. All of these issues are critical to the prevention of combustion fires such as large mulch piles.

Sincerely,

Chief Steve Miller, OFE
Ross Township Fire Department



| | |
|-------------------|---------------------------------------|
| Staff Report: | Board of Zoning Appeals |
| Case# | BZA2018-013 |
| Variance Request: | Accessory Building Height and Setback |
| Location: | 2775 Wilson Ave. |
| Meeting Date: | September 26, 2018 |
| Prepared by: | Marty Kohler, Senior Planner |

Property owners Henry Ray Smith and Rebecca Lynn Smith have requested variances from Sections 10.2.3(B) and 10.2.3(C) for a proposed accessory structure exceeding the maximum allowable height and not meeting the minimum setback.

Case History:

The subject property is located at the southeast corner of Wilson Avenue and Newmarket Drive in the Pleasant Run Acres Subdivision. On July 17, 2018 it was reported that an accessory structure was under construction at the property without zoning approval. There were two additional accessory structures on the property that exceeded the overall lot coverage allowance for accessory structures, therefore a Notice of Zoning Violation was issued to remove the structure. This notice was received by the property owner on July 19.

The accessory structure in violation measures 18 feet by 24 feet and is 13 feet 10 inches to the peak of the roof. The shed has 432 feet in gross floor area.

The applicant continued construction on the building and on July 26 the property owner applied for a Zoning Certificate for approval of the accessory building. On July 31 a Letter of Refusal was issued to the property owner noting that the building was too large based on lot coverage, too tall since it appeared to be taller than the house, and too close to the property line. On August 15, 2018 the applicant applied for a variance to allow for a reduction of the side yard setback. The application claims that the issues of lot coverage and height are in error. The applicant has since removed the two pre-existing accessory buildings in the rear yard.

Current Proposal

The applicant is requesting approval of the existing shed in its current location.

Zoning Regulations

Accessory buildings are permitted in residential zones as a use that is supplemental to residential structures. The definition is as follows:

16.2.2 Accessory Building or Use shall mean a building or use that is *incidental to* and customarily found in connection with a principal building or use; is *subordinate to* and serves a principal building or use; is subordinate in area, extent, or purpose to the principal building or use served; and is located on the same lot as the principal building or use served.

Section 10.2.1(A)(9) requires that an accessory building not cover an area greater than 30 percent of the rear yard area. Even though the house faces Wilson Ave. and has a Wilson Ave. address, by Section 12.1.5 of the Zoning Resolution, the rear yard is the area behind the narrowest portion of the lot, which in the case is the side of the property where the accessory building is located. The area behind the house is technically the side yard. It is estimated that the rear yard area is about 1,824 square feet which allows for an accessory building with a maximum size of 547.2 square feet. The proposed size is 432 square feet. With the removal of the two prior shed in the rear yard the new shed meets the lot coverage requirement.

Section 10.2.3(B) restricts the height of accessory buildings to 15 feet but in no case exceed the height of the principle structure. Staff has measured the height of the accessory structure from the peak of the roof to the ground at 13 feet 10 inches. Staff also measured the height of the house at the west end to 13feet 4 inches from the roof peak to the ground. It appears that the accessory structure exceeds the height of the house by 6 inches.

Section 10.2.3(C) requires a minimum setback from side and rear property lines of 5 feet. The application plan indicates a setback of 2 feet which is 3 feet short of the minimum.

Staff Findings:

1. The height variance requested is substantial since the proposed building exceeds the maximum height by about 6 inches. The proposed minimum rear yard setback of 2 feet is substantial since this is a 60% reduction from the required 5 feet.
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. The property can reasonably be used as a single family dwelling within the limits of the zoning regulations.
4. The granting of the variance would probably have a negative impact on neighboring property due to the height and close proximity to the neighboring property line.
5. Approval of the height and setback 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 height and 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 additional height and reduced setback for an accessory building.

Staff Recommendation: DENIAL OF THE VARIANCE REQUESTS.

**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 _____

Owner: Henry Ray Smith and Rebecca Lynn Smith Applicant: Henry Ray Smith

Property Address: 2775 Wison Avenue

City: Cincinnati State/Zip: Ohio 45251

Applicant Address: 2775 Wison Avenue

City: Cincinnati State Zip Ohio 45251

Phone: (513) 431-8240

Auditor's Book-Page-Parcel Number: 510 -- 0034 -- 0073

Zoning Classification: R-6--Urban Residential District

Appeal to
(check one): Refusal to issue Zoning Certificate x 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>3.50 (43% fee)</u> |
| | Total Amount Paid: | <u>\$384.50</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:

Henry Smith

Signature of Applicant (if not the Owner): _____

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AUG 15 2018

(over)

COLERAIN ZONING

APPEAL TO THE COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

JUSTIFICATION OF VARIANCE STATEMENT

Applicant: Henry Ray Smith

Property: 2775 Wilson Road, Cincinnati, Ohio 45251

BZA Case no> _____

1. PROCEDURAL HISTORY:

In early July, 2018, the Applicant, a Colerain Township resident, began construction of and substantially completed an accessory building (for family storage purposes) in the south-eastern quadrant of his yard. He did not first apply for a zoning certificate or building permit, having constructed a comparable building in his yard in the early 1990s without any such certificate or permit being required on him. The Applicant first became aware that he had failed to fulfill any zoning-related legal obligation when, on or July 18, 2018, he received a letter advising him that he had violated Colerain Township's Zoning Resolution.

On July 26, 2018, the Applicant applied to the Colerain Township Planning and Zoning Department for a zoning permit to construct an accessory building on his residential real property. He submitted therewith a site plan showing the dimensions and measurements of the lot and all existing and proposed buildings and other improvements to that property.

On July, 2018, that Applicants' application for a zoning certificate was denied on the bases that:

Section 10.2.1(A)(9) requires that an accessory building not cover an area greater than 30 percent of the rear yard area. It is estimated that your rear yard area is about 554 square feet which allows for an accessory building with a maximum size of 166 square feet. The proposed size is 432 square feet exceeding the maximum by 266 square feet.

Section 10.2.3(B) restricts the height of an accessory building to not exceed the height of the principal structure or 15 feet, whichever is less. No information was submitted regarding the building height with the application but it appears that the building may exceed the height of the house.

Section 10.2.3(C) requires a minimum setback from side and rear property lines of 5 feet. The application plan indicates a setback of 2 feet which is 3 feet short of the minimum.

2. INTENDED USE.

The Applicant intends to use the accessory building for which he is seeking a zoning certificate as a storage shed for the benefit of his single family household. The items stored in that building will consist of lawn equipment and tools, home improvement materials, two 4-wheelers, Christmas lights and decorations, and personal possessions exceeding the storage

space in his home. (The Applicant has no garage or basement and, therefore, does not have any such secure storage spaces in which to store any of the stated items.)

3. AFFIRMATION OF PERMITTED USE.

The Applicant affirms (1) his real property is located in a Colerain Township zoning district classified as “R-6” “Urban Residential District” and (2) the use requested is permitted in the zoning district where the property is located. See Colerain Township Zoning Classifications—Table 7-1 (“Permitted Uses in Residential Districts”) and Zoning Resolution Section 10.2.3(A)(4).

4. REQUESTED VARIANCE AND OTHER RELIEF:

Section 10.2.3(C) requires a minimum setback from side and rear property lines of 5 feet. The Applicant requests that he be granted a variance allowing the accessory building to be constructed with a minimum setback of two feet from his property’s eastern property line.

