

A G E N D A

THE HAMILTON COUNTY BOARD OF ZONING APPEALS

REGULAR MEETING

Room 805-B, Administration Building

August 10, 2016

1:00 P.M.

Dan Spraul, Chairman/Presiding Officer

1. MEETING CALLED TO ORDER

2. ROLL CALL OF COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. SWEARING IN OF WITNESSES

5. ADMINISTRATIVE ITEMS:

ADM08:

Approval of Minutes and Affirmation of Resolutions from the July 13, 2016 Regular Meeting

6. PUBLIC HEARINGS:

ZONING VARIANCE:

- A. CASE: Green 2016-07; 6138 Taylor Road
REQUEST: To request a variance to allow for the construction of a detached accessory structure with more height than permitted in a "B" Residence district
APPLICANT: Kurtis A. Tenhundfeld (applicant & owner)
LOCATION: Green Township: 6138 Taylor Road, on the north side of Taylor Road, west of Ebenezer Road (Book 550, Page 241, Parcel 112)
TRACT SIZE: Approximately 0.71 acres

CONDITIONAL USES:

- A. CASE: Green 2016-05; 3091 North Bend Road – LaSalle High School Sign Modification
REQUEST: Conditional Use Modification for a school use located in an existing "C" Residence district
APPLICANT: LaSalle High School (applicant); Archdiocese of Cincinnati (owner)
LOCATION: Green Township: 3091 North Bend Road, on the south side of North Bend between Sprucewood Drive and Edalbert Drive (Book 550, Page 21, Parcels 65, 66, 70, 76-78, & 129)
TRACT SIZE: Approximately 30 acres
- B. CASE: Green 2016-06; 3850 Virginia Court – Oakdale Elementary Electronic Message Sign
REQUEST: Conditional Use approval for a school use located in an existing "C" Residence district
APPLICANT: Bob Carpenter, Carpenter Signs (applicant); Oak Hills Local School District (owner)
LOCATION: Green Township: 3850 Virginia Court, on the east side of Virginia Court, north of Bridgetown Road (Book 550, Page 170, Parcels 30 & 287)
TRACT SIZE: Approximately 10.20 acres
- C. CASE: Green 2016-08; 5924 Bridgetown Road – St. Jude Electronic Message Sign
REQUEST: Conditional Use approval for a church use located in existing "B" & "C" Residence districts
APPLICANT: Gene Maier, United Maier Signs (applicant); Archbishop of Cincinnati (owner)
LOCATION: Green Township: 5924 Bridgetown Road, on the north side of Bridgetown Road, east of Chatwood Court (Book 550, Page 173, Parcels 177, 211, & 293)
TRACT SIZE: Approximately 17.06 acres

D. CASE: Miami 2016-03; 8575 Bridgetown Road – Crossroads Church Expansion Modification
REQUEST: Conditional Use Modification approval for a church use located in existing “A” and “AA”
Residence districts
APPLICANT: Ben Richards, Champlin Architecture (applicant); Crossroads Community Church Inc.
(owner)
LOCATION: Miami Township: 8575 Bridgetown Road, on the south side of Bridgetown Road,
opposite the Bremen Pass and Bridgetown Road intersection (Book 570, Page 160,
Parcels 14, 17, & 52 AND Page 104, Parcel 19)
TRACT SIZE: Approximately 31.89 acres

7. OLD BUSINESS:

8. NEW BUSINESS:

9. DATE OF NEXT MEETING: September 14, 2016

10. ADJOURNMENT

NOTE: Individuals requiring special accommodations to participate in or attend any meeting or hearing should call the Planning & Development Office at 946-4550, ext. 2 seven days prior to the meeting.

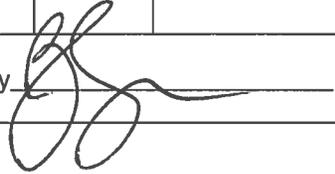
**HAMILTON COUNTY
BOARD OF ZONING APPEALS**

RECORD OF PROCEEDINGS – JULY 13, 2016 REGULAR MEETING

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SUMMARY OF ACTIONS

PRESIDING OFFICER: Spraul
MEMBERS PRESENT: Joesting, Odioso, Roudebush, Spraul
ABSENT: Abercrombie, Rosenberger
STAFF PRESENT: B. Snyder, B. Stratton
LOCATION: Room 805, County Administration Bldg.
TIME: 1:00 PM – 1:37 PM

	AGENDA ITEMS	BZA Action	Vote	Conditions & Codes
SWEARING IN OF WITNESSES:	All those in attendance that provided testimony were sworn in by the Chairman of the Board			
ADMINISTRATIVE ITEMS:	ADM07: Disposition of Minutes and Affirmation of Resolutions from June 8, 2016	Approval	3-0-1	1, 5
VARIANCES:	Columbia 2016-02; 8362 Wooster Pike Green 2016-04; 4081 Lee Court	Approval	4-0-0 4-0-0	1, 5
COMPATIBLE NON-CONFORMING USE:	Miami 2016-04; Pristine Senior Sign	Approval	4-0-0	1, 5
ATTEST:	Chairman _____	Secretary 		
CONDITIONS AND CODES:	<ol style="list-style-type: none"> 1. Approval subject to standard covenants. 2. Approval subject to conditions recommended in the staff report. 3. Approval subject to conditions recommended by the RZC. 4. Approval pending receipt of favorable reports or required revisions. 5. Approval subject to conditions recommended by BZA. 			
ABBREVIATIONS IN MINUTES:	MSD - Metropolitan Sewer District ODOT - Ohio Department of Transportation SCS - U.S. Soil Conservation Service, Hamilton County Soil and Water Conservation District DPW - Hamilton County Department of Public Works ENG - Hamilton County Engineer ZNG - Hamilton County Zoning Administrator FPO - Township Fire Prevention Officer TPZ - Township Planning/Zoning Committee TT - Township Trustees			

HAMILTON COUNTY
BOARD OF ZONING APPEALS

RECORD OF PROCEEDINGS – JULY 13, 2016

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ADMINISTRATIVE ITEMS

ADM07: DISPOSITION OF MINUTES

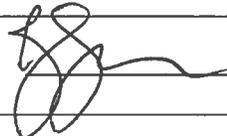
MOTION: To approve the minutes of the Regular Meeting of the Board of Zoning Appeals, June 8, 2016.

Moved: Roudebush Second: Joesting

VOTE:
AYE: 3 Joesting, Roudebush, Spraul
NAY: 0
ABSTAIN: 1 Odioso

ACTION: APPROVED

ADJOURNMENT: The meeting was adjourned at 1:37 PM

ATTEST: Chairman: _____ Secretary: 

Note: This Record of Proceedings is not an exact transcription, but a condensed version representing the ideas expressed at the Board of Zoning Appeals meeting.

HAMILTON COUNTY
BOARD OF ZONING APPEALS

RECORD OF PROCEEDINGS – JULY 13, 2016

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ZONING VARIANCE: COLUMBIA 2016-02; 8362 WOOSTER PIKE

REQUEST: To request a variance to allow for the construction of an in-ground pool within the side yard on the south side of the home on the property located in an "A" Residence district

APPLICANT: Corrie Lord, Cincinnati Pool Professionals (applicant). Joshua B. & Kristine A. van Treetk (owners)

LOCATION: Columbia Township: 8362 Wooster Pike, on the west side of Wooster Pike, north of Newtown Road and south of Willow Run Lane (Book 520, Page 90, Parcel 11, 23, & 68)

TRACT SIZE: Approximately 1.09 acres

SPEAKERS: B. Snyder, S. Ray, J. van Treetk, Kristine van Treetk

DISCUSSION: Staff Comments:

1. **B. Snyder** – Review of the Secretary's Report.
2. A new survey might be required to determine the exact location of the pool given the discrepancy in the setbacks being shown on the submitted plan. The two surveys that have been submitted do not exactly agree on what the true setbacks are so it may be something for the board to consider. The legal descriptions are the same.
3. Do not believe that the scale is correct on the 2011 survey that was submitted as part of this application. I don't have scaled drawing to compare it to. I would be surprised if there really is 50 feet from the house to the property line as indicated. A previous survey submitted back in the 80's indicated it to be 35 feet. But in either case, the pool would fit and meet the setbacks.

Applicant Comments:

1. **S. Ray** – Father of the applicant. The CAGIS map is inaccurate. It is also inaccurate at the City of Indian Hill. Before they bought the adjacent property, Indian Hill came through and tore out the basketball court.
2. The barn is being used as a garage.
3. The property doesn't allow any room in the back yard for a pool. It functionally makes sense. I consider it to be in the backyard. You cannot see it from the street. I believe that zoning is much about how things appear and you will not be able to see this from the street at all.
4. There are no neighbors who will be affected by this. The closest neighbor is located across a small valley.
5. We would not be opposed to having another survey completed.
6. **J. van Treetk** – Spoke with Mrs. Williams, our neighbor who had no problems with our proposal.
7. The survey that was submitted for this application was done in December of 2011 when we closed on the house.
8. **K. van Treetk** – I have seen the pins in the ground so I would have to say the survey we submitted is pretty accurate.

Commissioner Comments:

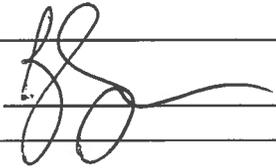
1. **P. Roudebush** – I would have to agree that I travel that area all of the time and I have never really noticed the house. I had to actually look for it today and it really is hidden. The area where you want to put the pool is almost unnoticeable.
2. My only concern would be about having another survey done and wondering if the applicant would be agreeable to having that.
3. **D. Spraul** – I would suggest that in order to know the exact setback distances we ask for another survey to be completed.

MOTION: To consider approval of Case Columbia ZVCT2016-02; 8362 Wooster Pike, a request for a variance to allow for the construction of an in-ground pool within the side yard on the south side of the home on the property located in an "A" Residence District with Conditions per Attachment A.

Moved: Roudebush Seconded: Joesting

VOTE: AYE: 4 Joesting, Odioso, Roudebush, Spraul
 NAY: 0
 ABSTAIN: 0

BZA ACTION: **APPROVAL** with Conditions

ATTEST: Chairman: _____ Secretary:  _____

Note: This Record of Proceedings is not an exact transcription, but a condensed version representing the ideas expressed at the Hamilton County Board of Zoning Appeals meeting.

Attachment A

The Hamilton County Board of Zoning Appeals approves case Columbia ZVCT2016-02; 8362 Wooster Pike, a request for a variance to allow for the construction of an in-ground pool within the side yard on the south side of the home on the property located in an "A" Residence District with the following conditions:

Conditions:

1. That an updated survey shall be submitted that accurately dimensions distances from the property lines to the private swimming pool.
2. That the private swimming pool shall be located as shown on the plats and plans submitted.
3. That the Zoning Certificate for the private swimming pool shall be obtained within 90 days of the adoption of the Resolution.

HAMILTON COUNTY
BOARD OF ZONING APPEALS

RECORD OF PROCEEDINGS – JULY 13, 2016

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ZONING VARIANCE: GREEN 2016-04; 4081 LEE COURT (CONTINUED FROM JUNE 8, 2016)

REQUEST: To request a variance to permit an 8-foot privacy fence in the front, side, and rear yard areas of the home on the property in a "C" Residence district

APPLICANT: Eric Lindholm, Neyer Properties Inc. (applicant); John S. & Elizabeth I. Baynum (owners)

LOCATION: Green Township: 4081 Lee Court, on the northwest side of Lee Court, southwest of the Lee Court and Harrison Avenue intersection (Book 550, Page 181, Parcel 51)

TRACT SIZE: Approximately 0.21 acres

SPEAKERS: B. Snyder, E. Lindholm

DISCUSSION: Staff Comments:

1. **B. Snyder** – Review of the Secretary's Report.
2. If the board is considering putting a condition about vegetation, I would hope that Neyer is actually going to do it. If you require it we are talking about Ms. Baynum's property, not Neyers. If you require vegetation you are requiring the property owner to install and maintain it forever, not Neyer.

Applicant Comments:

1. **E. Lindholm** – Neyer Properties. I did bring some information on updated shadow box privacy fencing we are proposing. The new fence that is being proposed is the fence that you see along the back of the adjacent commercial development. We have been working with Phoenix Architecture to tie the fence back there into the fence located on Ms. Baynum's property.
2. The fence would be stained to match the existing fencing in the Harrison Greene development.
3. The owner was not able to be here today.
4. The homeowner wanted to take the fence all the way to the street. I told her it's either the front porch or to the front corner of the house.
5. Believe Ms. Baynum is more worried about those people coming out of the drive-thru from Graters and Dewey's. She is losing privacy when she is working in the garden on the side of her house and feels people are constantly looking at her so she would like to have some additional privacy as well. We are trying to help accommodate her but still maintain a good rustic look that ties into the development.
6. We would be willing to help with some vegetation around the front porch of the house to help with the privacy.
7. I was thinking that the vegetation would be more at the corner of our property.

Commissioner Comments:

1. **M. Odioso** – Was not present for the June meeting when this case was discussed, but I have reviewed the materials and the previous minutes and feel that I can participate in this case.
2. **P. Roudebush** – The newly proposed shadow box fence looks much nicer. I hope that you can understand why this board was not so crazy on the first fence proposed. The board on board stockade fence was not very appealing to the eye. It did not add to the neighborhood whatsoever.
3. I would rather the fence start at the front corner of the house instead of the porch.
4. If the homeowner is concerned with people looking into her property, wonders if some sort of nice gate could be installed.
5. **D. Spraul** – I like the look of this fence much better. The only thing left was to decide if the fence should stop at the front corner of the house or come all the way up to the front porch.

6. Will consider a fence up to the front corner of the house.

MOTION:

To consider approval of Case Green ZVGT2016-04; 4081 Lee Court, a request for a variance to permit an 8-foot privacy fence in the front, side and rear yard areas of the home on the property located in an "C" Residence District with Conditions per Attachment A.

Moved: Roudebush Seconded: Joesting

VOTE:

AYE: 4 Joesting, Odioso, Roudebush, Spraul
NAY: 0
ABSTAIN: 0

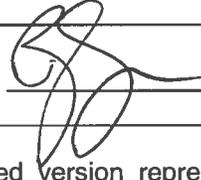
**BZA
ACTION:**

APPROVAL with Conditions

ATTEST:

Chairman: _____

Secretary: _____



Note: This Record of Proceedings is not an exact transcription, but a condensed version representing the ideas expressed at the Hamilton County Board of Zoning Appeals meeting.

Attachment A

The Hamilton County Board of Zoning Appeals approves case Green ZVGT2016-04; 4081 Lee Court, a request for a variance to permit an 8-foot privacy fence in the front, side and rear yard areas of the home on the property in an "C" Residence District with the following conditions:

Conditions:

1. That the applicant shall obtain all necessary zoning permits within 90 days.
2. That the fence shall be constructed in accordance with the revised plats and plans submitted.
3. That the fence shall not be constructed past the front northeast corner of the house.

HAMILTON COUNTY
BOARD OF ZONING APPEALS

RECORD OF PROCEEDINGS – JULY 13, 2016

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COMPATIBLE
NON-CONFORMING USE:

MIAMI 2016-04; PRISTINE SENIOR SIGN (CONTINUED FROM JUN 8, 2016)

REQUEST: To request Compatible Non-Conforming Use approval for alterations to an existing nonconforming use in an "A" Residence district

APPLICANT: Emily Bamonte, Holthaus Signs (applicant); CTR Partnership LP (owner)

LOCATION: Miami Township: 7800 Jandaracres Drive, on the north side of Jandaracres Drive, west of Bridgetown Road (Book 570, Page 30, Parcel 272 and Page 40, Parcels 168, 169, 279 & 517)

TRACT SIZE: Approximately 14.03 acres

SPEAKERS: B. Snyder, A. Ward

DISCUSSION:

Staff Comments:

1. **B. Snyder** – Review of the Secretary's Report and revised plans.

Applicant Comments:

1. **A. Ward** – The existing sign will be removed.

Commissioner Comments:

1. **D. Spral** – It appears the applicant has met all of the concerns this board had discussed last month. The sign looks good.
2. Assume the old sign will be removed.
3. **P. Rodebush** – Like the look of the revised sign much better than the original.

MOTION:

To consider approval of Case Miami CNMT2016-04; Pristine Senior Sign, a request for compatible nonconforming use approval to allow construction of a new freestanding ground sign for an existing nonconforming use in an "A" Residence District with Conditions per Attachment A.

Moved: Roudebush Seconded: Joesting

VOTE:

AYE: 4 Joesting, Odioso, Roudebush, Spraul
NAY: 0
ABSTAIN: 0

**BZA
ACTION:**

APPROVAL with Conditions

ATTEST:

Chairman: _____

Secretary: _____



Note: This Record of Proceedings is not an exact transcription, but a condensed version representing the ideas expressed at the Hamilton County Board of Zoning Appeals meeting.

Attachment A

The Hamilton County Board of Zoning Appeals approves case Miami CNMT2016-04; Pristine Senior Sign, a request for compatible nonconforming use approval to allow construction of a new freestanding ground sign for an existing nonconforming use in an "A" Residence District with the following conditions:

Conditions:

1. That the sign shall be constructed as submitted on the revised plans and in the location as shown.
2. That the sign shall be non-illuminated.
3. That the sign shall be one-sided.
4. That the existing sign shall be removed.
5. That the sign shall be constructed in accordance with the revised plats and plans submitted.
6. That the applicant shall obtain all necessary zoning permits within 90 days.



