

COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

Regular Meeting

4200 Springdale Road - Cincinnati, Ohio 45251

Wednesday, November 20, 2013 - 7:00 p.m.

Meeting called to order: 7:00 p.m.

Pledge of Allegiance.

Explanation of procedures.

Roll Call. Present: Mr. Grubbs, Mr. Martin, Mr. Price, Mr. Reininger and Mr. Roberto. Mr. Bartolt was also in attendance.

Swearing in: appellants, attorneys and all speakers in the cases.

Hearing of Appeals:

A. Case No.: BZA2013-0012
Subject Property: 9336 Colerain Ave., Cincinnati, Ohio
Application: Variances for signage – Article/Sections 15.5.6, 15.5.7(B),
15.8.3(G)(1)(3)
Applicant: Sign Graphics & Design
Owner: Colerain Properties, LLC

Staff: Applicant was denied a zoning certificate because the proposed signage extended more than 12” from the face of the building and surpassed the maximum 150 sq. ft. of wall signage. The hardship that the applicant is stating is that the frontage of their building is not oriented towards Colerain. The major frontage for the businesses is oriented away from Colerain. It is located in B-2 district and surrounded by PD-R and PD-B. Provided proposed signage.

Applicant: Scott Conover, Sign Graphics & Design, 420 Main St., Milford, OH. The owner of the property, Lowell Scott, was also present. Prior usage was a single tenant golf facility. The building has been vacant for close to 4 years. The new owner is renovating the site and the configuration of the building yields that the businesses will enter from the north. The intention is to have 4-6 tenants. The corner tenant will have only one sign displayed on either the north or west. They are asking that the north elevation be considered the front elevation and that they be allowed to have 1 sq. ft. for every linear foot. Asking the Board to look at it as a hardship so that the tenants can have a sign on the side of the building where their businesses are entered. Provided examples of other businesses on Colerain Avenue that have a similar situation.

Motion to close public input by Mr. Roberto, 2nd by Mr. Grubbs. Motion carried.

Board Deliberation:

Questions were raised about the amount of signage they are actually requesting, will the signs be different, are there any violations on the site and will the existing pylon sign be used. Scott Lowell was sworn in. Mr. Lowell said they’re asking for one to one related to the north side of the building and the amount of sq. ft. each tenant can have will depend on the same of their space. He said without being able to consider the north side as the frontage, it will be a struggle to find tenants. Mr. Lowell said he is locating his hearing aide business, Hearing Solutions, there. Mr. Lowell said they will only do a face change on the existing pylon sign and the wrap around sign has been removed. The request is only for wall signage. Mr. Milz said that they

went through a vigorous change of use certificate; landscaping was addressed and every aspect of the redevelopment of the site was required to be in compliance with the zoning resolution.

Board Action: Motion to approve request by Mr. Roberto, 2nd by Mr. Price.

Roll call: Mr. Grubbs – aye, Mr. Martin – aye, Mr. Price – aye, Mr. Reininger – aye, Mr. Roberto – aye.

Resolutions for Adoption: None.


Unfinished Business: None.

Approval of Minutes: None.

Administrative Matters: Mr. Milz reminded the Board of the training scheduled on Dec. 4, 2013 at 6 p.m. and that the meeting next month will be held on December 18 because of the holidays.


Adjournment: Motion by Mr. Martin to adjourn at 7:35 p.m., 2nd by Mr. Grubbs. Motion carried.

Respectfully Submitted:



Rebecca J. Reno, Zoning Recording Secretary

Secretary:



Ronald J. Roberto, Secretary

Accepted by:



Thomas W. Reininger, Chairman