Section 10.2.1(A)(9) requires that an accessory building not cover an area greater than 30 percent of the rear yard area. As discussed below and supported by the site plan and building plan drawing provided herewith by the Applicant, the Applicant’s proposed accessory building not cover an area greater than 30 percent of the rear yard area. Therefore, no variance is required or requested in that regard. However, the Applicant does ask the Board of Zoning Appeals to (1) find that the Zoning Director’s determination that the Applicant’s building would exceed the Zoning Resolution size limitation was erroneous and (2) disregard that determination and reverse the denial of the Applicant’s application for a zoning permit to the extent that such denial was based thereon.

Section 10.2.3(B) restricts the height of an accessory building to not exceed the height of the principal structure or 15 feet, whichever is less. The Applicant’s accessory building does not exceed the height of the principal structure or 15 feet. Therefore, no variance is required or required in that regard. However, the Applicant does ask the Board of Zoning Appeals to (1) find that the Zoning Director’s determination that the Applicant’s building would exceed the height limitation was erroneous and (2) disregard that determination and reverse the denial of the Applicant’s application for a zoning permit to the extent that such denial was based thereon.

5. APPLICABLE LAW:

The standard for a variance, set forth in R.C. 519.14(B) states, in pertinent part, that a township board of zoning appeals may

Authorize, upon appeal, in specific cases, such variance from the terms of the zoning resolution as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the resolution will result in unnecessary hardship, and so that the spirit of the resolution shall be observed and substantial justice done.

However, the Supreme Court has ruled that, in making a determination about an area variance, a lesser standard is required than for a use variance. An applicant for an area variance need only

show *practical difficulties*, not unnecessary hardship. *Kisil v. Sandusky* (1984), 12 Ohio St.3d 30, syllabus.

Hamilton County's Court of Appeals has found that the *practical difficulties* standard applies to township boards of zoning appeals in the consideration of area variances. *Hebeler v. Colerain Twp. Bd. of Zoning Appeals* (1st Dist.1997), 116 Ohio App.3d 182. And the Supreme Court has stated that no single factor controls the determination of practical difficulties. Overall, a property owner encounters practical difficulties whenever the area zoning requirement unreasonably deprives the property owner of a permitted use of the property. *Duncan v. Middlefield* (1986), 23 Ohio St.3d 83, 86.

The Ohio Supreme Court has also identified seven nonexclusive factors to be considered and weighed in determining whether a property owner seeking an area variance has encountered *practical difficulties* in the use of his or her property, those being:

- (1) whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- (2) whether the variance is substantial;
- (3) whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- (4) whether the variance would adversely affect the delivery of governmental services;
- (5) whether the property owner purchased the property with knowledge of the zoning restriction;
- (6) whether the property owner's predicament feasibly can be obviated through some other method other than a variance; and
- (7) whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. *Id.* syllabus.

6. PRACTICAL DIFFICULTIES CAUSED BY THE SETBACK REQUIREMENT:

The Applicant requests that he be granted a variance allowing the accessory building to be constructed with a minimum setback of 2 feet from his property's eastern property line as opposed to the 5 feet setback required by Section 10.2.3(C). If the Applicant is not granted the requested variance, he will suffer *practical difficulties* in making use of his property for his intended use—the location of an accessory building sufficient to meet his family's storage needs.

Items (2) through (7) of the non-exclusive factors stated by the Ohio Supreme Court in the *Duncan* case, applied to the facts of this case, are addressed below.¹

Whether the variance is substantial.

¹ The Applicant is not asserting that the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance—item (1) in the list of factors in *Duncan*.

The application of the existing 5-foot setback might, on its face, seem to be of little consequence, however, reducing the depth of the building by 3 feet to satisfy that requirement would reduce the storage space in the Applicant's proposed accessory building by 850.5 cubic feet. (3 ft x 24 ft. x 11.8125 ft.). All of that space is needed to accommodate the storage of the equipment, 4-wheelers, tools, materials, and personal possessions described above.

Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

The essential character of the neighborhood will not be substantially altered nor whether adjoining properties suffer a substantial detriment as a result of the variance. From CAGIS maps and aerial images of the Applicant's neighborhood and visual inspections of Wilson Avenue, Newmarket Drive, Butterwick Drive, Aldbough Court, and Klondike Court (all within the Applicant's neighborhood), it appears that many, if not most, of the residences have been allowed to have accessory buildings within the 5-foot rear and/or side yard setbacks. Given that fact, allowing the Applicant this variance will not substantially alter the existing character of the neighborhood nor cause any of the adjoining properties suffer a substantial detriment.

Whether the variance would adversely affect the delivery of governmental services.

The variance would adversely affect the delivery of governmental services. The proposed accessory building does not require utility or postal service and, should fire or other safety services be required, the building would have to be accessible from all sides. Furthermore, the building would not interfere with the rendering of any such government services to the Applicant's residence.

Whether the property owner purchased the property with knowledge of the zoning restriction.

The Applicant purchased the property in 1986 without knowledge of the setback requirement. In fact, he did not become aware of the setback requirement until he was notified by Colerain Township's Planning and Zoning Department on July 18, 2018. By that point, he had already substantially completed the construction of the accessory building.

Whether the property owner's predicament feasibly can be obviated through some other method other than a variance.

The Applicant's predicament cannot feasibly be obviated through some other method other than a variance. First, moving the accessory building 3 feet to the west of the accessory building's present location would create problems relating to accessibility. Eight feet to the west of the accessory building's present location is a driveway (constructed more than a decade ago) which runs along the side of the Applicant's house and has been the permanent parking place for the Applicant's trailer.² The 8 feet of open space between the driveway/parked trailer and the entrance to the accessory building is needed for free access to/from the backyard, loading and unloading the trailer, and moving items to/from the accessory building. Second, reducing the depth of the building by 3 feet to satisfy that requirement would reduce the storage space in the

² The rest of the Applicant's driveway is used as parking places for the 3 vehicles owned by the Applicant and his family members.

building by 850.5 cubic feet. (3 ft x 24 ft. x 11.8125 ft.) As stated above, the Applicant has no garage or basement and, therefore, does not have any such secure storage spaces in which to store any of the stated items. Third, if the variance is not granted (i.e., the Applicant is not allowed to maintain the accessory building at its existing location), the Applicant will likely have to demolish the building because its structural integrity is tied to the placement of the load-bearing walls already centered on foundation blocks.³ If waste can be avoided by granting a variance which is justified by other factors, it is hoped that the Board will find that there is value in doing so.

Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

The spirit and intent behind the zoning requirement (i.e., the public's health and safety, convenience, comfort, prosperity, or general welfare) will be observed and substantial justice done by granting the variance. The requested variance meets the spirit and intent behind the zoning requirement because (1) it requires that the accessory building be situated away from the property line (reducing/avoiding encroachment issues); (2) it does not allow the building to be placed so as to interfere with the rendering of government services to the Applicant's or anyone else's property, and (3) it requires that the proposed accessory building be set back enough that it will be consistent with the placement of many, if not most, other accessory buildings which currently exist in the Applicant's neighborhood. And substantial justice will be done if the variance is granted because the interests of the public will have been protected while the Applicant will be able to use his property in the manner which meets his family's needs.

7. OTHER RELIEF REQUESTED:

A. Request For Determination Of Error And Reversal Of Zoning Certificate Denial Regarding Non-Confirming Size Of The Proposed Accessory Building:

Section 10.2.1(A) of the Colerain Township Zoning Resolution states, in pertinent part, that "[a]ccessory uses or structures shall be permitted provided... (9) the total of all accessory buildings shall not occupy more than 30 percent of the rear yard".

Section 10.2.1(C) of that Zoning Resolution also states that "[u]nless otherwise stated in this Section or exempted below, detached accessory buildings and uses shall be located in the rear yard." It then states as an "exemption" in (1)(a) thereunder, "On a corner lot, accessory buildings and uses may be located in the side yard as illustrated in Subsection 12.1.5 (Corner Lots)."