HAMILTON COUNTY

Board of Zoning Appeals

SECRETARY'S REPORT

FOR CONSIDERATION BY THE BOARD OF ZONING APPEALS ON AUGUST 10, 2016

**BZA
CASE:**

GREEN 2016-07 (Variance Request)

6138 TAYLOR ROAD

REQUEST: To request a variance to allow the construction of a detached accessory structure with more height than permitted in a "B" Residence District

APPLICANT: Kurtis A. Tenhundfeld (applicant & owner)

LOCATION: Green Township: 6138 Taylor Road, on the north side of Taylor Road, west of Ebenezer Road (Book 550, Page 241, Parcel 112)

SITE DESCRIPTION:	Tract Size:	Approximately 0.71 acres
	Frontage:	109 feet on Taylor Road
	Zone District:	"B" Residence
	Existing Dvlpmt:	Single-family home, carport and garage building

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	"C" Residence	Single-family homes
South:	"C" Residence and "E" Retail	Mack Volunteer Fire Dept.
East:	"E" Retail	Fifth Third Bank
West:	"C" Residence	Single-family home

REQUEST: The site was the subject of a previous BZA Case related to the proposed accessory structure. An oversized barn style pole building was approved by the BZA as part of case Green 2014-08. This approval was for a 20-foot tall, 1,536 square-foot detached accessory structure to be constructed within the rear yard on the property. The approval included the conditions that the structure be painted red to match the color of the brick of the home and that the existing carport on the property be removed. The applicant completed the plans required by the approval and was issued a Zoning Certificate for construction of the approved building.

Following issuance of the Zoning Certificate, plans were submitted for Building Permit review. The review involved requests for revisions to the construction plans. These revisions were never finalized and no building permit was ever issued for construction of the structure. Despite not having Building Permit approval, the

applicant proceeded to construct an accessory structure on the property. The accessory structure that was constructed is completely different from the structure submitted as part of the previous BZA case. This structure was not approved as part of the previous Zoning Certificate and the plans for the structure were not submitted for Building Permit approval.

The accessory structure that was constructed on the property is smaller and shorter than the approved building. The structure is now 30 feet by 30 feet (900 square feet), 15.75 feet in height (measured to the midpoint of the gable), and no longer includes a second story loft. The structure is also not a barn style building as approved but rather a more traditional gable style building. The structure is constructed entirely of metal paneling with a standing seam metal roof instead of the wood paneling and shingle roof previously proposed. The metal side paneling is a beige color with brown garage doors and a brown roof. Additionally, the existing carport on the property has not been removed. Because the structure still exceeds the permitted height of 14.5 feet, it is not permitted as of right and because the structure does not match the structure approved by the Board, it cannot be granted a Zoning Certificate under the previous BZA approval. Therefore, the applicant is now requesting approval from the Board to allow the existing garage with greater height than permitted to remain on the property.

FINDINGS:

Accessory Structure Variance Request: Accessory structure 15.75 feet in height where 14.5 feet in height is permitted.

The location of the accessory structure is in the middle of the rear yard and is setback 30 to 40 feet from any adjacent property lines. Topography and existing vegetation to the north and east would screen the proposed barn from view of residences to the north and the bank to the east. The structure is also partially screened to the west by an existing 6-foot privacy fence along the western property line. Additionally, due to the location of the structure, the location of the home, and the existing vegetation along Taylor Road, the existing structure is not readily visible to traffic passing by the location. The location of the structure is also consistent with the location of the larger structure previously approved by the Board.

The applicant has not indicated that the carport would be demolished as part of this request. The carport is approximately 20 feet by 30 feet (600 square feet) in size and less than 14.5 feet in height, in compliance with the Zoning Resolution. The removal of the carport was required as part of the previous approval. The applicant did not offer to take the carport down as part of that request but did agree to the condition that it be removed as part of the public hearing for the previous case.

There have been several variances granted on properties surround the site. These included other variances for accessory structures with reduced setback and more height than permitted. Three parcels to the north fronting Ebenezer Road is a flag lot that was granted a variance to permit an attached residential garage to be converted to living/office space.

STANDARDS:

Section 10-12.1 – Accessory Structure Area and Height.

Provides in relevant part: “On parcels of one (1) acre or less, no more than 1,032 square feet in area and 14.5 feet in height...”

This request is a variance based on “practical difficulties” and not based on a “use variance”, “unnecessary hardship” or “undue hardship”. The following factors should be used to determine if the 15.75 foot tall accessory structure should be permitted to remain in its current location:

1. Can the property in question yield a “reasonable return” or be used in any beneficial way without the variance?
2. Is the variance a substantial deviation from the zoning code?
3. Will the essential character of the neighborhood be substantially altered or would adjoining properties suffer substantial detriment as a result of the variance?
4. Will the variance adversely affect the delivery of governmental services, such as garbage removal, sewage disposal, or water lines?
5. Did the property owner purchase the property with knowledge of the zoning restrictions?
6. Can the property owner’s predicament be feasibly obviated through some method other than a variance? In other words, does the property owner have a remedy other than a variance, which would alleviate the problem?
7. Will the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance?

BOARD’S ACTION:

The Board is to consider the application for a variance to allow the applicant to construct an accessory structure with greater height than permitted on the property.

BDS

SITE PHOTOS



View of home and accessory structure looking north from Taylor Road



Close-up of existing structure



View of fence & carport looking northeast from Taylor



View of rear yard and proposed location of previous barn structure taken around June of 2014

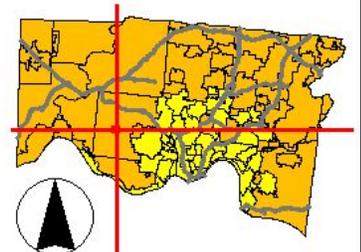


VICINITY MAP

Case: **Green ZVGT2016-07; 6138 Taylor Road**

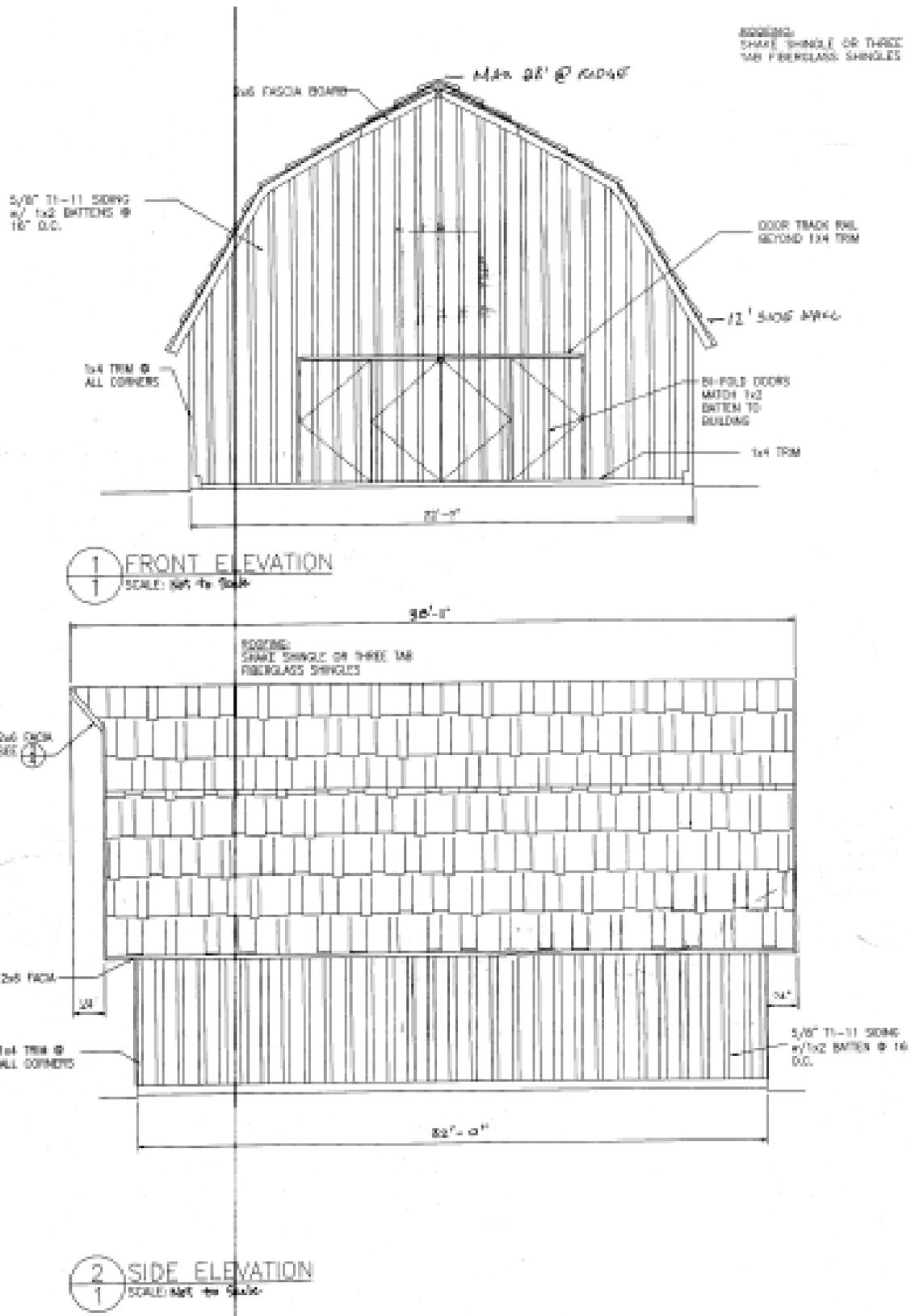
Request: **Variance Approval**

Printed: 7/28/2016
 Printed By: BRYAN SNYDER



DISCLAIMER:
 Neither the provider nor any of the parties of the Cincinnati area geographic information system (CAGIS) make any warranty or representation, either expressed or implied, with respect to this information, its quality, performance, availability, or fitness for a particular purpose. As a result, this information is provided "as is", and you, the recipient, are assuming the entire risk as to its quality and performance.
 In no event will the provider or any party of CAGIS be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information, or any other part of the map product, even if advised of the possibility of such damages. In particular, neither the provider nor any party of CAGIS shall be liable for any of the information, or any other part of the map product, including the use of the information in any way, or for any damages, including consequential damages, that may result from the use of the information, or any other part of the map product, even if advised of the possibility of such damages. Large differences exist between actual illustrative photos and official FEMA flood zone areas.

PREVIOUSLY APPROVED POLE BARN





**RURAL ZONING COMMISSION
HAMILTON COUNTY, OHIO
OFFICE OF THE ZONING INSPECTOR**
138 E Court Street • Room 801 • Cincinnati, OH 45202
(513) 946-4550

APPLICATION NO
(DO NOT WRITE IN THIS SPACE)
Z160275

BZA CASE NO
(DO NOT WRITE IN THIS SPACE)
ZVGT201607

NOTICE OF REFUSAL

TO APPLICANT **KURT TENHUNDFELD**
6138 TAYLOR ROAD
CINCINNATI, OH
45248

TO OWNER **KURT TENHUNDFELD**
6138 TAYLOR ROAD
CINCINNATI, OH
45248

AUDITOR'S ID NUMBER
BOOK: 550 PAGE: 241 PARCEL: 112

Your application dated July 11, 2016 for a zoning certificate for the construction of a detached garage that exceeds the height permitted at premises designated as **6138 TAYLOR ROAD** is hereby refused on this 14th day of July, 2016 under Table 1-6, Section 10-12, Section 10-12.1 and Section 20-1 of the zoning resolution in that:

Table 1-6 et seq. of the Zoning Resolution and the Green Township District Maps designate said premises to be in the "B" Single Family Residence District.

Section 10-12 Detached Garage, Storage Structures and Other Detached Structures as Accessory to Residential Uses Only.

Section 10-12.1 Area and Height. Provides in relevant part . . .

On parcels of one (1) acre or less, no more than 1,032 square feet in area and 14.5 feet in height measured to the mean height level between eaves and ridge for gable, hip and gambrel roofs.

Section 20-1 Provides in relevant part: "... (N)o land shall be occupied or used and no building, structure or sign shall be located, constructed, reconstructed, enlarged or structurally altered, nor work commenced upon the same, nor occupied or used in whole or part for any purpose whatsoever until the County Zoning Inspector has issued a Zoning Certificate. ..."

An appeal from this decision to the County Board of Zoning Appeals is governed under **Sections 21-1, 21-2, 21-5.1(a), 21-6, and 22-2** of the Zoning Resolution.


Bryan D. Snyder, AICP, ZONING INSPECTOR


Mary Berta Coggeshall, AICP,
ZONING PLANS EXAMINER

NOTE: ANY APPEAL MADE FROM THIS REFUSAL MUST BE FILED WITH THE BOARD OF ZONING APPEALS WITHIN TWENTY (20) DAYS AFTER THE DATE OF THIS REFUSAL. **FOR FURTHER INFORMATION, CONTACT THE ZONING PLAN EXAMINER, OFFICE OF THE ZONING INSPECTOR (513) 946-4550.**



HAMILTON COUNTY

Board of Zoning Appeals

Case No: ZVOT 2016-01

Filed: 7/11/16

7160275

APPLICATION FORM

Submit Completed Application To: The Hamilton County Board of Zoning Appeals, County Administration Building, 138 E. Court Street, Room 801, Cincinnati, OH 45202 Phone: (513) 946-4550

Prepare a Letter referring to instructions in the "User's Guide" and including:

- a. The principal points set forth in this case shall be the same as those under which the administrative officer acted, whether the granting or refusal of a zoning certificate or any other decision based upon the regulation of the Zoning Resolution.
- b. A clear and accurate description of the proposed use
- c. Specific reference to the Chapter and Section(s) of the Zoning Resolution which, it is claimed, authorize the determination sought

NAMES AND ADDRESSES

Applicant Kurt Tenhundfeld Owner Same

Address 6138 Taylor Rd Address _____

Cincinnati OH 45248 _____

Email Address _____ Email Address _____

The undersigned _____ hereby appeals under Chapter 21 & 22 and Section(s) _____ of the Zoning Resolution to permit the construction of a Accessory garage that exceeds the permitted height

_____ in accordance with the plats, plans and other data hereto attached and made a part of this case.

PROJECT IDENTIFICATION

ZONE DISTRICT	AUDITOR'S BOOK NO.	AUDITOR'S PAGE NO.	AUDITOR'S PARCEL NO.	LOT NO.
<u>B</u>	<u>550</u>	<u>241</u>	<u>112</u>	

Project Location: 6138 TAYLOR ROAD

I hereby depose and say that all the above information and that statements contained in all of the exhibits transmitted herewith are true.

Sworn to and subscribed before me, this 11th day of July 2016

Signature

REBECCA J. STRATTON
Notary Public, State of Ohio
My Commission Expires June 13, 2021

Notary Public



7160275

APPLICATION FORM (continued)

APPLICATION NUMBER
2 VCet 2016-07

Address of Subject Property 6138 Taylor Rd Township Green

	NAME	ADDRESS	CITY	STATE	ZIP CODE	PHONE NO.
OWNER	Kurt Tenhundfeld	6138 Taylor Rd	Cin.	OH	45248	(513) 284-3103
CONTRACTOR	Same					
PLANS BY						
APPLICANT						

TYPE OF IMPROVEMENT: (Describe briefly proposed work)

30' x 30' x 15.75' GARAGE

PROPERTY OWNERSHIP

BZA ACTION REQUESTED

- Private
- Public (Federal, State, Local)
- Corporate
- Other

- Appeal
- Variance
- Conditional Use
- Compatible Non Conforming Use
- Non Conforming Use
- Other

State in detail all existing and proposed uses of this building or premises:

Existing Use SFD

Proposed Use SFD w 30 x 30' x 15.75' DETACHED GARAGE

- Commercial
- Residential

Estimated cost of improvement for which this application is being made:

\$ 25,000

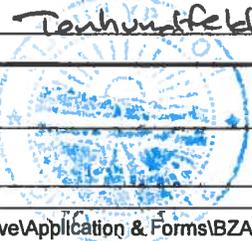
The owner(s) of this building and undersigned, do hereby covenant and agree to comply with all of the laws of the State of Ohio and the Zoning Resolution of the County of Hamilton, pertaining to building and constructing the proposed building or structure or making the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct.

X Application By: Kurt Tenhundfeld Address 6138 Taylor Rd Cin OH 45248

DO NOT WRITE BELOW THIS LINE

Adopted: _____ Journalized: _____

BZA Filing Fee: _____ Cash _____ Check # _____



7-11-16

To whom it may concern,

My name is Kurt Tenhondfeld. I live at 6138 Taylor Rd and I would like to build a garage that exceeds the allowable height. This garage will be 30x30 with a twelve foot side wall.

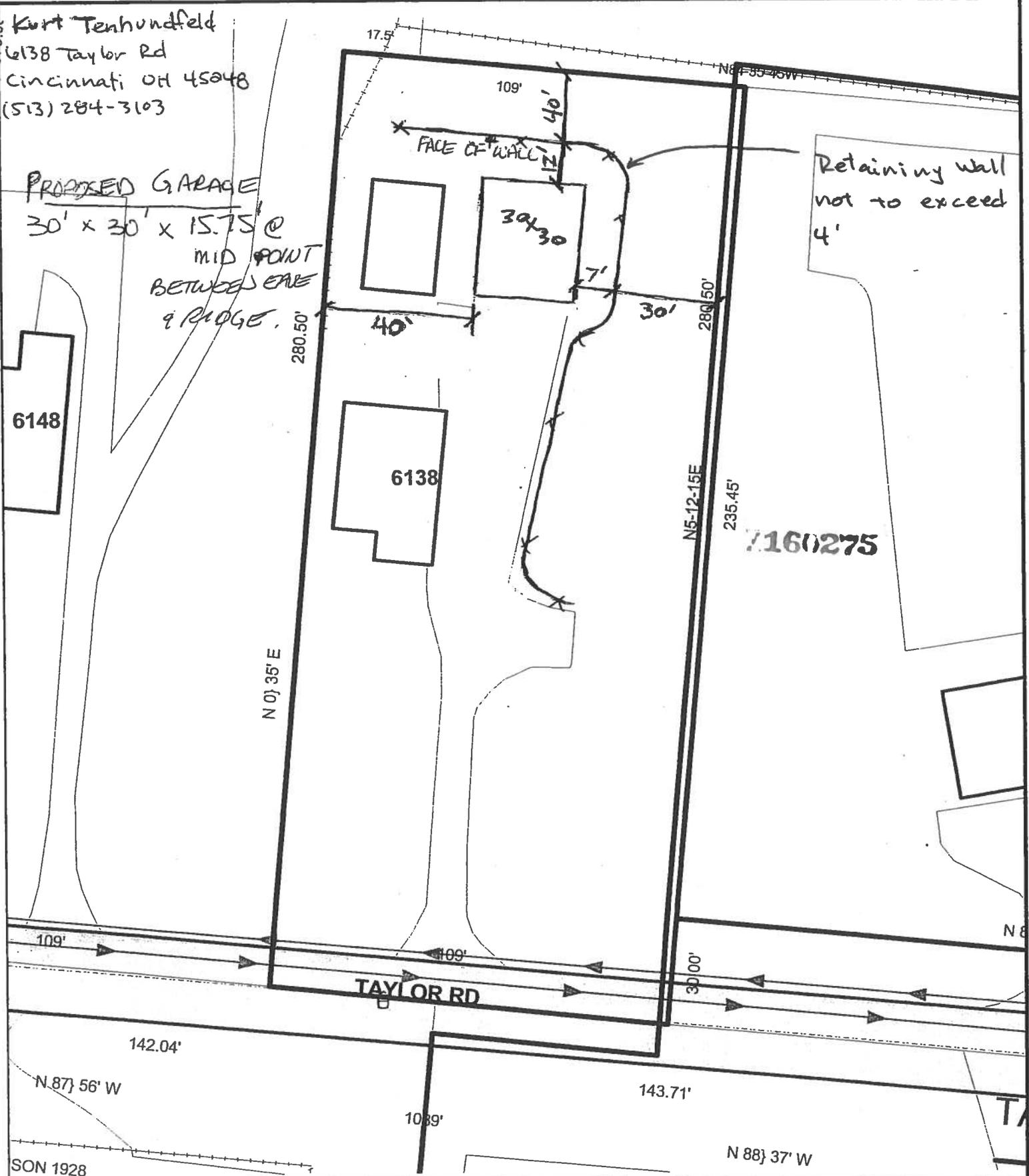
Thank you

Kurt Tenhondfeld

Kurt Tenhundfeld
 6138 Taylor Rd
 Cincinnati OH 45248
 (513) 284-3103

PROPOSED GARAGE
 30' x 30' x 15.75' @
 MID POINT
 BETWEEN EASE
 & RIDGE.

Retaining wall
 not to exceed
 4'



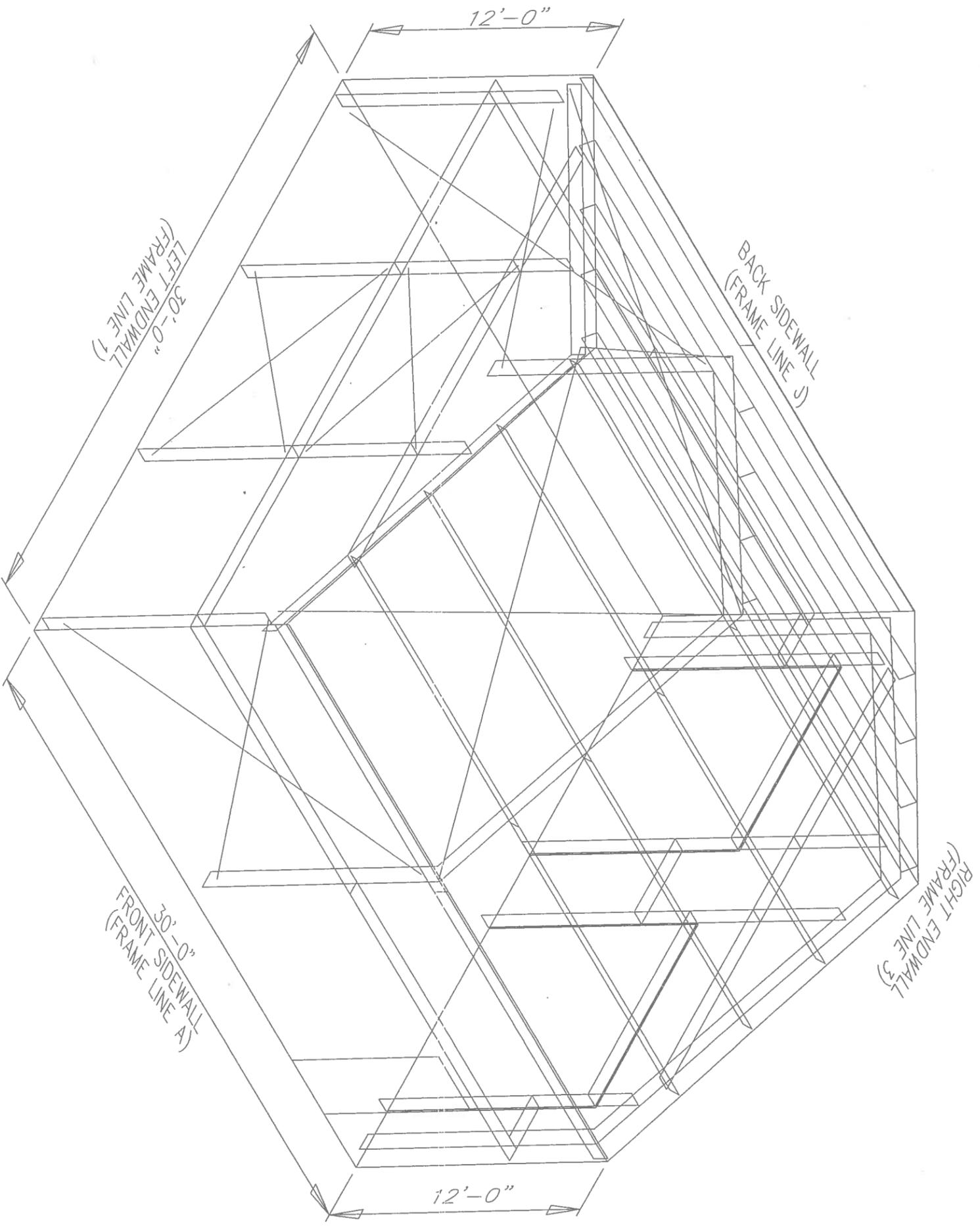
Printed: 07/07/2016 02:56:48
 For: ADMIN AT HAMCOAD



HAMILTON COUNTY REGIONAL PLANNING COMMISSION
 138 E COURT ST RM 807
 CINCINNATI, OH 45202-1237
 (513) 946-4500



DISCLAIMER:
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ELEVATION	PAGE
FRONT SIDEWALL (FRAME LINE A)	6 OF 14
BACK SIDEWALL (FRAME LINE J)	7 OF 14
LEFT ENDWALL (FRAME LINE 1)	8 OF 14

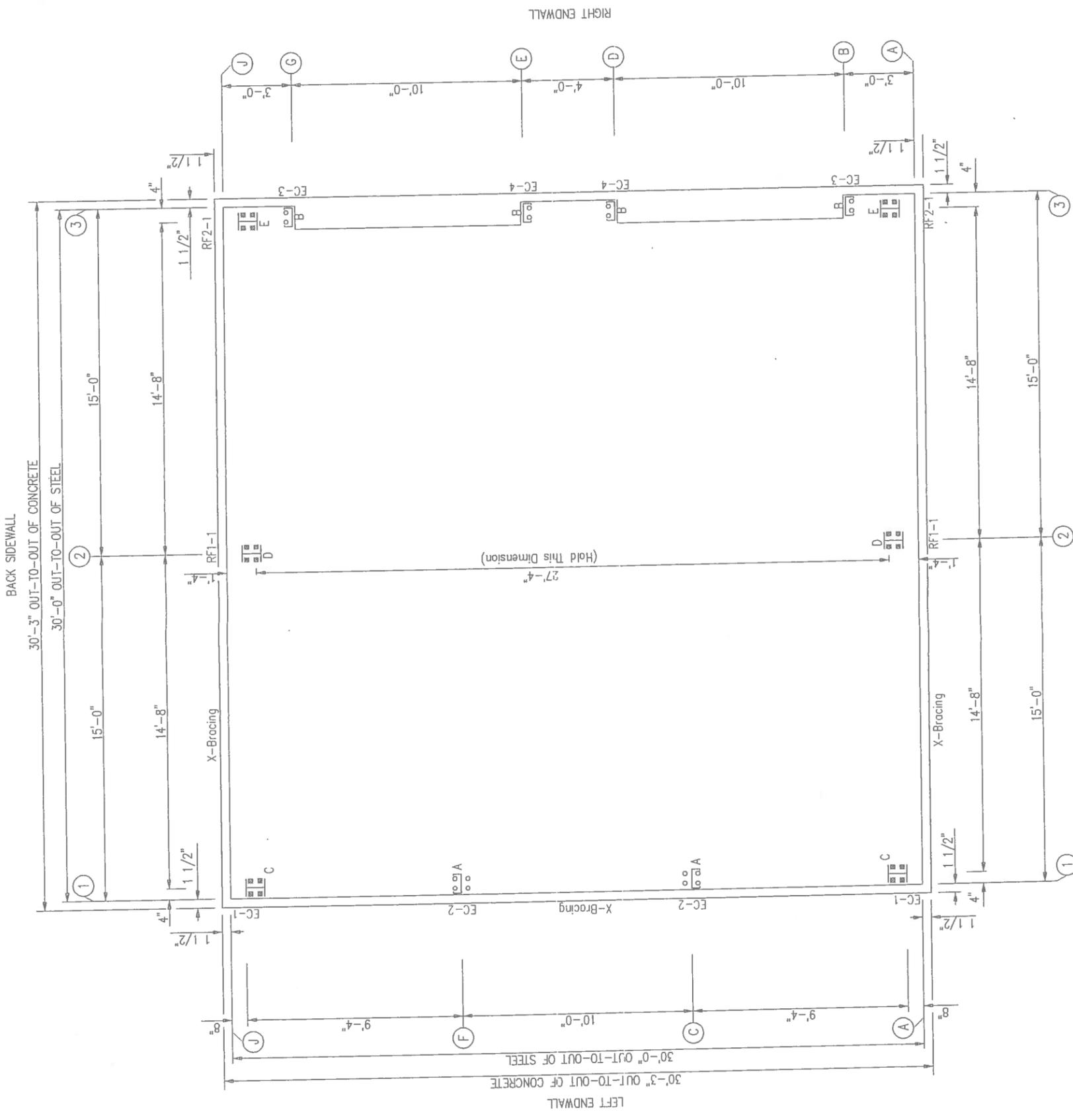


5389 S. Greenwood Plaza Blvd, Ste 300
Greenwood Village, Colorado 80111

DESCRIPTION	ANCHOR BOLT REACTIONS
CUSTOMER	KURT TENHUNDFELD
END USER	KURT TENHUNDFELD
END USE	TBD
LOCATION	6138 TAYLOR RD, CINCINNATI, OH 45248
DATE	09/08/15
DES. BY	SS
DATE	09/08/15

ANCHOR BOLT SUMMARY

Qty	Locate	Dig (in)	Type
○ 16	Endwall	5/8"	A307
⊗ 8	Endwall	3/4"	A307
⊗ 16	Frame	3/4"	A307



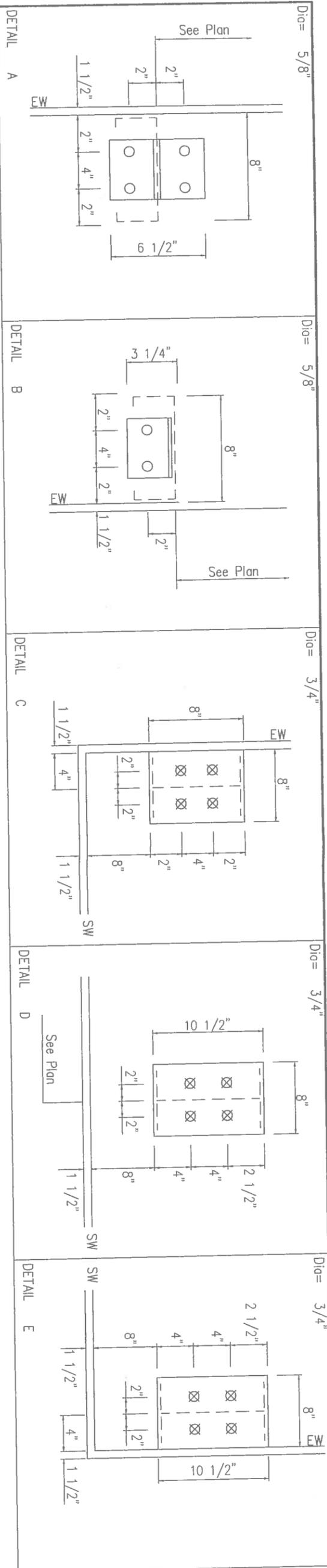
ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.N.)



5886 S. Greenwood Plaza Blvd, Ste#500
Greenwood Village, Colorado 80111
PHONE: 800-345-4810
www.armstrongsteel.com

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	10/02/15	MS	RS	SS

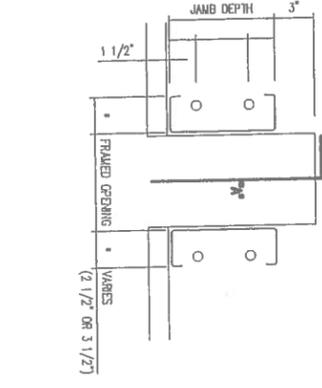
DESCRIPTION	ANCHOR BOLT PLAN
CUSTOMER	KURT TENHUNDFELD
END USER	KURT TENHUNDFELD
END USE	TBD
LOCATION	6138 TAYLOR RD, CINCINNATI, OH 45248
DATE	09/08/15
DRG. BY	SS
CHK. BY	SS
JOB NO.	54552
SCALE	N.T.S.
DATE	09/08/15
ISSUE	P
	1 OF 14



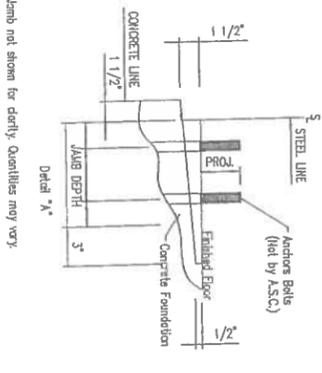
ANCHOR BOLT DIAMETERS AND QUANTITIES HAVE BEEN DESIGNED BY THE METAL BUILDING MANUFACTURER BASED ON AISC METHOD WITH COMBINED SHEAR AND TENSION.

DEVELOPMENT, EMBEDMENT AND HOOK LENGTH OF ANCHOR BOLTS IN THE CONCRETE ARE DESIGN RESPONSIBILITY OF OTHERS. ALSO DESIGN OF SHEAR ANGLES, TENSION PLATES, HARPINS, AND ANY OTHER EMBEDDED MATERIAL IN THE CONCRETE SHALL BE DESIGNED AND PROVIDED BY OTHERS.

NOTE: ANCHOR BOLT PROJECTION IS FROM BOTTOM OF BASE PLATE.