Section 12.1.5 ("Corner Lots") states, in pertinent part, that ...

(B) The narrowest lot line opposite the public right-of-way shall be the rear lot line and the minimum rear yard setback shall be applied. See Figure 12-2.

³ While the Applicant has created his own predicament (by building before obtaining a zoning certificate or building permit), his omissions were unintentional.

(C) The longest lot line opposite the public right-of-way shall be the side lot line and the minimum side yard setback shall be applied. See Figure 12-2.

The Applicant's residence is a corner lot, located on the southeast corner of Wilson Avenue and Newmarket Drive. The narrowest lot line opposite the public right-of-way is the eastern lot line of the Applicant's property, running 85 feet. Under the foregoing definition, that property line is the rear lot line. The longest lot line opposite the public right-of-way is the southern lot line of the Applicant's property, running 120 feet. Under the foregoing definition, that property line is the side lot line.

Figure 12-2 of the Zoning Resolution, to which each definition refers, shows how those definitions are to be applied and how they determine the character of the area of the lot which they bound. In that figure, the part of the lot which is bounded by the property line defined as the rear lot line is characterized as "the rear yard". The rear yard is shown as being also bounded by the property line defined as the rear lot line and the lines following the planes of the house to the rear and side property lines.

Under the foregoing Zoning Resolutions and Figure, the southwest quadrant of the Applicants' yard (bounded by the Applicant's eastern (rear) lot line, southern (side) line, and the lines following the planes of the house to those lot lines) is the Applicant's rear yard. That area (38 feet x 48 feet) encompasses 1824 square feet. Thirty percent (30%) of that rear yard area is 547.2 square feet. Thus, an accessory building having a footprint less than or equal to that square footage would, absent other objection, be a permissibly-sized structure to construct and have in the Applicant's zoning-defined "rear yard". The Applicant's accessory building encompasses 432 square feet (18 feet by 24 feet) and, therefore, is not "non-conforming" as to its size. Therefore, the Applicant ask the Board of Zoning Appeals to (1) find that the Zoning Director's determination that the Applicant's building would exceed the size limitation was erroneous and (2) disregard that determination and reverse the denial of the Applicant's application for a zoning permit to the extent that such denial was based thereon, .

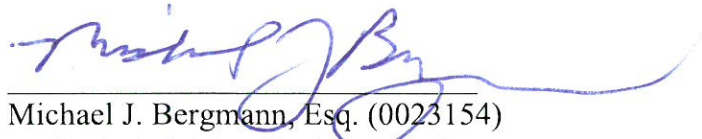
B. Request For Determination Of Error And Reversal Of Zoning Certificate Denial Regarding Non-Confirming Height Of The Proposed Accessory Building

Section 10.2.3(B) restricts the height of an accessory building to not exceed the height of the principal structure or 15 feet, whichever is less. The Applicant's accessory building does not exceed the height of the principal structure or 15 feet. Therefore, no variance is required or required in that regard. However, the Applicant does ask the Board of Zoning Appeals to (1) find that the Zoning Director's determination that the Applicant's building would exceed the height limitation was erroneous and (2) disregard that determination and reverse the denial of the Applicant's application for a zoning permit to the extent that such denial was based thereon,

The Applicant designed the accessory building to be the same height as his home. As shown in the drawings submitted with this Application, the accessory building has designed to have a height of 13 feet 9 inches.. Furthermore, the Applicant has measured the accessory building (as constructed) and his home and found both structures, from ground to roof peak, to be 13 feet 9 inches. The Zoning Administrator made no such measurements and has asserted a difference without specifying the basis for that assertion.

8. CONCLUSION:

For the foregoing reasons, the Applicant requests that the Board grant him the variance and other relief requested above and order the issuance of a zoning certificate so that he may proceed with the construction of the described accessory building.



Michael J. Bergmann, Esq. (0023154)
MICHAEL J. BERGMANN, LLC
Attorney for Applicant
6020 Cheviot Road
Cincinnati, Ohio 45247
Phone: (513) 385-5574
Email: esquire@fuse.net

I hereby make and acknowledge the foregoing Justification of Variance Statement.

8-14-18
Date

Henry Ray Smith
Henry Ray Smith
Applicant/Property Owner

BUILDING PLAN

STORAGE BUILDING
2775 Wilson Avenue
Cincinnati, Ohio 45251

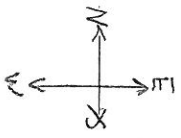
Property Owner. Henry Smith
Contractor Designer: Henry Smith
Phone: 513-431-8240

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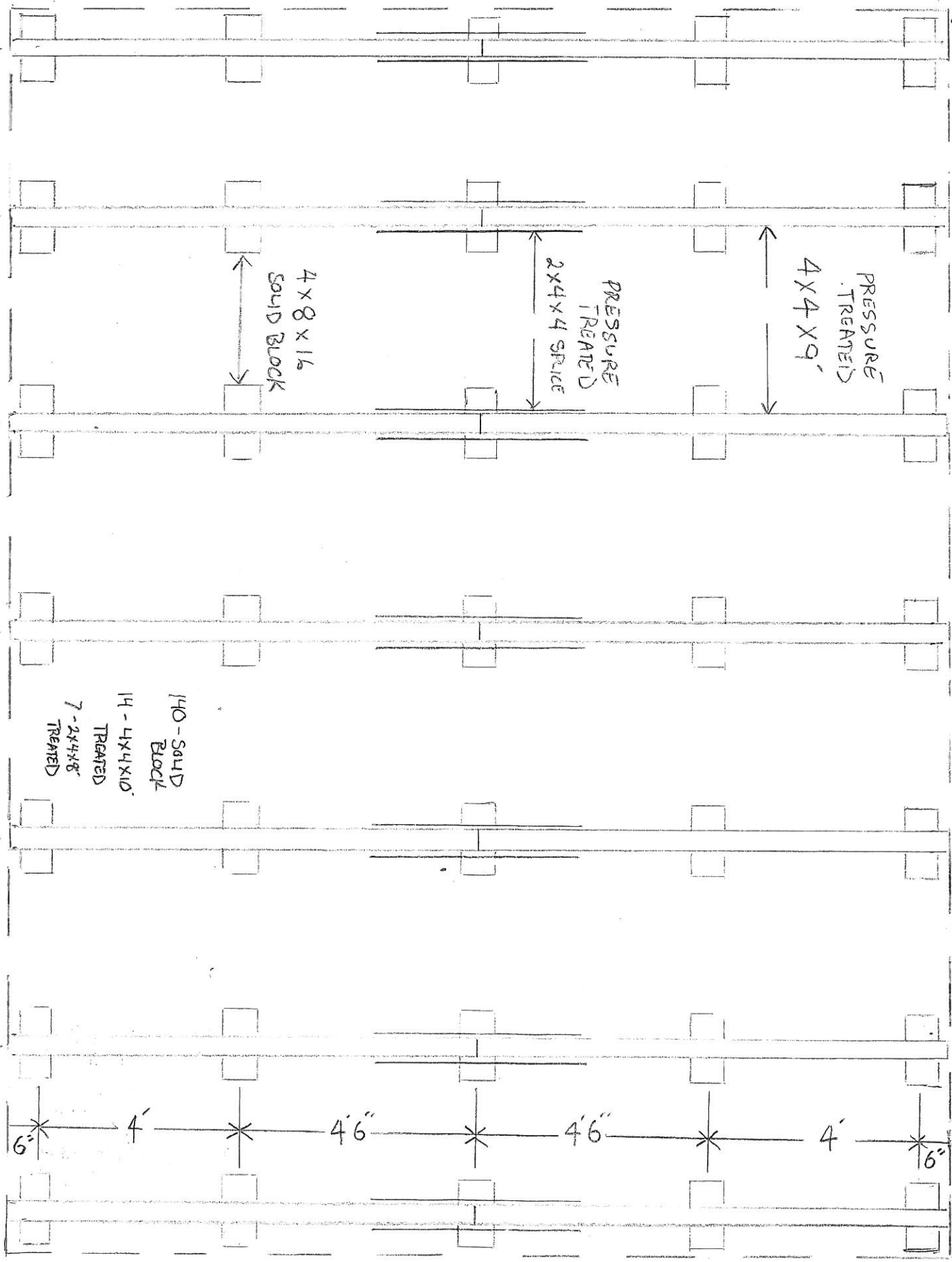
1. General Notes (See below)
2. Foundation
3. Left and Right Elevation Views
4. Front And Rear Elevation Views
5. Building –Section Views