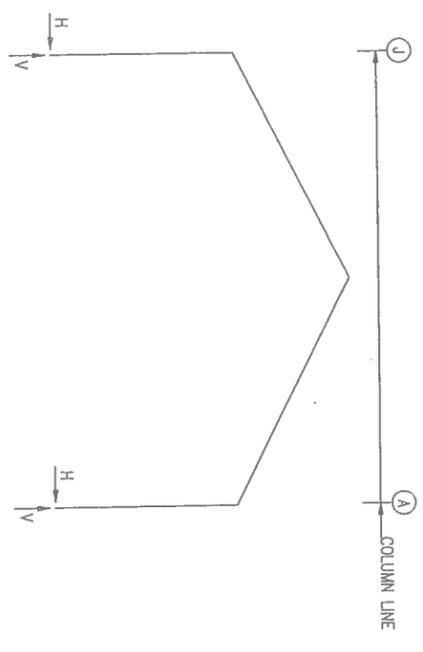
SLOPED CONCRETE NOTCH TO KEEP WATER OUT OF THE BUILDING



ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	10/21/15	MS	RS	SS



DESCRIPTION	ANCHOR BOLT DETAILS
CUSTOMER	KURT TENHUNDFELD
END USER	KURT TENHUNDFELD
END USE	TBD
LOCATION	6138 TAYLOR RD, CINCINNATI, OH 45248
DATE	09/08/15
DESIGNER	SS
CHECKER	SS



RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column Reactions (k)			Anchor Bolt			Base Plate (in)			GROUT (in)		
		Load ID	Hmax	Vmax	Load ID	Hmin	Vmin	Width	Length	Thick			
2	J	3	2.6	4.4	4	-2.3	-0.6	4	0.750	8.000	10.50	0.500	0.0
		1	1.9	6.8	7	0.3	-3.3	2	-2.6	4.4	-3.3	4.4	0.0
		5	2.3	-0.6	2	-2.6	-0.3	4	0.750	8.000	10.50	0.500	0.0
2	A	1	-1.9	6.8	6	-0.3	-3.3	4	0.750	8.000	10.50	0.500	0.0
		3	2.6	4.4	4	-2.3	-0.6	4	0.750	8.000	10.50	0.500	0.0
		1	1.9	6.8	7	0.3	-3.3	2	-2.6	4.4	-3.3	4.4	0.0

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column Reactions (k)			Anchor Bolt			Base Plate (in)			GROUT (in)		
		Load ID	Hmax	Vmax	Load ID	Hmin	Vmin	Width	Length	Thick			
3	J	3	1.1	2.0	4	-0.9	-0.1	4	0.750	8.000	10.50	0.500	0.0
		1	0.8	3.0	7	0.1	-0.9	2	-1.1	2.0	-1.1	2.0	0.0
		5	0.9	-0.1	2	-1.1	2.0	4	0.750	8.000	10.50	0.500	0.0
3	A	1	-0.8	3.0	6	-0.1	-0.9	4	0.750	8.000	10.50	0.500	0.0
		3	1.1	2.0	4	-0.9	-0.1	4	0.750	8.000	10.50	0.500	0.0
		1	0.8	3.0	7	0.1	-0.9	2	-1.1	2.0	-1.1	2.0	0.0

ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Column Reactions (k)			Anchor Bolt			Base Plate (in)			GROUT (in)		
		Load ID	Hmax	Vmax	Load ID	Hmin	Vmin	Width	Length	Thick			
1	J	9	0.5	-0.5	10	-0.4	-0.5	4	0.750	8.000	8.000	0.500	0.0
		1	0.0	0.9	9	0.5	-0.5	4	0.625	6.500	6.000	0.375	0.0
		11	1.2	-2.1	11	-1.1	-1.1	4	0.625	6.500	6.000	0.375	0.0
1	F	13	0.9	2.5	11	-1.2	-2.1	4	0.625	6.500	6.000	0.375	0.0
		14	1.2	-2.1	10	-1.1	-1.1	4	0.625	6.500	6.000	0.375	0.0
		15	0.9	2.5	14	-1.2	-2.1	4	0.625	6.500	6.000	0.375	0.0
1	C	14	1.2	-2.1	10	-1.1	-1.1	4	0.625	6.500	6.000	0.375	0.0
		15	0.9	2.5	14	-1.2	-2.1	4	0.625	6.500	6.000	0.375	0.0
		16	0.5	-0.5	12	-0.4	-0.5	4	0.750	8.000	8.000	0.500	0.0
1	A	1	0.0	0.9	16	-0.5	-0.5	2	0.625	3.250	6.000	0.375	0.0
		8	0.0	0.0	12	-0.5	0.0	2	0.625	3.250	6.000	0.375	0.0
		14	0.0	0.0	12	-0.8	0.0	2	0.625	3.250	6.000	0.375	0.0
3	0	8	0.0	0.0	12	-0.8	0.0	2	0.625	3.250	6.000	0.375	0.0
		14	0.0	0.0	12	-0.8	0.0	2	0.625	3.250	6.000	0.375	0.0
		15	0.0	0.0	12	-0.8	0.0	2	0.625	3.250	6.000	0.375	0.0
3	E	8	0.0	0.0	12	-0.8	0.0	2	0.625	3.250	6.000	0.375	0.0
		14	0.0	0.0	12	-0.8	0.0	2	0.625	3.250	6.000	0.375	0.0
		15	0.0	0.0	12	-0.8	0.0	2	0.625	3.250	6.000	0.375	0.0
3	G	8	0.0	0.0	12	-0.8	0.0	2	0.625	3.250	6.000	0.375	0.0
		14	0.0	0.0	12	-0.8	0.0	2	0.625	3.250	6.000	0.375	0.0
		15	0.0	0.0	12	-0.8	0.0	2	0.625	3.250	6.000	0.375	0.0

ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column Reactions (k)			Anchor Bolt			Base Plate (in)			GROUT (in)		
		Load ID	Hmax	Vmax	Load ID	Hmin	Vmin	Width	Length	Thick			
1	J	9	0.5	-0.5	10	-0.4	-0.5	4	0.750	8.000	8.000	0.500	0.0
		1	0.0	0.9	9	0.5	-0.5	4	0.625	6.500	6.000	0.375	0.0
		11	1.2	-2.1	11	-1.1	-1.1	4	0.625	6.500	6.000	0.375	0.0
1	F	13	0.9	2.5	11	-1.2	-2.1	4	0.625	6.500	6.000	0.375	0.0
		14	1.2	-2.1	10	-1.1	-1.1	4	0.625	6.500	6.000	0.375	0.0
		15	0.9	2.5	14	-1.2	-2.1	4	0.625	6.500	6.000	0.375	0.0
1	C	14	1.2	-2.1	10	-1.1	-1.1	4	0.625	6.500	6.000	0.375	0.0
		15	0.9	2.5	14	-1.2	-2.1	4	0.625	6.500	6.000	0.375	0.0
		16	0.5	-0.5	12	-0.4	-0.5	4	0.750	8.000	8.000	0.500	0.0
1	A	1	0.0	0.9	16	-0.5	-0.5	2	0.625	3.250	6.000	0.375	0.0
		8	0.0	0.0	12	-0.5	0.0	2	0.625	3.250	6.000	0.375	0.0
		14	0.0	0.0	12	-0.8	0.0	2	0.625	3.250	6.000	0.375	0.0
3	0	8	0.0	0.0	12	-0.8	0.0	2	0.625	3.250	6.000	0.375	0.0
		14	0.0	0.0	12	-0.8	0.0	2	0.625	3.250	6.000	0.375	0.0
		15	0.0	0.0	12	-0.8	0.0	2	0.625	3.250	6.000	0.375	0.0
3	E	8	0.0	0.0	12	-0.8	0.0	2	0.625	3.250	6.000	0.375	0.0
		14	0.0	0.0	12	-0.8	0.0	2	0.625	3.250	6.000	0.375	0.0
		15	0.0	0.0	12	-0.8	0.0	2	0.625	3.250	6.000	0.375	0.0
3	G	8	0.0	0.0	12	-0.8	0.0	2	0.625	3.250	6.000	0.375	0.0
		14	0.0	0.0	12	-0.8	0.0	2	0.625	3.250	6.000	0.375	0.0
		15	0.0	0.0	12	-0.8	0.0	2	0.625	3.250	6.000	0.375	0.0

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frm Line	Column Line	Dead			Collateral			Live			Snow			Wind Left			Wind Right				
		Horz	Vert	Long	Horz	Vert	Long	Horz	Vert	Long	Horz	Vert	Long	Horz	Vert	Long	Horz	Vert	Long		
2	J	0.2	1.0	0.1	0.3	1.6	5.6	1.3	4.7	3.6	-4.4	2.6	-4.4	2.6	-4.4	2.6	-4.4	2.6	-4.4	2.6	-4.4
		0.2	1.0	0.1	0.3	1.6	5.6	1.3	4.7	3.6	-4.4	2.6	-4.4	2.6	-4.4	2.6	-4.4	2.6	-4.4	2.6	-4.4
		0.2	1.0	0.1	0.3	1.6	5.6	1.3	4.7	3.6	-4.4	2.6	-4.4	2.6	-4.4	2.6	-4.4	2.6	-4.4	2.6	-4.4
2	A	-0.2	1.0	0.1	0.3	1.6	5.6	1.3	4.7	3.6	-4.4	2.6	-4.4	2.6	-4.4	2.6	-4.4	2.6	-4.4	2.6	-4.4
		-0.2	1.0	0.1	0.3	1.6	5.6	1.3	4.7	3.6	-4.4	2.6	-4.4	2.6	-4.4	2.6	-4.4	2.6	-4.4	2.6	-4.4
		-0.2	1.0	0.1	0.3	1.6	5.6	1.3	4.7	3.6	-4.4	2.6	-4.4	2.6	-4.4	2.6	-4.4	2.6	-4.4	2.6	-4.4
2	J	-4.1	-1.9	2.1	0.2	0.2	-6.4	0.3	-6.5	-1.3	-6.4	-0.1	0.1	-0.1	0.1	-0.1	0.1	-0.1	0.1	-0.1	0.1
		-4.1	-1.9	2.1	0.2	0.2	-6.4	0.3	-6.5	-1.3	-6.4	-0.1	0.1	-0.1	0.1	-0.1	0.1	-0.1	0.1	-0.1	0.1
		-4.1	-1.9	2.1	0.2	0.2	-6.4	0.3	-6.5	-1.3	-6.4	-0.1	0.1	-0.1	0.1	-0.1	0.1	-0.1	0.1	-0.1	0.1
2	A	-4.1	-1.9	2.1	0.2	0.2	-6.4	0.3	-6.5	-1.3	-6.4	-0.1	0.1	-0.1	0.1	-0.1	0.1	-0.1	0.1	-0.1	0.1
		-4.1	-1.9	2.1	0.2	0.2	-6.4	0.3	-6.5	-1.3	-6.4	-0.1	0.1	-0.1	0.1	-0.1	0.1	-0.1	0.1	-0.1	0.1
		-4.1	-1.9	2.1	0.2	0.2	-6.4	0.3	-6.5	-1.3	-6.4	-0.1	0.1	-0.1	0.1	-0.1	0.1	-0.1	0.1	-0.1	0.1
2	J	0.0	0.0	1.1	4.5	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7
		0.0	0.0	1.1	4.5	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7
		0.0	0.0	1.1	4.5	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7
2	A	0.0	0.0	1.1	4.5	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7
		0.0	0.0	1.1	4.5	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7
		0.0	0.0	1.1	4.5	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7	1.1	2.7

NOTES FOR REACTIONS

Building reactions are based on the following building data:

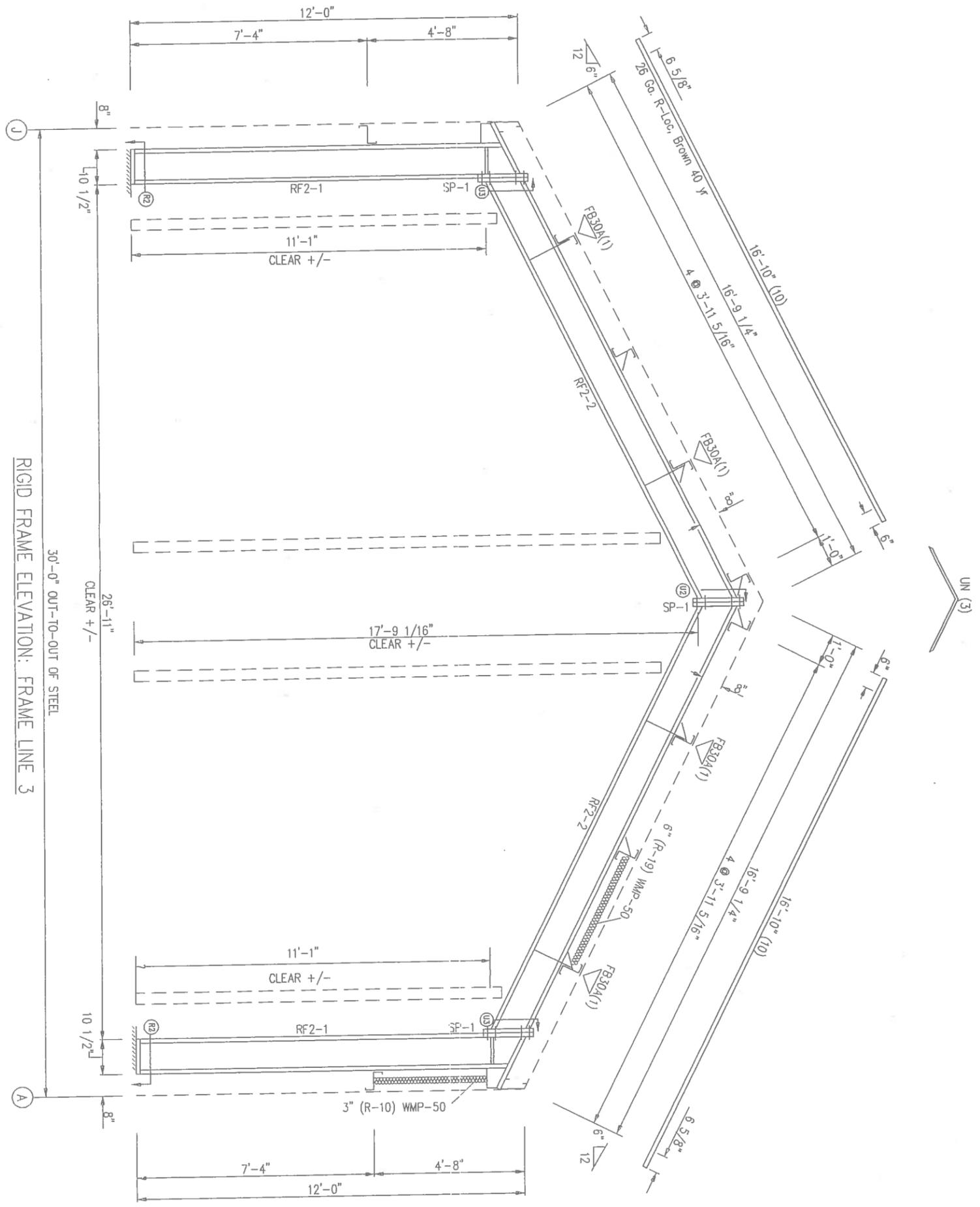
- Length (ft) = 30.0
- Eave Height (ft) = 12.0/12.0
- Roof Slope (rise/12) = 6.0/6.0
- Dead Load (psf) = 2.0
- Collateral Load (psf) = 1.0
- Live Load (psf) = 20.0
- Snow Load (psf) = 16.8
- Ultimate Wind Speed (Walt) = 115.0
- Wind Code = IBC-15
- Exposure = B
- Closed/Open = C
- Seismic Zone = C
- Seismic Coeff. (for Ss) = 0.23

BUILDING BRACING REACTIONS

Loc	Well Line	Col Line	± Reactions (k)		Panel Shear (lb/ft)		Note
			Wind	Seismic	Wind	Seis	
(h)	EW	1	1.8	2.7	0.1	0.1	
		A	1.2	1.6	0.2	0.1	
		R_EW	3	2.1			

SPLICE BOLT TABLE						
Mark	Qty	Bot	Int	Type	Dia	Length
SP-1	4	4	0	A325	0.625	2.00

FLANGE BRACES: Both Sides(U.N.)
 FBxxx(A): xx=length(in)
 A - B314Z



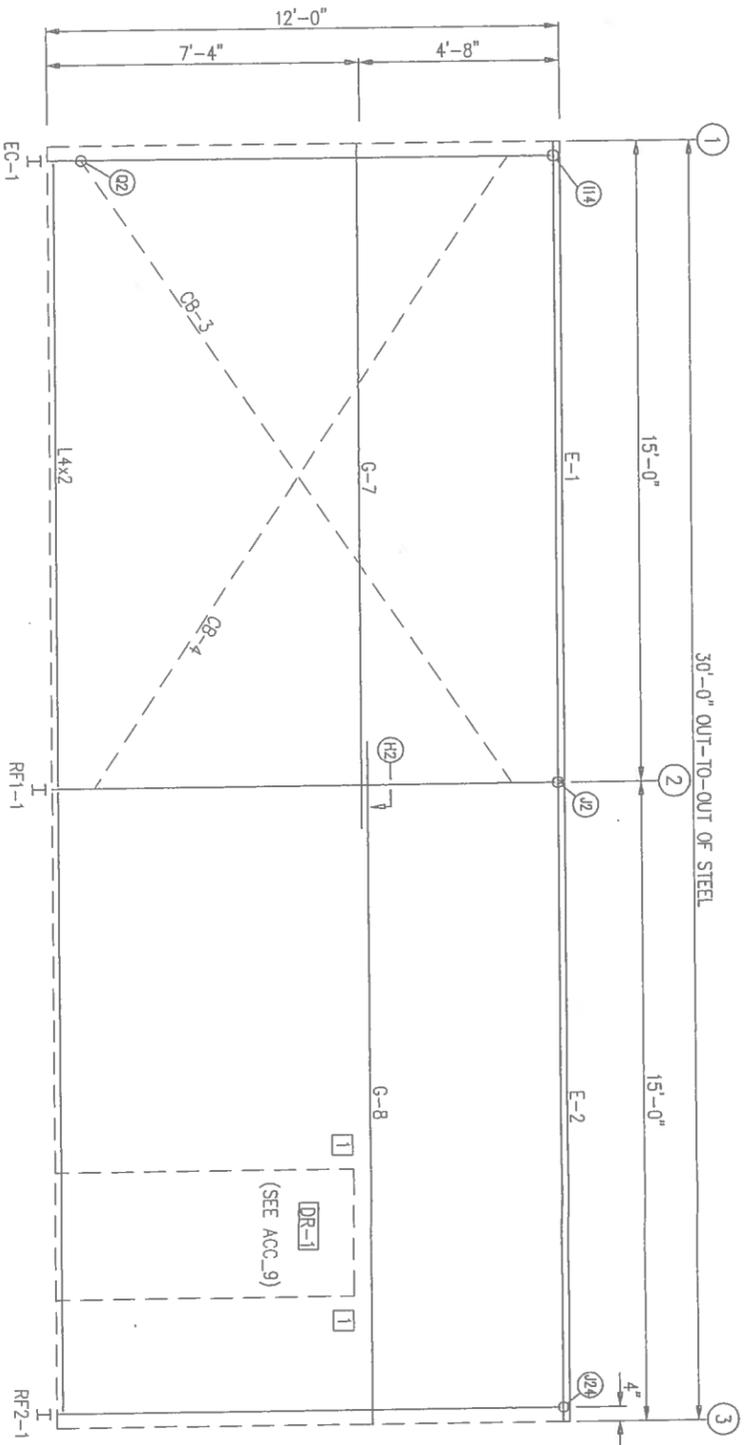
RIGID FRAME ELEVATION: FRAME LINE 3

MEMBER TABLE						
Mark	Web Depth	Start/End	Web Thick	Plate Length	Outside Flange	Inside Flange
RF2-1	10.0/10.0	10.0/10.0	0.135	11'-11 3/8"	5 x 1/4" x 11'-6 1/4"	5 x 1/4" x 10'-7 13/16"
RF2-2	10.0/10.0	10.0/10.0	0.135	15'-4 3/16"	5 x 1/4" x 1'-8 1/4"	5 x 1/4" x 14'-11 1/16"

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	10/23/15	KMS	RS	SS

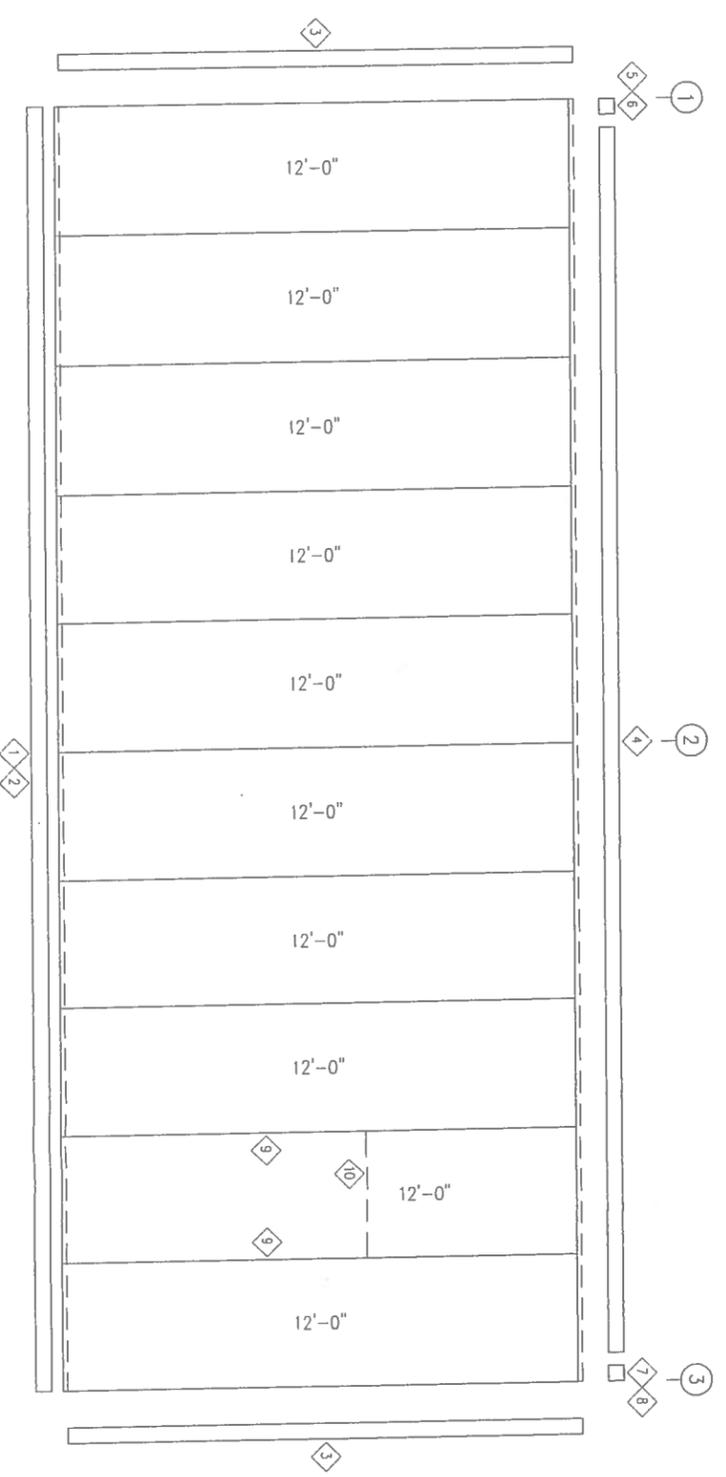


5929 S. Greenwood Plaza Blvd, Ste#300 Greenwood Village, Colorado 80111 PHONE: 303-745-4511	DESCRIPTION: RIGID FRAME ELEVATION
CUSTOMER: KURT TENHUNDFELD	END USER: KURT TENHUNDFELD
END USE: TBD	LOCATION: 6136 TAYLOR RD, CINCINNATI, OH 45248
DATE: 09/08/15	DATE: 09/08/15



GIRT
LAPS

SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. R-LoC - Lt. Stone 40 yr

TRIM TABLE			
ID	QUAN	PART	LENGTH
1	1	BA102	10'-2"
2	1	BA204	20'-4"
3	2	OUI22	12'-2"
4	2	Q772162	16'-2"
5	1	Q773L	6"
6	1	AR9611L	7' 7/16"
7	1	Q773R	6"
8	1	AR961R	7' 7/16"
9	2	JA072	7'-2"
10	1	HE036	3'-6"

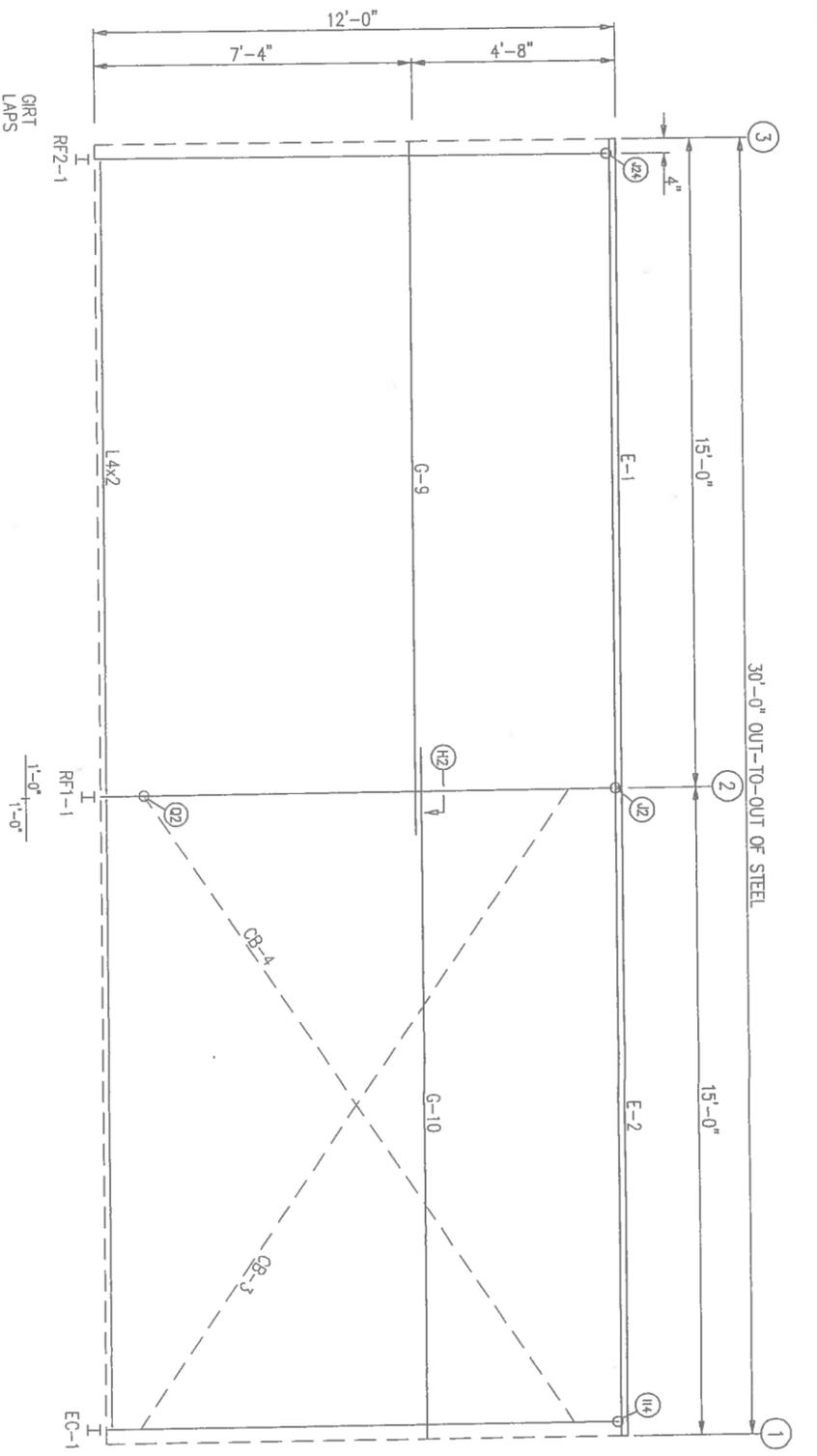
MEMBER TABLE			
MARK	PART	LENGTH	DETAIL
E-1	08256DU6	14'-11"	TRIM_1
E-2	08256DU6	14'-11"	TRIM_1
G-7	8X25Z16	15'-11"	TRIM_30
G-8	8X25Z16	15'-11"	TRIM_61
CB-3	GS1716	18'-5"	TRIM_60
CB-4	GS1716	18'-3 1/4"	TRIM_50

CONNECTION PLATES		
ID	QUAN	MARK/PART
1	2	BC-13

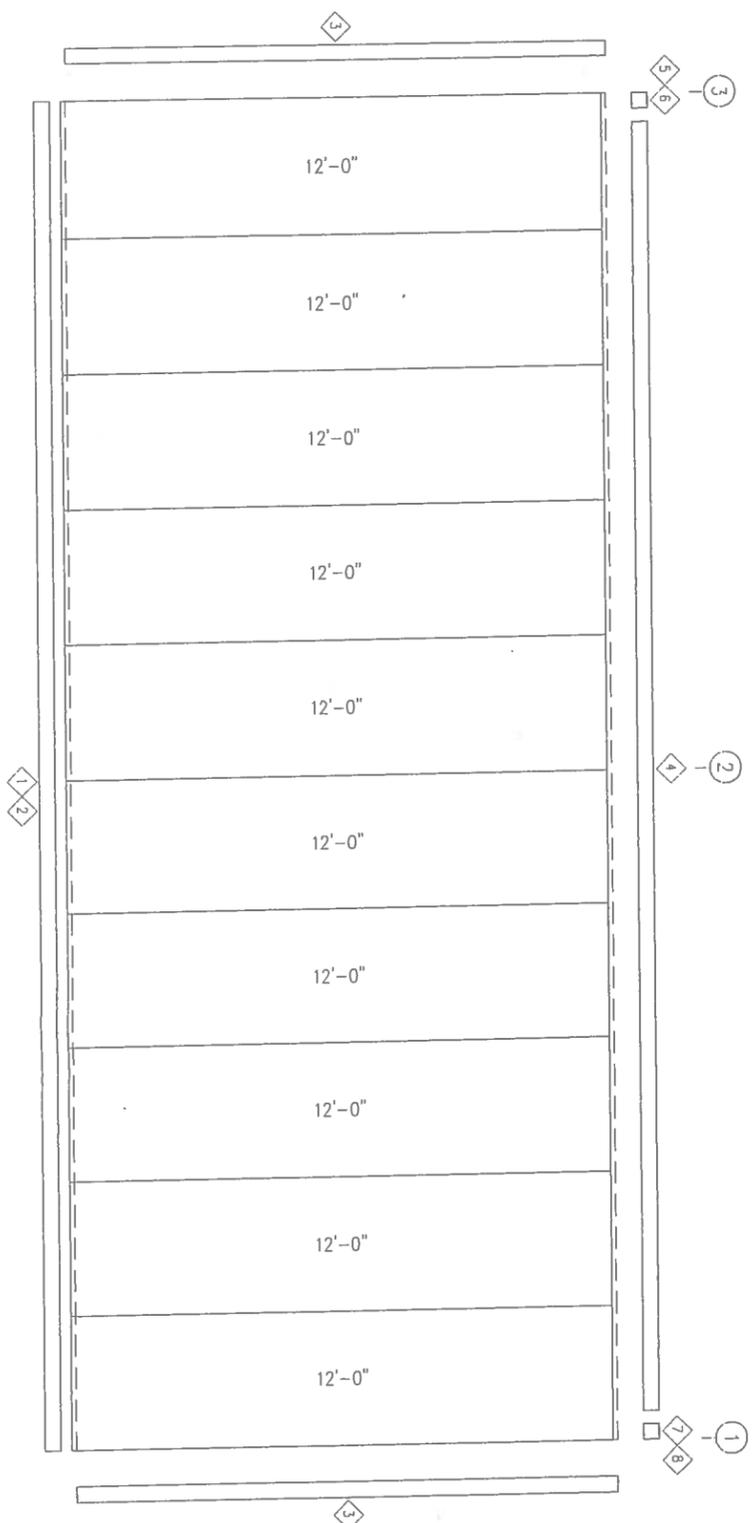
NOTE:
FIELD CUT PANEL & DRILL 9/16" Ø HOLES
FOR FIELD LOCATED SELF FRAMING WALK DOOR.