GENERAL NOTES

1. Bottom floor framing shall be of pressure treated lumber and all shall be compatible with the treatment
2. All rafters shall be No. 1 grade Southern Pine
3. All wall studs shall be stud.grade, Spruce Pine-Fir
4. All rafters and ceiling joists are full length (no splices)
5. Max. 8” down from the shed floor-to-the exterior grade at the door (two full length steps within 8” from finished grade)



Scale: 1 cm = 1'-0" FOUNDATION



DOUBLE 2X6 FULL LENGTH

2X6 JOIST
12" OC

SPACERS
5'6"

SPACERS
5'6"

DOUBLE 2X6

DOUBLE FULL LENGTH

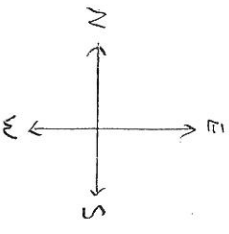
SECTION I

SECTION II

DOUBLE 2X6 FULL LENGTH

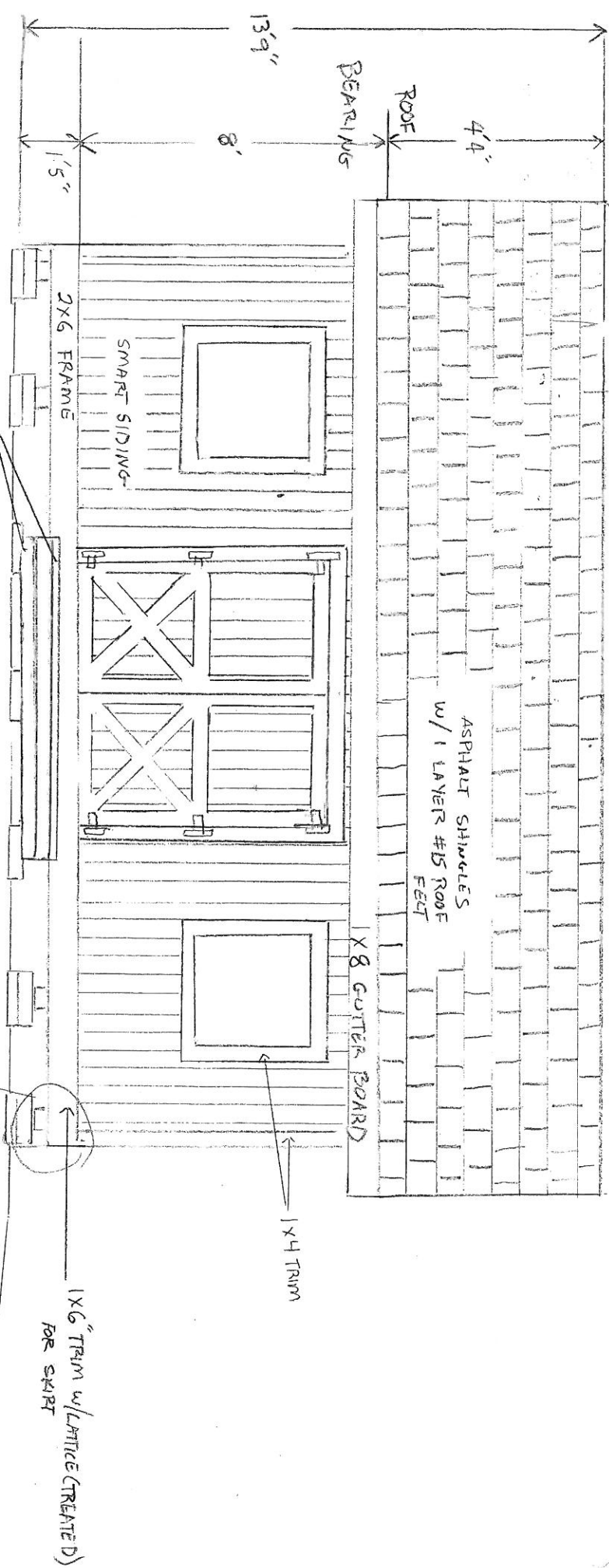
2X6 NAILERS
12" 12" 12" 12" OC

12' 12' 24'



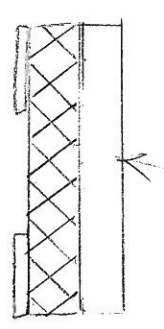
FLOOR FRAME
SCALE: 1/4" = 1'-0"