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	10/02/15	MS	RS	SS

3699 S. Greenwood Plaza Blvd, Ste 4300 Cincinnati, Ohio 45248	5899 S. Greenwood Plaza Blvd, Ste 4300 Cincinnati, Ohio 45248
DATE: 09/08/15	DATE: 09/08/15
BY: SS	BY: SS



SIDEWALL FRAMING: FRAME LINE J



SIDEWALL SHEETING & TRIM: FRAME LINE J

PANELS: 26 Ga. R-Loc - Lt. Stone 40 yr

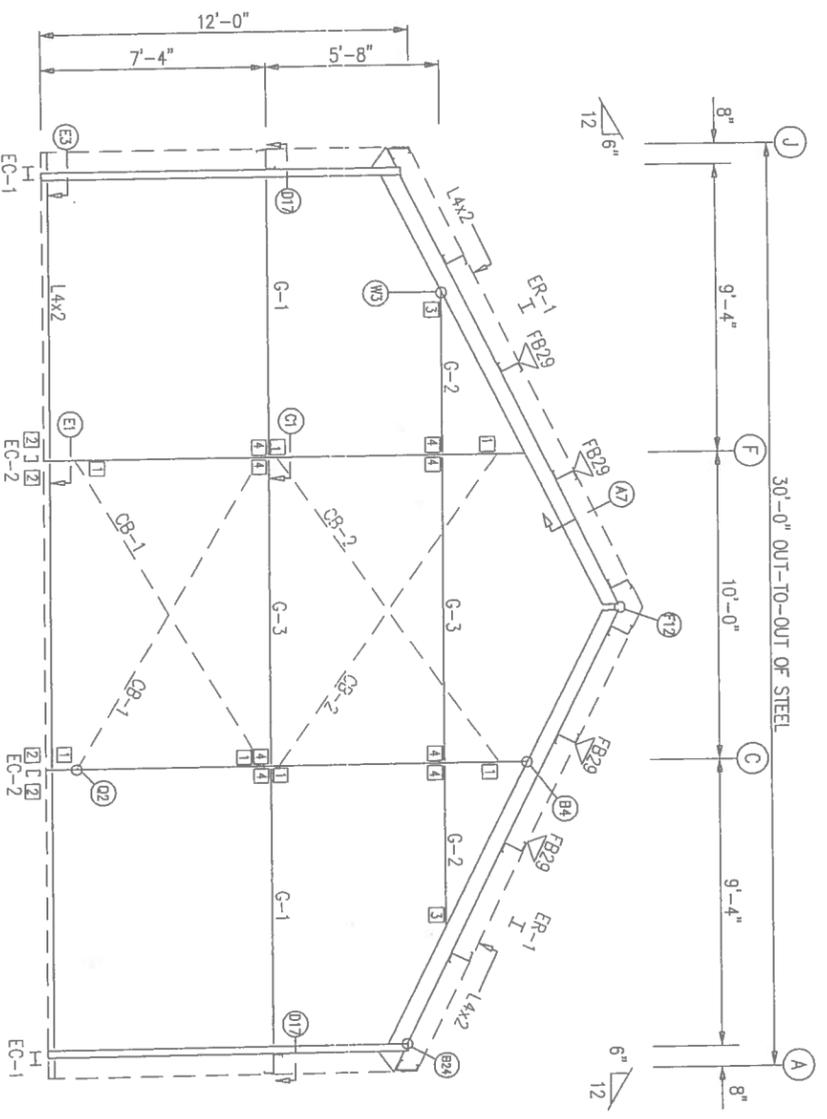
TRIM TABLE			
ID	QUAN	PART	DETAIL
1	1	BAT02	TRIM_1
2	1	BA204	TRIM_1
3	2	OU122	TRIM_30
4	2	0772162	TRIM_61
5	1	0773L	TRIM_60
6	1	AR961L	TRIM_60
7	1	0773R	TRIM_60
8	1	AR961R	TRIM_60

MEMBER TABLE			
FRAME LINE J	MARK	PART	LENGTH
1	E-1	08256DU6	14'-11"
1	E-2	08256DU6	14'-11"
1	G-9	8X25Z16	15'-11"
1	G-10	8X25Z16	15'-11"
1	CB-3	GS1716	18'-5"
1	CB-4	GS1716	18'-3"

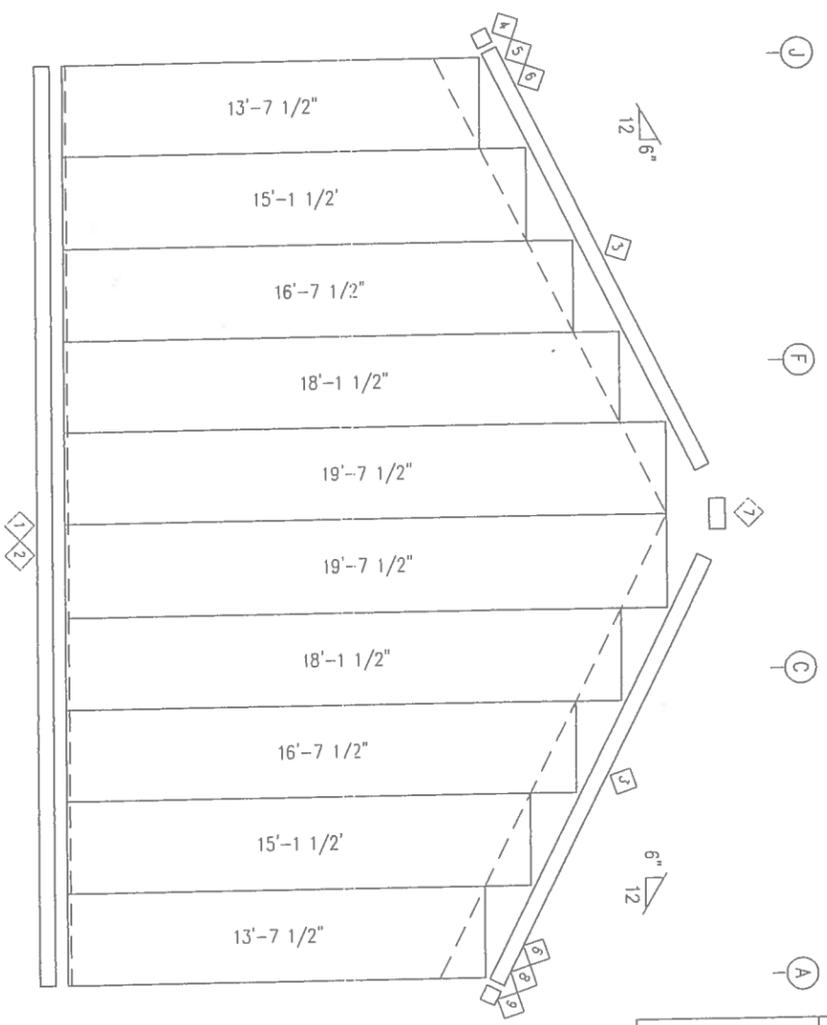
ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	10/2/15	MS	RS	SS

DESCRIPTION	SIDEWALL FRAMING & SHEETING
CUSTOMER	KURT TENHUNDFELD
END USER	KURT TENHUNDFELD
END USE	TBD
LOCATION	6138 TAYLOR RD. CINCINNATI, OH 45248





ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. R-Loc - Lt. Stone 40 yr

TRIM TABLE					
FRAME LINE	ID	QUAN	PART	LENGTH	DETAIL
1	BA102	1	BA102	10'-2"	TRIM_1
2	BA204	1	BA204	20'-4"	TRIM_1
3	Q764182	2	Q764182	18'-2"	TRIM_66
4	Q765L	1	Q765L	6"	TRIM_60
5	AR963L	1	AR963L	9 1/8"	TRIM_60
6	AR962	2	AR962	8 1/16"	TRIM_60
7	Q767	1	Q767	1'-4"	TRIM_100
8	Q765R	1	Q765R	6"	TRIM_60
9	AR963R	1	AR963R	9 1/8"	TRIM_60

BOLT TABLE				
FRAME LINE	LOCATION	QUAN	TYPE DIA	LENGTH
1	Cor_Column/Rafter	4	A325	5/8"
1	ER-1/ER-1	8	A325	5/8"
1	Int_Column/Rafter	4	A325	1/2"

MEMBER TABLE			
FRAME LINE	MARK	PART	LENGTH
1	EC-1	W08541	11'-11 1/16"
2	EC-2	8X25C14	15'-4 1/4"
2	ER-1	W8X10	15'-7 5/16"
2	G-1	8'-3 1/2"	8'-3 1/2"
2	G-2	8X25Z16	4'-4 1/2"
2	G-3	8X25Z16	9'-11"
2	CB-1	GS1716	12'-1"
2	CB-2	GS1716	12'-5 1/4"

FLANGE BRACE TABLE				
FRAME LINE	V/D	QUAN	MARK	LENGTH
1	1	4	FB29	2'-5"

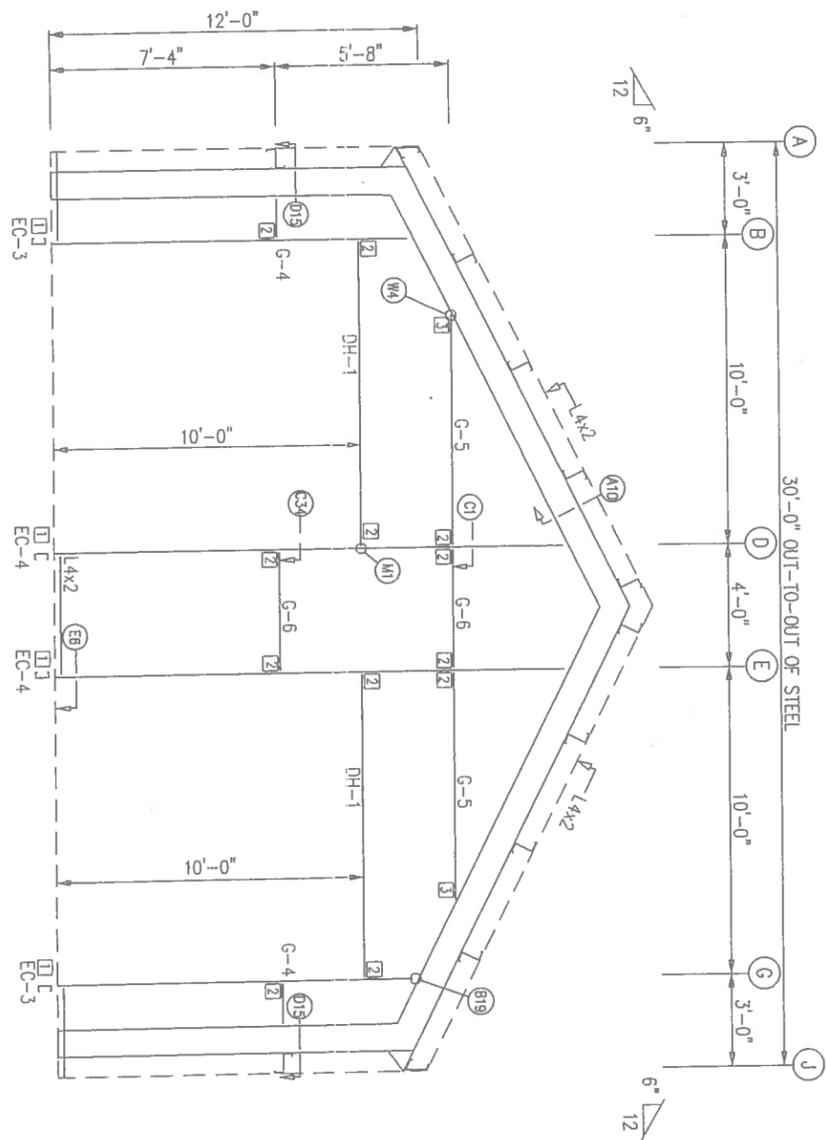
CONNECTION PLATES			
FRAME LINE	ID	QUAN	MARK/PART
1	1	8	BC-50A
2	2	4	BC-04
3	3	2	BC-16G
4	4	8	BC-01

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	10/21/15	MS	RS	SS

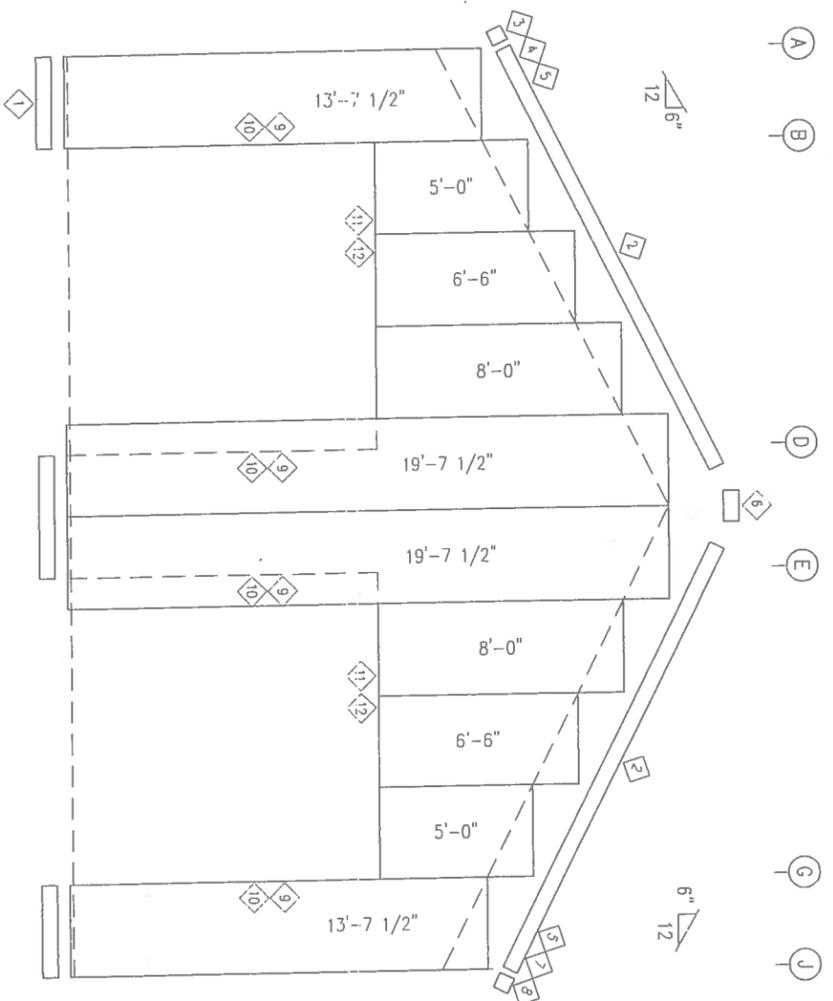
DESCRIPTION	ENDWALL FRAMING & SHEETING
CUSTOMER	KURT TENHUNDFELD
END USER	KURT TENHUNDFELD
END USE	TBD
LOCATION	6138 TAYLOR RD. CINCINNATI, OH 45248



5899 S. Greenwood Plaza Blvd. Ste#300
Greenwood Village, Colorado 80111
p: 303.750.1100 f: 303.750.1101
www.brisqsteel.com



ENDWALL FRAMING: FRAME LINE 3



ENDWALL SHEETING & TRIM: FRAME LINE 3

PANELS: 26 Ga. R-Loc - Lt. Stone 40 yr

TRIM TABLE			
ID	QUAN	PART	LENGTH
1	1	BA102	10'-2"
2	2	Q764182	18'-2"
3	1	Q765L	6"
4	1	AR963L	9 1/8"
5	2	AR962	8 1/16"
6	1	Q765R	1'-4"
7	1	AR963R	6"
8	1	Q370122	9 1/8"
9	4	JA102	12'-2"
10	4	Q370102	10'-2"
11	2	HE103	10'-2"
12	2		10'-3"

BOLT TABLE			
FRAME LINE	QUAN	TYPE	DIA
FRAME LINE 3	2	A325	1/2"
Columns/Rafter	2	A325	1 1/4"

MEMBER TABLE			
FRAME LINE	MARK	PART	LENGTH
EC-3		8X25C16	11'-7 5/16"
EC-4		8X25C16	16'-7 5/16"
DH-1		8X25C16	9'-11"
G-4		8X25Z16	1'-1"
G-5		8X25Z16	7'-5 5/8"
G-6		8X25Z16	3'-4"

CONNECTION PLATES			
ID	QUAN	MARK/PART	
1	4	BC-04	
2	12	BC-01	
3	2	BC-156	

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	10/27/15	KMS	RS	SS

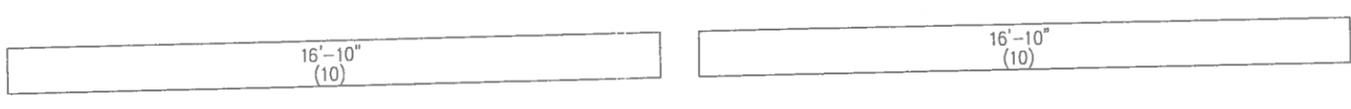
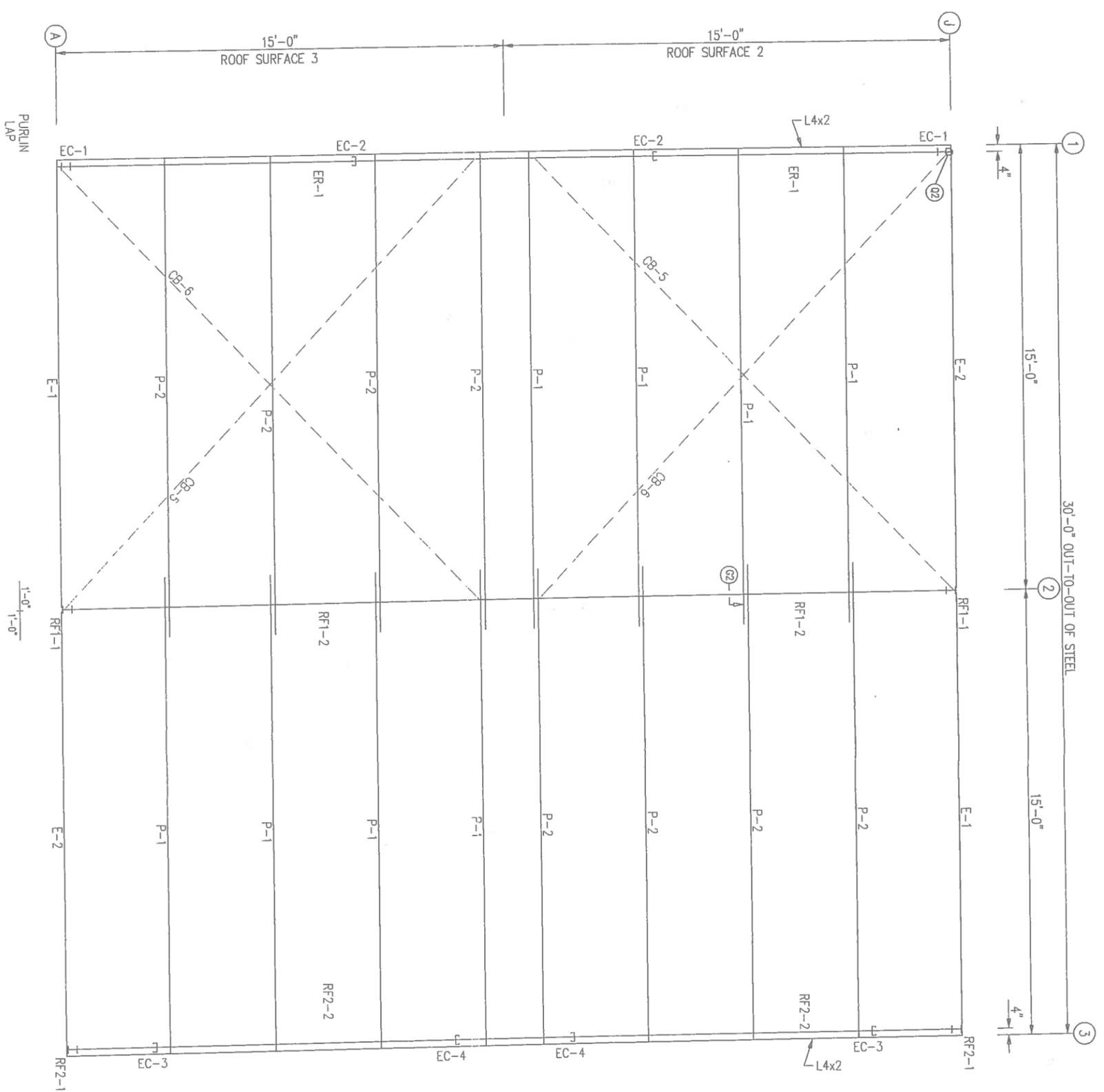
DESCRIPTION	ENDWALL FRAMING & SHEETING
CUSTOMER	KURT TENHUNDFELD
END USER	KURT TENHUNDFELD
END USE	TBD
LOCATION	6138 TAYLOR RD, CINCINNATI, OH 45248
DATE	09/08/15



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Greenwood Village, Colorado 80111
www.amsteel.com

TRIM TABLE			
ROOF PLAN			
ID	QUAN	PART	DETAIL
1	3	UN102	TRIM_101

MEMBER TABLE			
ROOF PLAN	MARK	PART	LENGTH
8	P-1	8x25216	15'-11 1/2"
8	P-2	8x25216	15'-11 1/2"
2	E-1	08256DU6	14'-11"
2	E-2	08256DU6	14'-11"
2	CB-5	GS1716	20'-4 1/4"
2	CB-6	GS1716	19'-11 1/4"



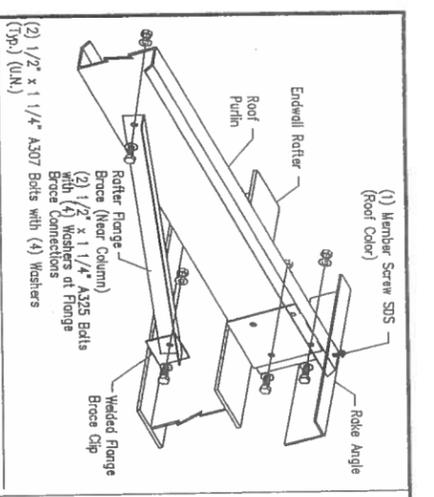
ROOF SHEETING
 PANELS: 26 Ga. R-Loc BROWN 40yr

ROOF FRAMING PLAN

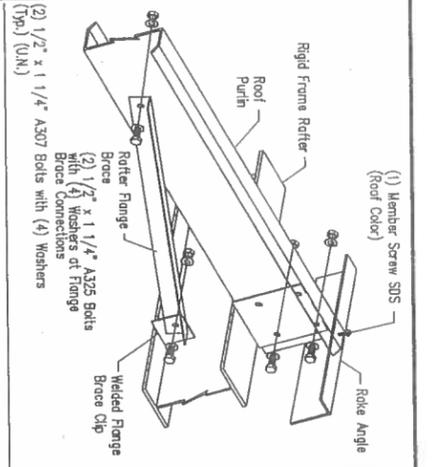
ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	10/21/15	MS	RS	SS

5889 S. Greenwood Plaza, Blvd. 544330
 Cincinnati, Ohio 45248
 PHONE: 900-345-4810

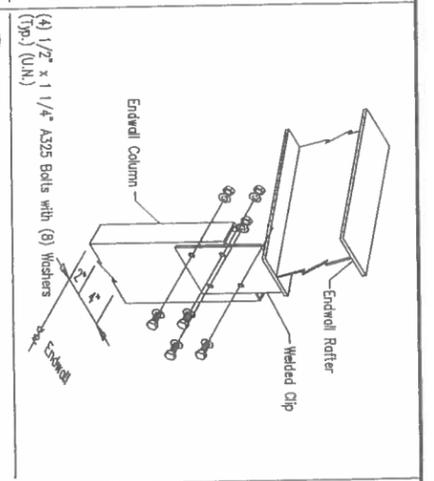
DESCRIPTION	ROOF FRAMING & SHEETING
CUSTOMER	KURT TENHUNDFELD
END USER	KURT TENHUNDFELD
END USE	TBD
LOCATION	6138 TAYLOR RD., CINCINNATI, OH 45248
DES. BY	SS
DATE	09/08/15
SCALE	N T S
JOB NO.	FAECS
DATE	09/08/15
SCALE	N T S
JOB NO.	FAECS



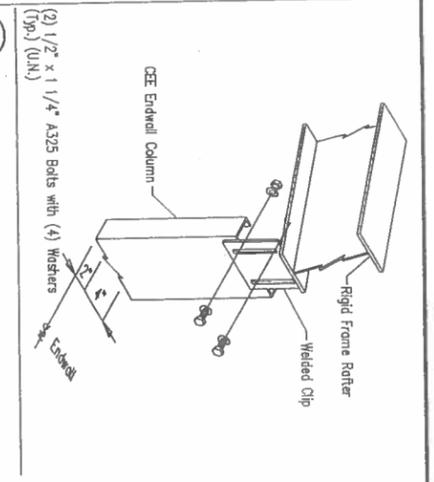
A7 ROOF PURLIN TO HOT-ROLLED RAFTER



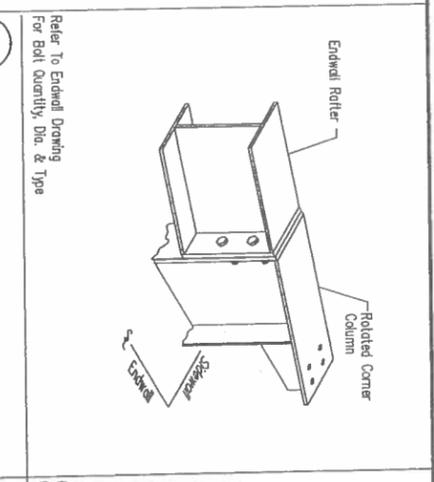
A10 ROOF PURLIN TO RIGID FRAME RAFTER



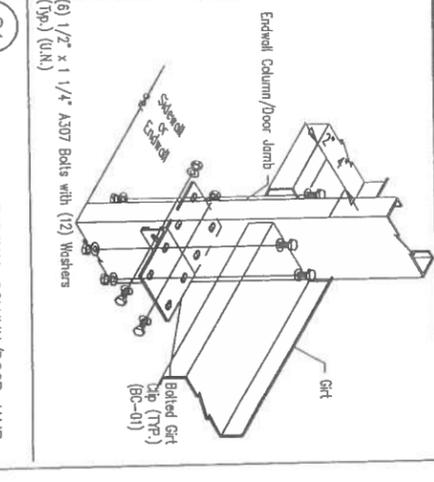
B4 CEE ENDWALL COLUMN TO ENDWALL RAFTER



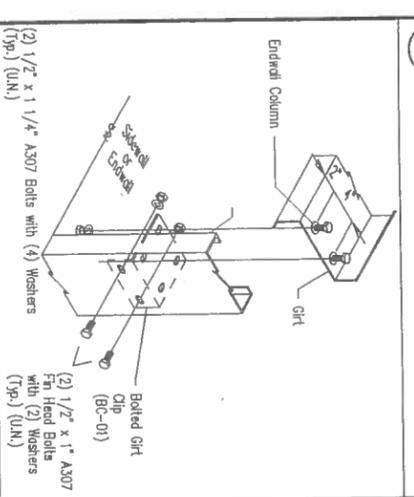
B19 CEE ENDWALL COLUMN TO RIGID FRAME RAFTER



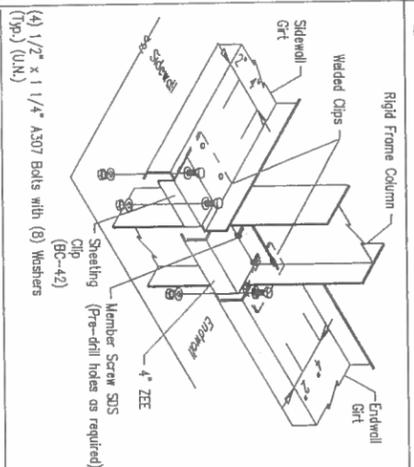
B24 ROTATED CORNER COLUMN TO ENDWALL RAFTER



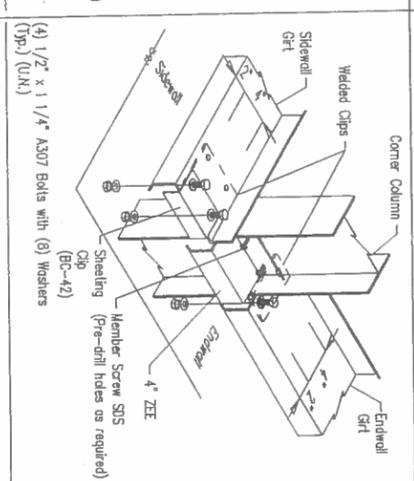
C1 WALL GIRTS TO ENDWALL COLUMN/DOOR JAMB



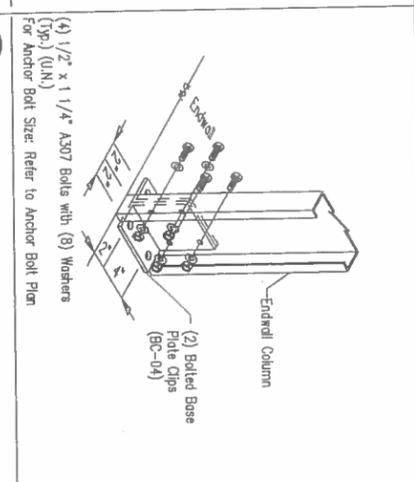
C34 WALL GIRTS TO ENDWALL COLUMN



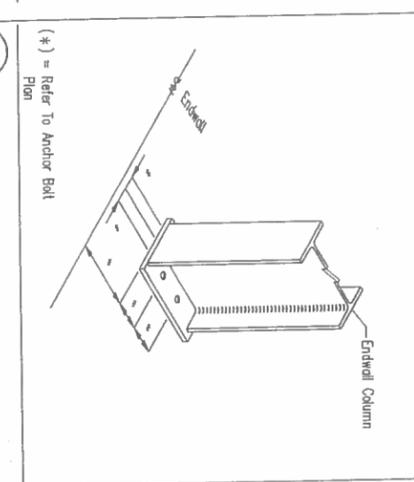
D15 WALL GIRTS TO RIGID FRAME COLUMN



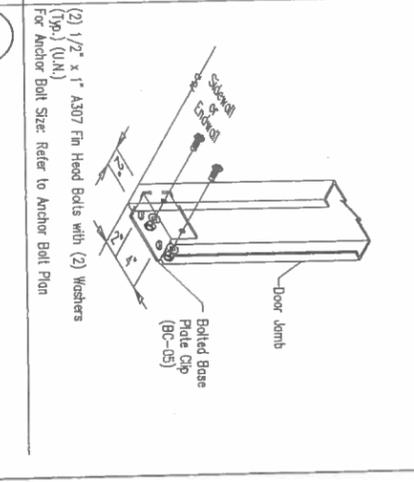
D17 WALL GIRTS TO ENDWALL CORNER COLUMN



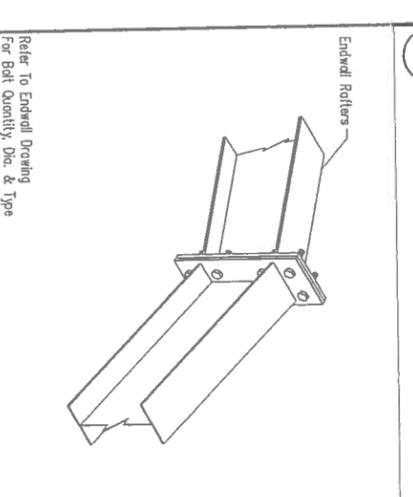
E1 BASE PLATE FOR ENDWALL COLUMN



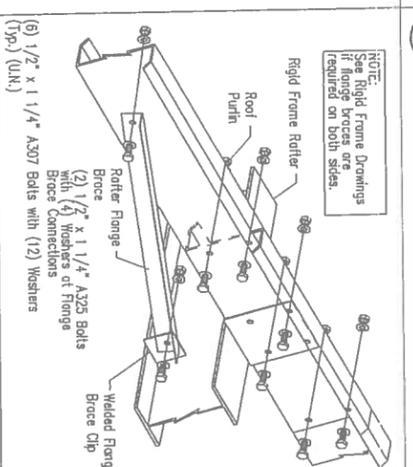
E3 ANCHOR BOLTS AT ENDWALL COLUMNS



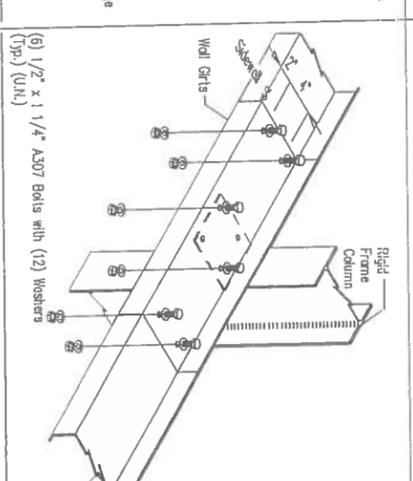
E6 BASE PLATE FOR DOOR JAMB



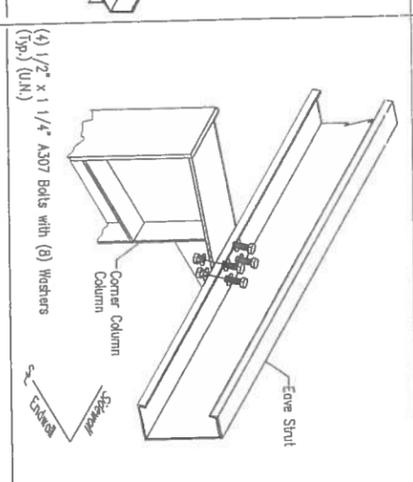
F12 RAFTER SPLICE ALONG SURFACE



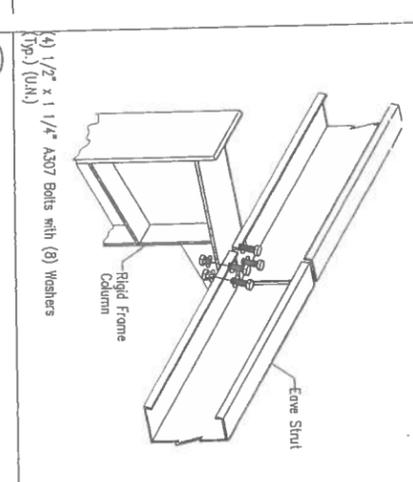
G2 ROOF PURLIN TO INTERIOR RIGID FRAME



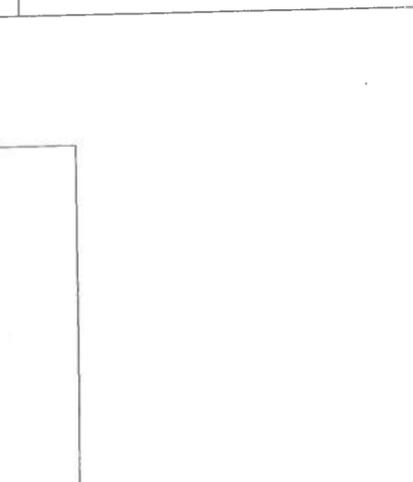
H2 WALL GIRTS TO RIGID FRAME COLUMN



I14 LOWSIDE EAVE STRUT TO BYPASS ENDWALL COLUMN



J2 LOWSIDE EAVE STRUT TO BYPASS RIGID FRAME



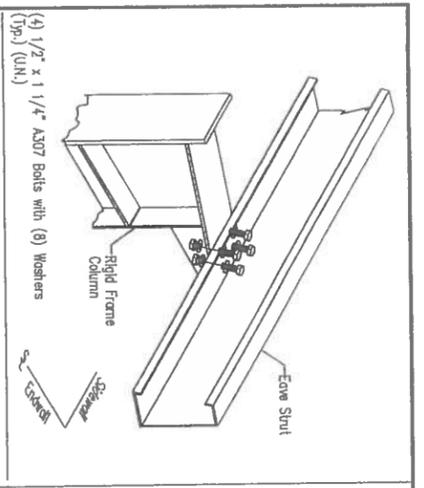
K1 RAFTER SPLICE ALONG SURFACE

Refer to Endwall Drawing For Bolt Quantity, Die & Type

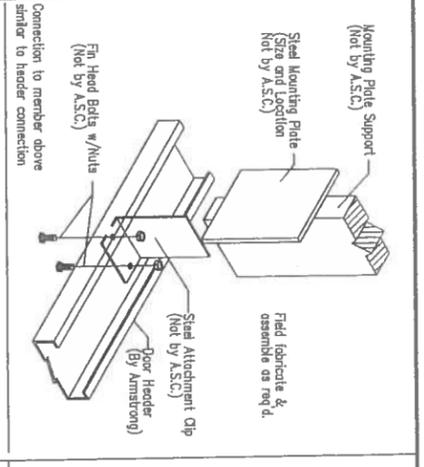
ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	10/02/15	MS	RS	SS