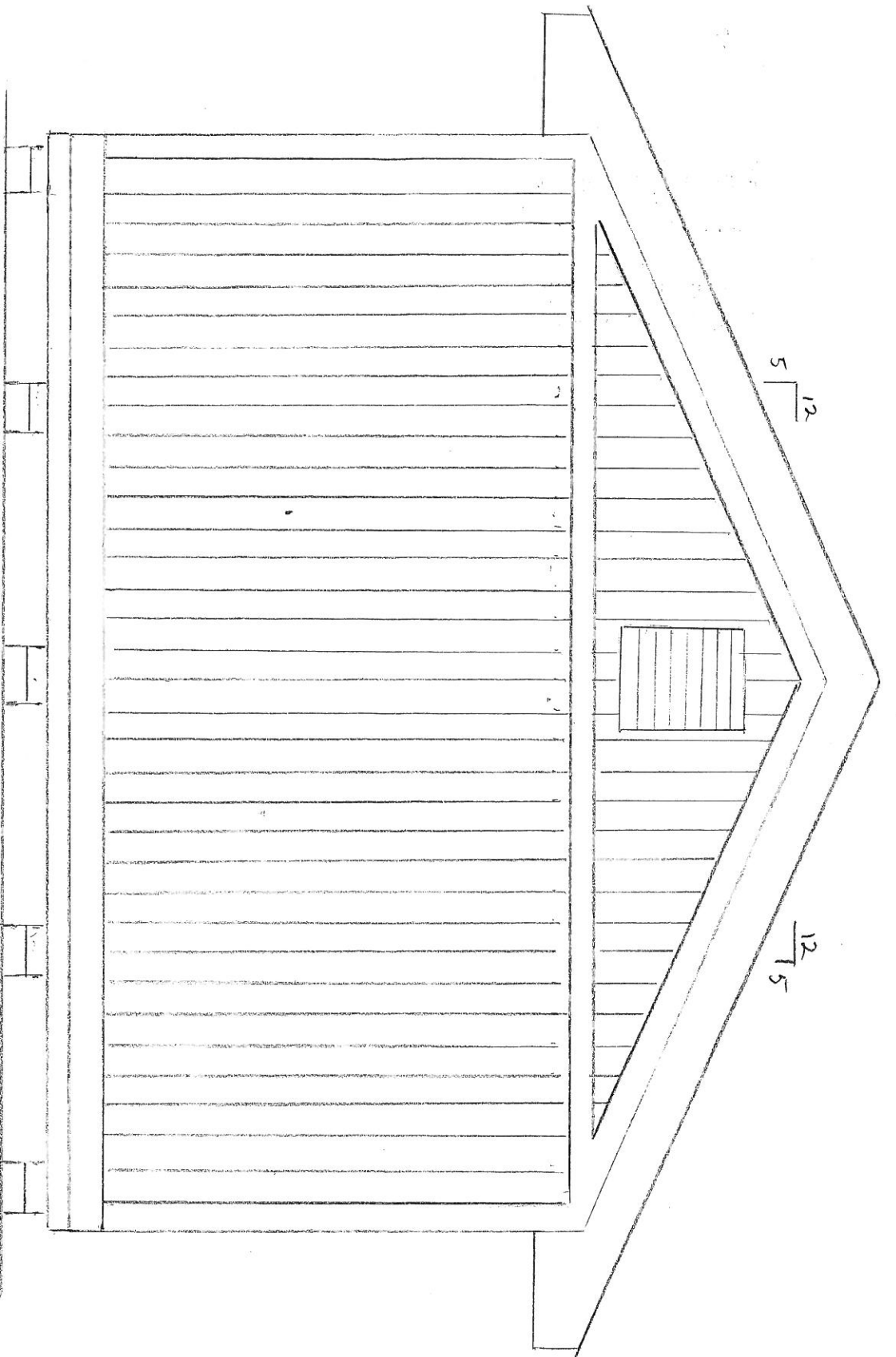
PRESSURE
TREATED 2X6 MATERIAL



LEFT / RIGHT ELEVATION VIEWS

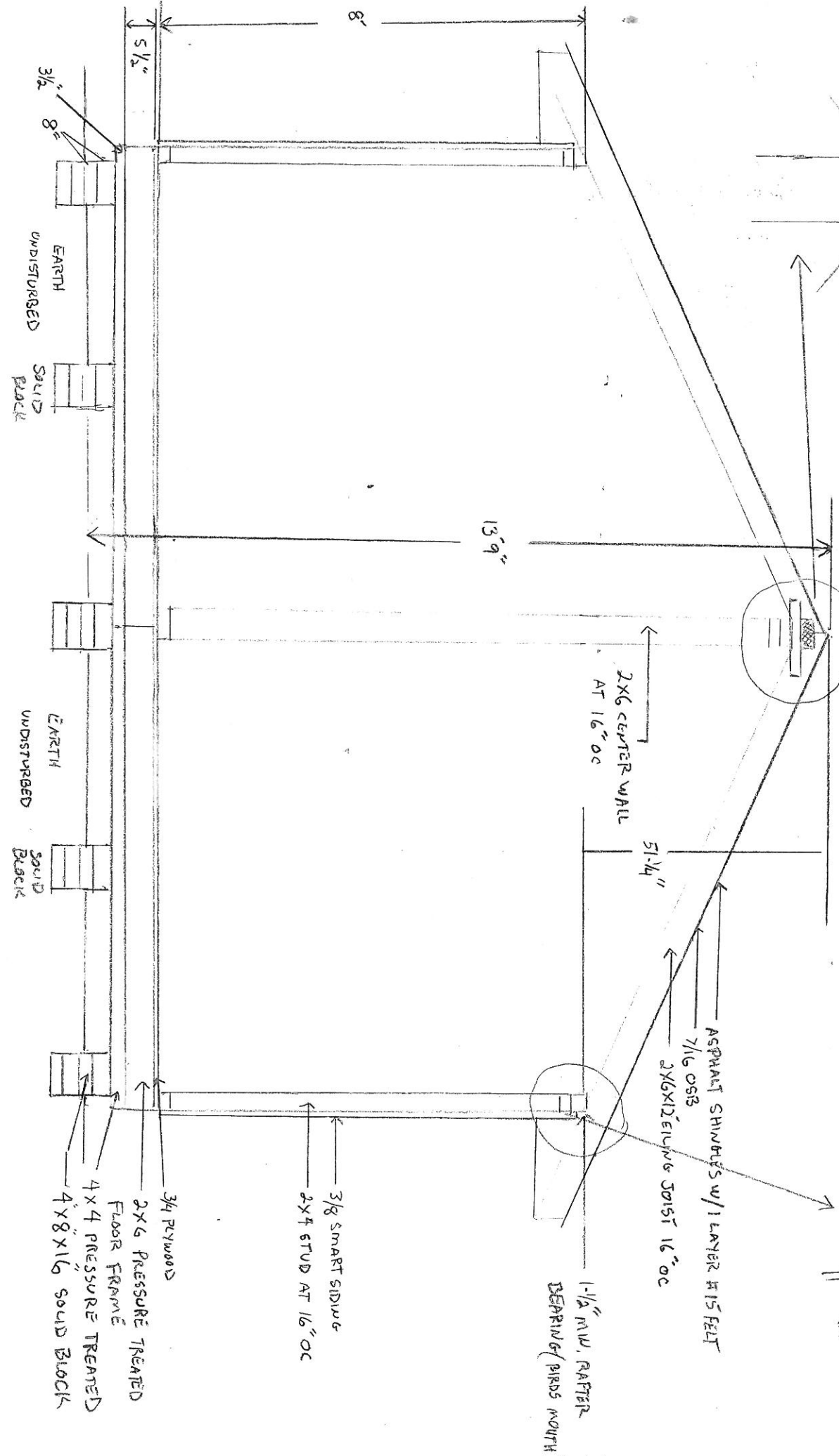
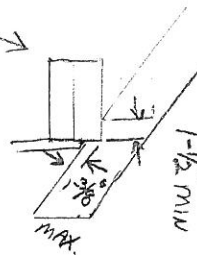
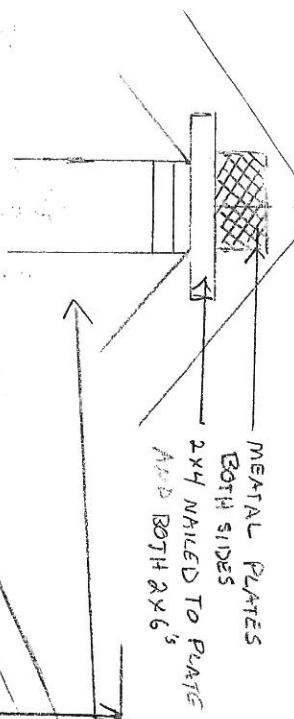
SCALE: 1/4" = 1'-0"





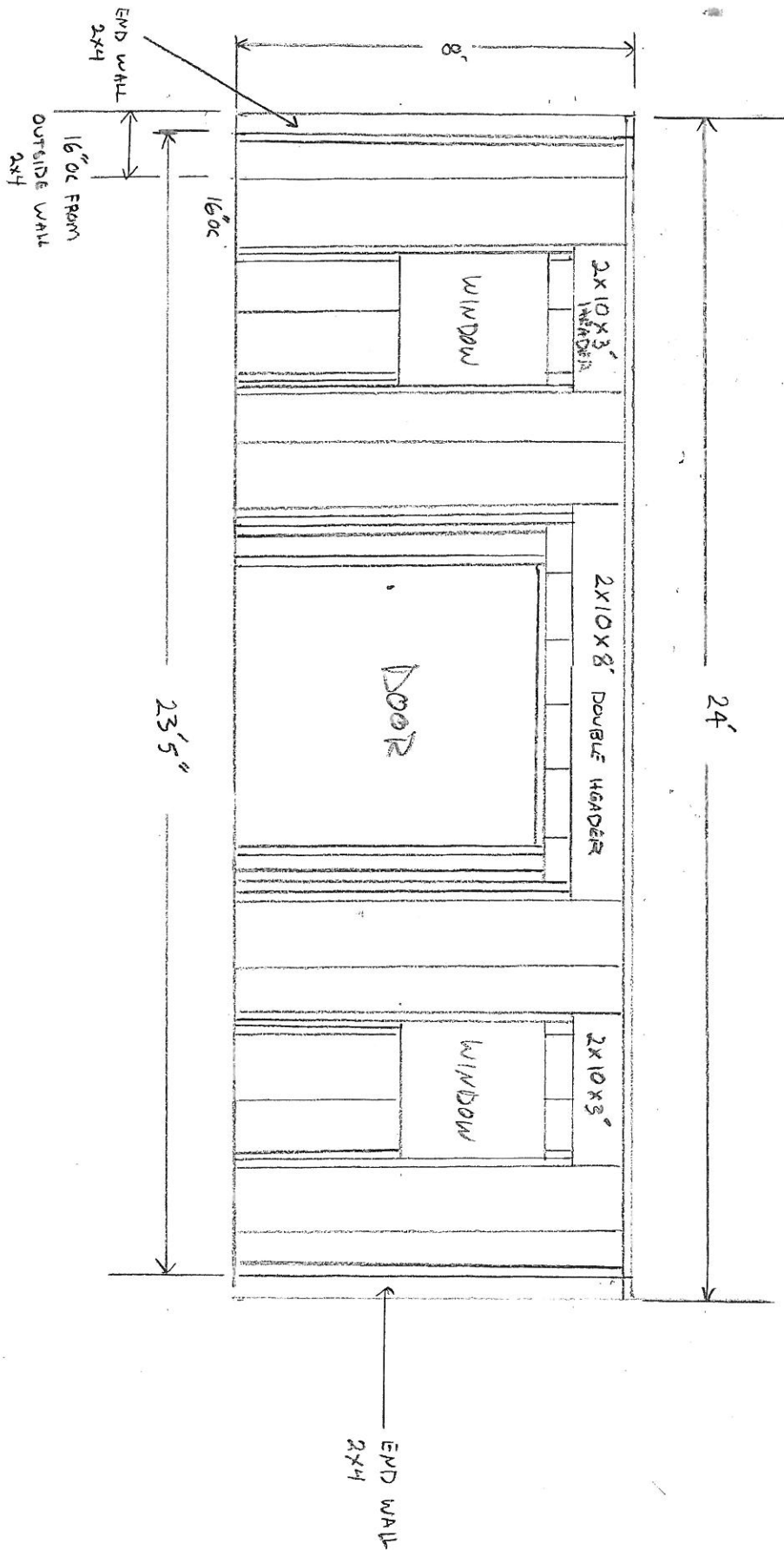
FRONT / REAR ELEVATION VIEW

SCALE: 1CM = 1'-0"



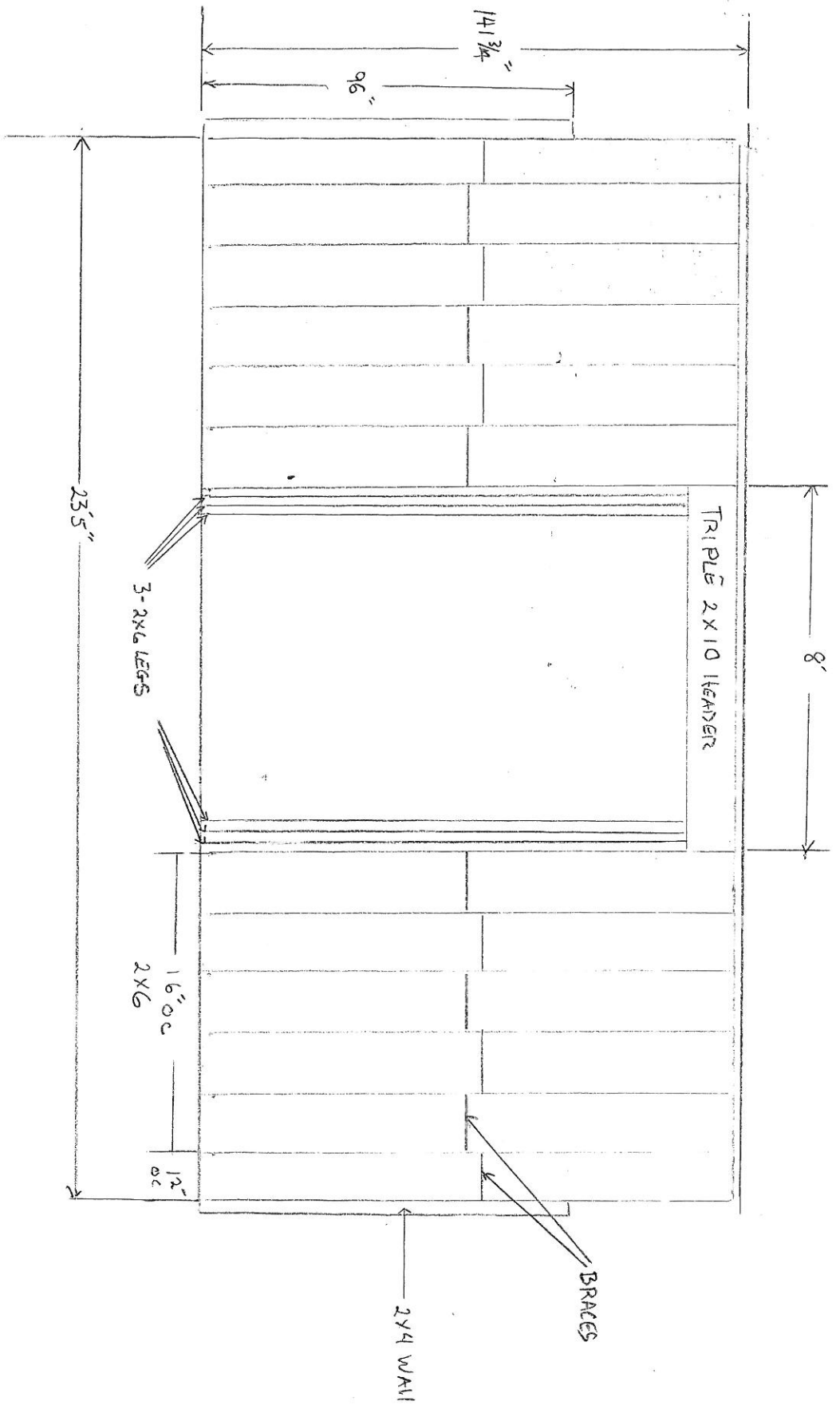
BUILDING SECTION VIEW

SCALE: 1 CM = 1'-0"



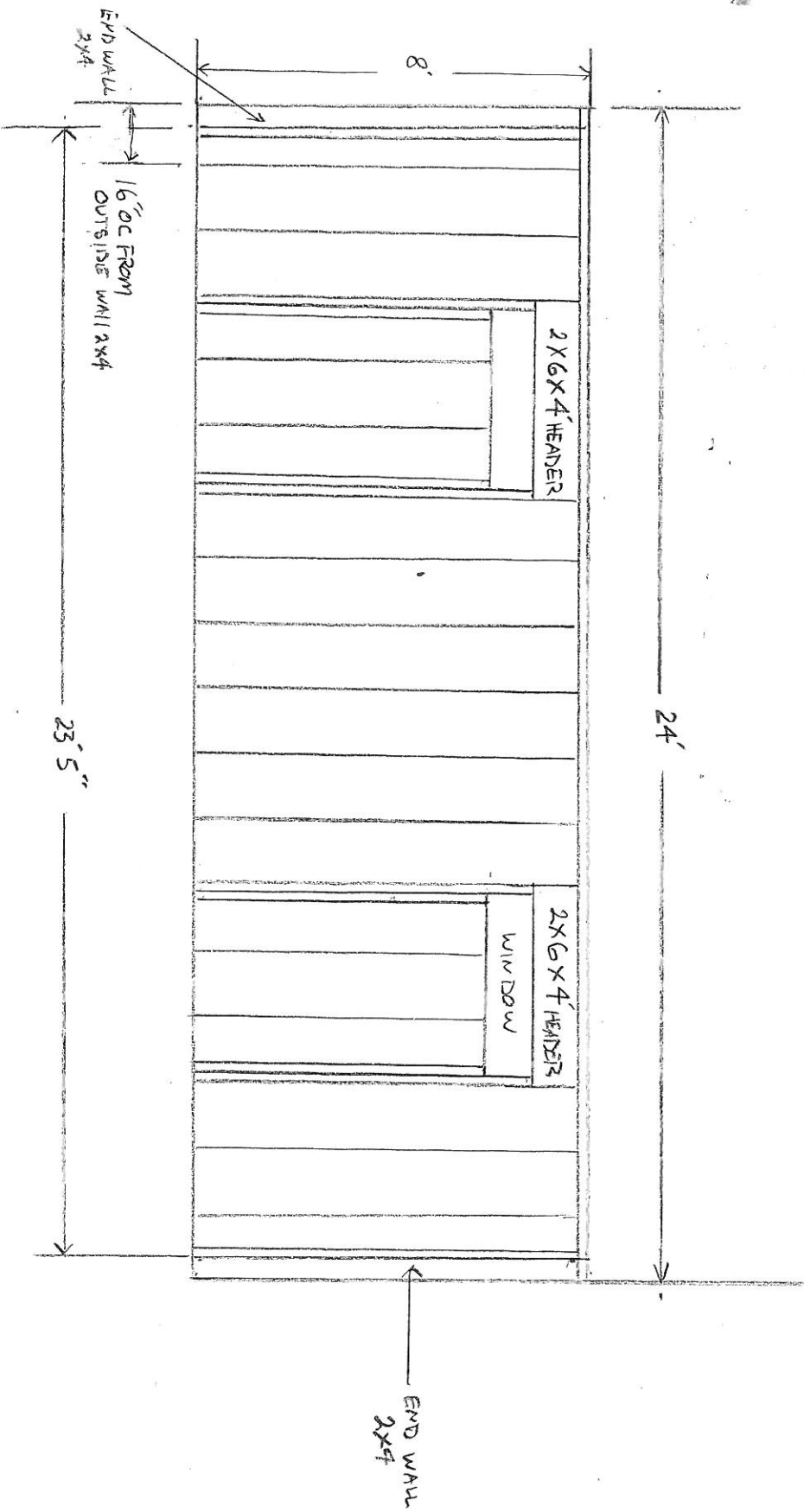
FRONT WALL VIEW

SCALE: 1 CM = 16"



CENTER WALL

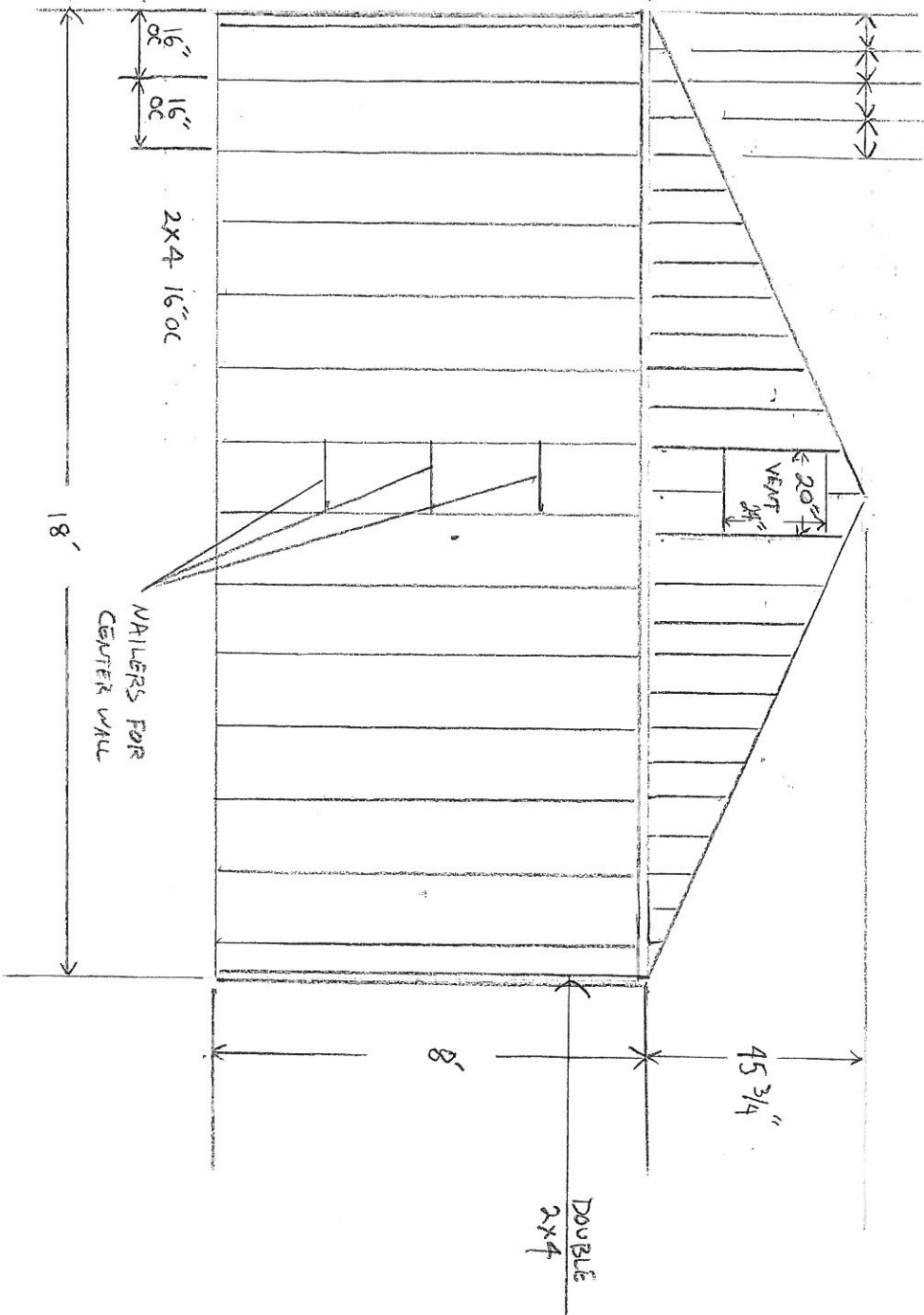
SCALE: 1CM = 16"



BACK WALL VIEW

SCALE: 1/4" = 16"

2x4 8" OC
SIDEWAYS CUT TO FIT.



SIDE WALLS

SCALE: 1 CM = 16"



| | |
|-------------------|--------------------------------|
| Staff Report: | Board of Zoning Appeals |
| Case# | BZA2018-014 |
| Variance Request: | Temporary Sign Extension |
| Location: | 9459 Colerain Ave. |
| Meeting Date: | September 26, 2018 |
| Prepared by: | Marty Kohler Senior Planner |

Wendy K. Smith representing property owner T Northgate Pads Ohio LLC and Spirit of Halloween has requested a variance from Sections 15.10.3(D)(3)(b) of the Colerain Zoning Resolution for additional time allowance for a temporary sign.

Case History:

The subject property is an out-lot building located within the Northgate Mall planned development. The property is zoned PD-B Planned Development Business. The building is located towards the southeast corner of the mall property and currently contains a Kabuto Japanese Restaurant, Sprint Store and a Life Uniform store.

Current Proposal

The applicant is in the process of establishing a temporary Halloween store in a vacant portion of the building formerly occupied by a Tuesday Morning store. The store will only be open for about two months for the Halloween season. The applicant has applied for a temporary banner sign under the provisions of section 15.10.3(D)(3)(b) which allows temporary banners for up to 30 days for new businesses. This permit is scheduled to expire on September 30, 2018. Since the store is expected to remain open until October 31, 2018 the owner wishes permission to keep the sign up for an additional 30 days so that customers can locate the business. This additional time allowance would be from October 1, 2018 to October 31, 2018.

Zoning Regulations

Section 15.10.3(D) of the Zoning Resolution allows for a variety of temporary sign types to be used for a variety of situations. Temporary signs less than 6 square feet are permitted without a Zoning Certificate. Signs over 8 square feet and less than 32 square feet require requires a zoning certificate. The most commonly used temporary signs are 32 square foot banners which are allowed by Zoning Certificate for up to two weeks per permit. These permits are only allowed 4 times per year and must have a 30-day gap between permits.

Most businesses in the Township are intended to be established on a permanent basis. Most businesses also obtain zoning certificates for permanent wall signs. The Halloween store is an unusual circumstance in that they are only open for two months. The Zoning Resolution has an allowance for outdoor vendor markets which are temporary, but has no specific allowance for a temporary business within a permanent structure. The applicant in this case has expressed a need to use a temporary banner to identify the business rather than to invest in a permanent wall sign.

Per Section 4.4.1(C)(3) of the Zoning Resolution the decision of the Board of Zoning Appeals is effective 30 days after the decision unless the Board finds that it is necessary for the action to be effective immediately. If the Board agrees that the decision needs to be effective immediately, it must be noted in the motion for approval. If the Board votes for approval without the immediate effective measure the decision would not be effective until October 26.

Staff Findings:

1. The property in question would likely yield a reasonable return without the variance. The property can reasonably be identified with signs meeting current zoning regulations. The nature of the hardship in this case is that the applicant is not wanting to invest in a permanent wall sign for a temporary business.
2. The sign variances requested are substantial since the time allowance requested is twice the allowed time.
3. The granting of the variances would grant a consideration that is not available to other property owners in the neighborhood.
4. The granting of the variance would probably not have a negative impact on neighboring property but could create a precedent to allow for sign variances if requested by neighboring properties.
5. Approval of the sign variances would not affect the delivery of government services.
6. There are no topographic issues related to this property which would constrain the reasonable application of the sign regulations without additional expenses.
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 granting the variance for additional time allowance for the temporary banner sign.

Staff Recommendation: APPROVAL OF THE VARIANCE REQUEST TO ALLOW FOR THE TEMPORARY SIGN FROM OCTOBER 1, 2018 TO OCTOBER 31, 2018 WITH THE DECISION TO BE EFFECTIVE IMMEDIATELY IN ORDER TO MEET TIME CONSTRAINTS.



**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 2018-014

Owner: T Northgate PADS Applicant: WENDY K. SMITH

Property Address: 9459 Colerain Avenue

City: Cincinnati State/Zip: OH 45251

Applicant Address: 9343 Comstock DR.

City: CINCINNATI State Zip OHIO 45231

Phone: 513-503-8217

Auditor's Book-Page-Parcel Number: **510** -- 0103 -- 0206 -- 80

Zoning Classification: PB-B

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>2</u> |
| | Total Amount Paid: | <u>382</u> |

An application for appeal will not be accepted until all of the requirements are met. 393.46 CC
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):

Wendy K. Smith
RECEIVED

SEP 07 2018

(over)

COLERAIN ZONING

1) Describe the variance requested, referring to the specific relevant sections of the Zoning Resolution (as indicated in the refusal letter or Violation letter)

Answer: Section 13.10.3 provides for temporary signs greater than 8sq ft for a new business for a period not to exceed 30 days. The store is a seasonal store and will not shut down till after Oct 31st 2018 so we need more time for the signs.

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

Answer: Retail sales is allowed and Signs are allowed.

3) Describe how the variance is not contrary to the public interest

Answer: sign will be removed after Nov. 2nd.

4) Describe how a literal enforcement of the zoning resolution would result in unnecessary hardship. Describe the specific hardship related to special conditions unique to the individual property for which a variance is being requested.

Answer: Our store signs are a prime way to advertize where the store is located so our customers can find us. Business would suffer greatly without the use fo the signs for a full 60 days.

5) Affirm that the need for a variance is not a result of the applicant's or owner's actions.

Answer: Permanent sign is needed for the temporary location. After the season is over as of OCT. 31st it will be taken down.

RECEIVED

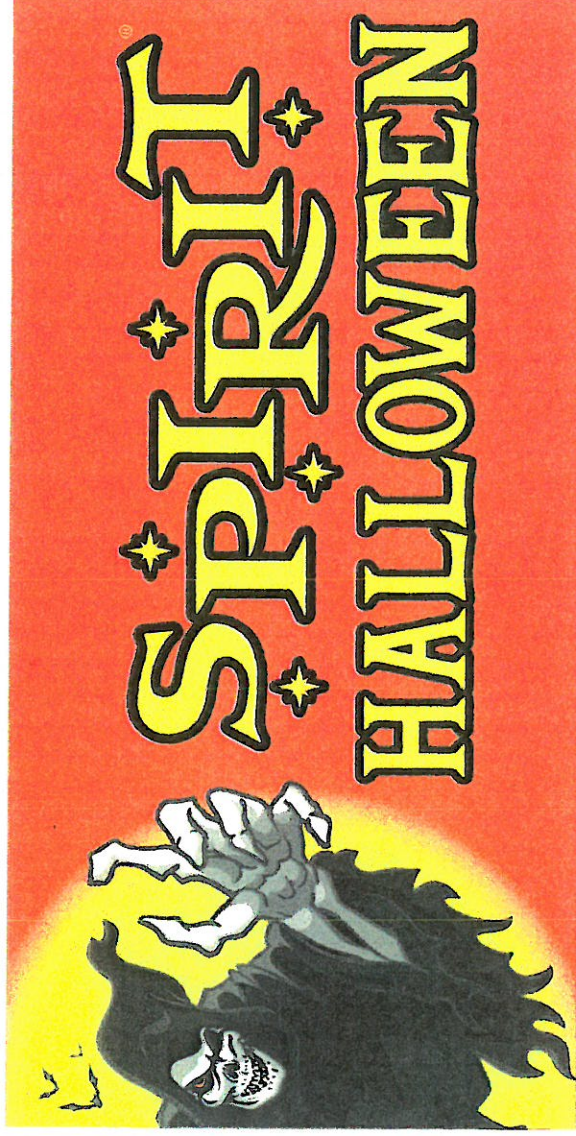
SEP 07 2018

COLERAIN ZONING

HIGHTECH SIGNS

Need a solution, sign with us.

JOB SPECIFICATIONS



RECEIVED

AUG 24 2018

COLERAIN ZONING

APPROVED

AUG 27 2018

ZONING COMMISSION
COLERAIN TOWNSHIP
HAMILTON COUNTY, OHIO

8'

| | | | |
|------------------|---------------------------|---------------------|------------------------|
| Material: | Vinyl sign | Back. Color | Warm Red |
| Size: | 4' x 8' | Letter Color | Yellow PMS 123 & Black |
| Text: | Spirit 18", Halloween 10" | Border Color | N/A |
| Mounting: | Flush To Wall | Illumination | None |
| Designer: | JWT | Project: | Spirit Halloween |
| | | RECEIVED | |
| | | SEP 07 2018 | |
| | | COLERAIN ZONING | |



RECEIVED

AUG 24 2018

CAGIS Online Map

Printed: Aug 23, 2018 CAGIS©2016

APPROVED

AUG 27 2018 CINCINNATI



ZONING COMMISSION
COLERAIN TOWNSHIP
HAMILTON COUNTY, OHIO
Hamilton County Ohio



COLERAIN ZONING

COLERAIN ZONING