DESCRIPTION	DETAIL DRAWINGS
CUSTOMER	KURT TENHUNDFELD
END USER	KURT TENHUNDFELD
END USE	TBD
LOCATION	6138 TAYLOR RD., CINCINNATI, OH 45248

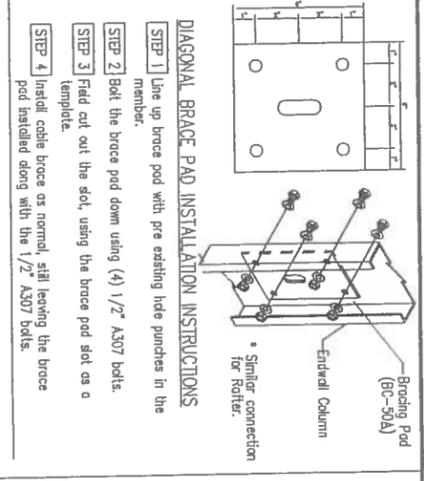
5839 S. Greenwood Plaza Blvd. Steg300 Greenwood Village, Colorado 80111	PROJECT NO. 08/1515	DATE 09/08/15
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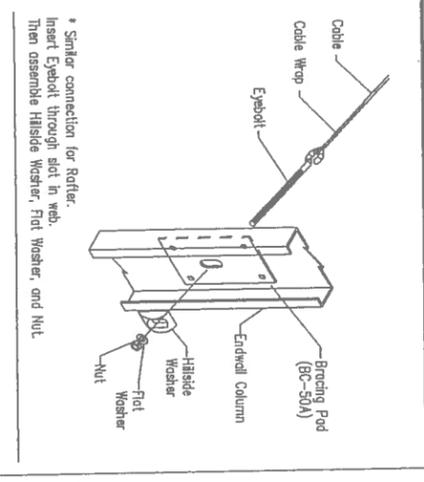
J24 LOWSIDE EAVE STRUT TO BYPASS RIGID FRAME



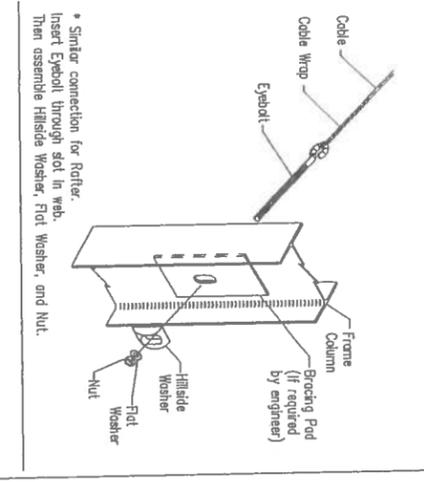
OH 0. H. DOOR TORSION BAR BEARING SUPPORT



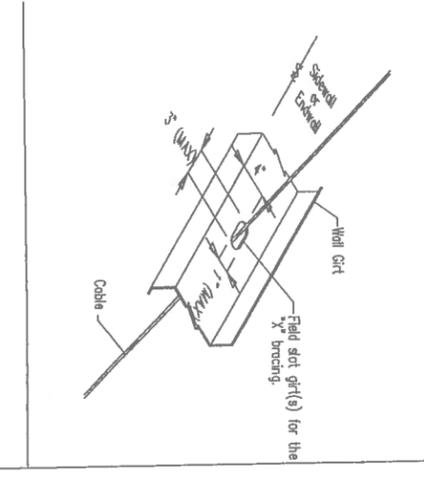
Q2 DIAGONAL BRACE PAD TO WEB OF CEE COLUMN



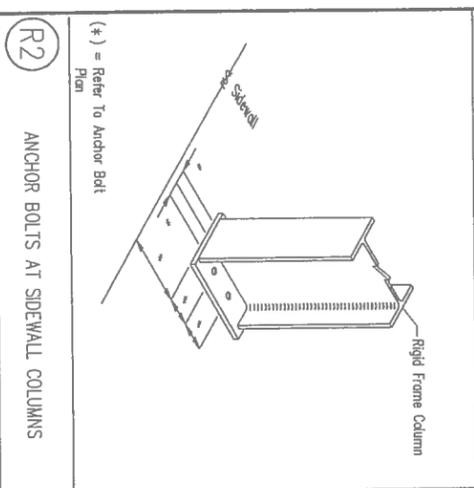
W3 ENDWALL GIRT TO HOT-ROLLED RAFTER



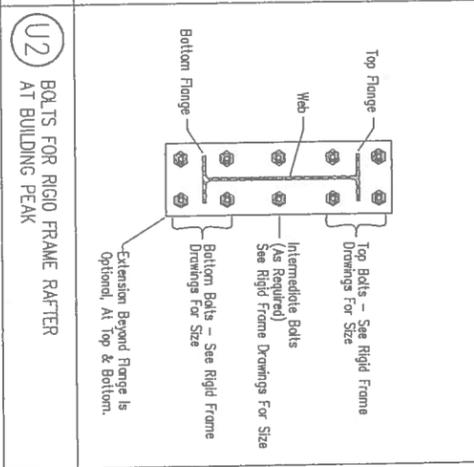
W4 ENDWALL GIRT TO RIGID FRAME RAFTER



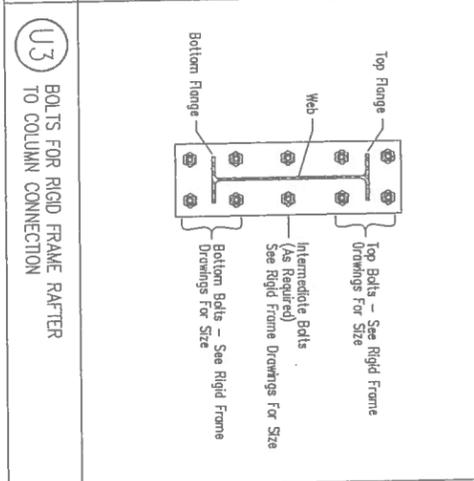
DIAGONAL CABLE BRACE AT FLUSH WALL GIRT



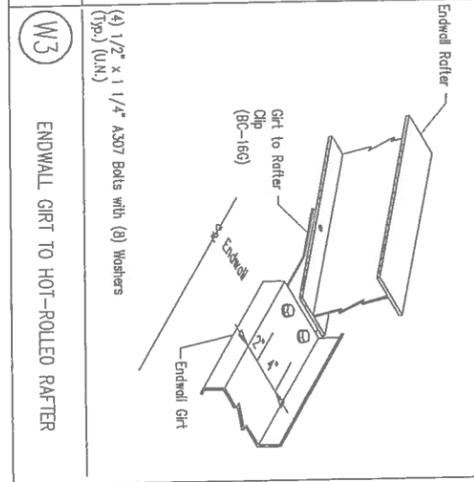
R2 ANCHOR BOLTS AT SIDEWALL COLUMNS



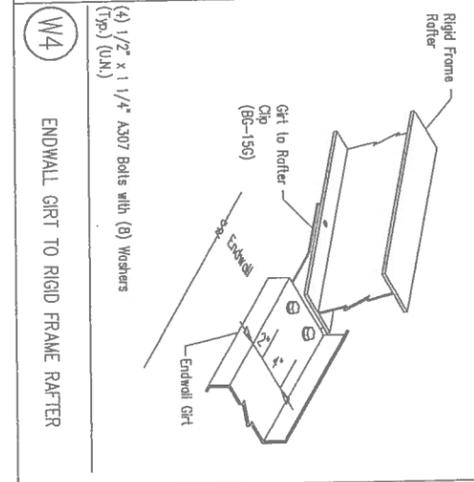
U2 BOLTS FOR RIGID FRAME RAFTER AT BUILDING PEAK



U3 BOLTS FOR RIGID FRAME RAFTER TO COLUMN CONNECTION



W3 ENDWALL GIRT TO HOT-ROLLED RAFTER

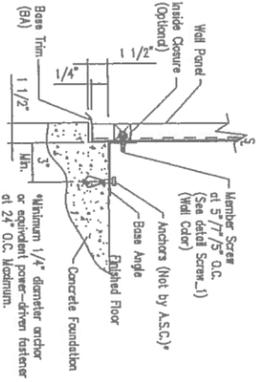


W4 ENDWALL GIRT TO RIGID FRAME RAFTER

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	10/21/15	MS	RS	SS



5999 S. Greenwood Plaza Blvd. Ste 4300 Greenwood Village, Colorado 80111 DUNNICK, PETER, L. 303.746.4511	DESCRIPTION	DETAIL DRAWINGS
CUSTOMER	KURT TENHUNDFELD	
END USER	KURT TENHUNDFELD	
END USE	TBD	
LOCATION	6138 TAYLOR RD. CINCINNATI, OH 45248	
DES. BY	SS	
DATE	09/08/15	
CHK. BY	SS	
DATE	09/08/15	



BASE ANGLE DETAIL WITH TRIM TRIM_1

STYLE EAVE CORNER TRIM INSTALLATION INSTRUCTIONS

STEP 1 Install style eave trim in between the roof panel and low eave member. Be sure the end of the style eave trim is flush with the wall corner trim.

STEP 2 Install rake end cap, hit rake trim using (6) pop rivets. Use chart to determine how far the rake end cap is positioned into the rake trim.

STEP 3 Install rake trim closure cap, flush with the end of the rake trim using (5) pop rivets.

STEP 4 Field cut/notch the face of the rake trim by 3". This is to prevent the rake trim from sticking out past the style eave trim upon final assembly.

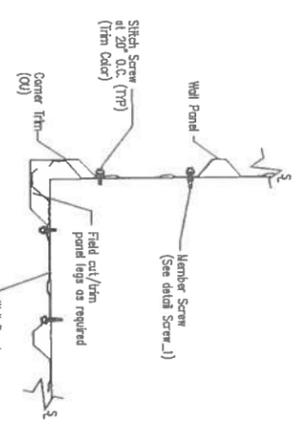
STEP 5 Field cut/notch the end of the roof panel back 1". This is to allow the rake trim closure cap from hitting the roof panel.

STEP 6 Install rake trim. Be sure the end of the rake trim is flush with style eave trim.

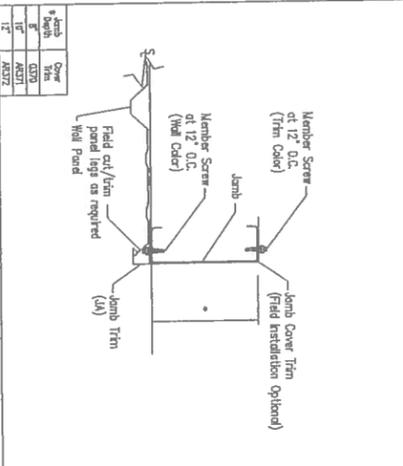
STEP 7 Install the eave trim corner cap to the style eave trim using (9) pop rivets.

STEP 8 Install the rake trim corner cap to the rake trim using (7) pop rivets.

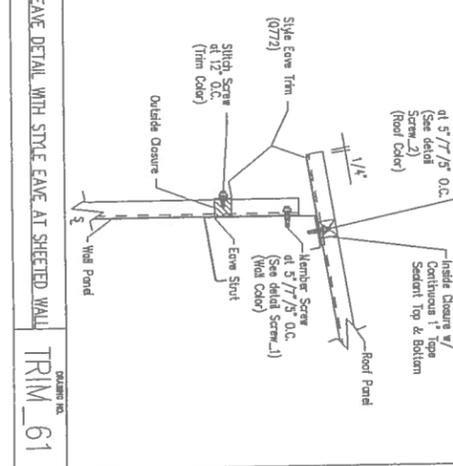
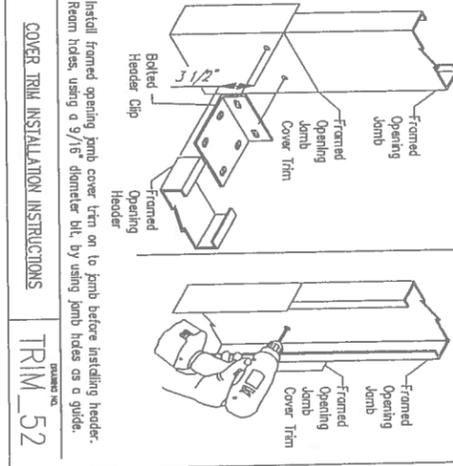
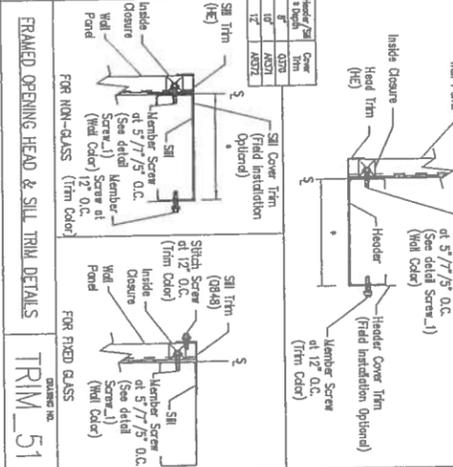
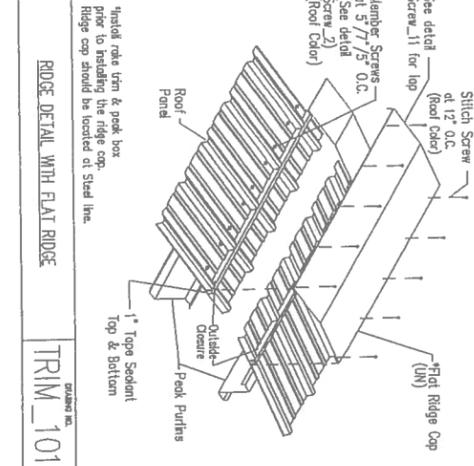
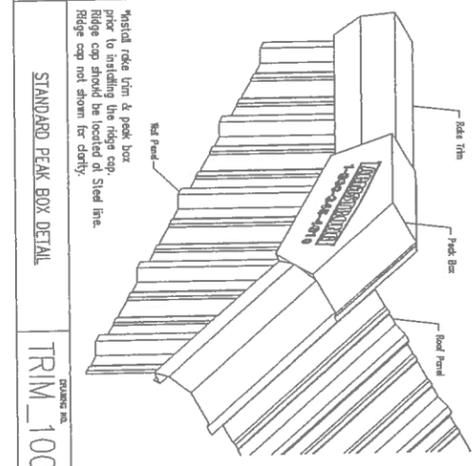
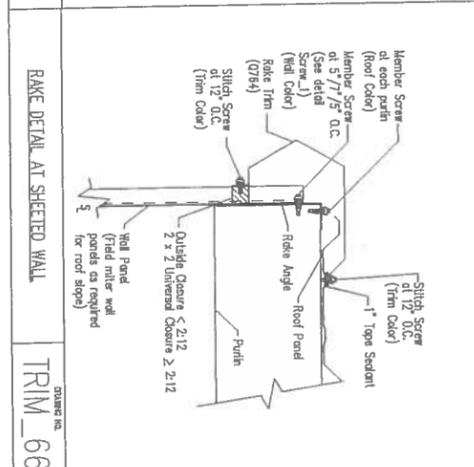
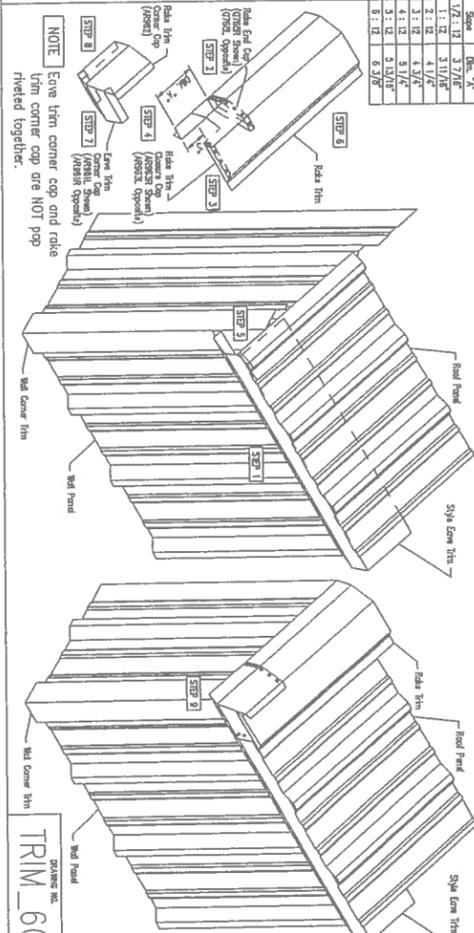
STEP 9 Field cut/notch the bottom legs of the rake trim. Horizontal leg flush with the eave trim corner cap. Vertical leg flush with the wall corner trim.



OUTSIDE CORNER DETAIL TRIM_30



FRAMED OPENING JAMB TRIM DETAIL TRIM_50



RAKE DETAIL AT SHEETED WALL TRIM_66

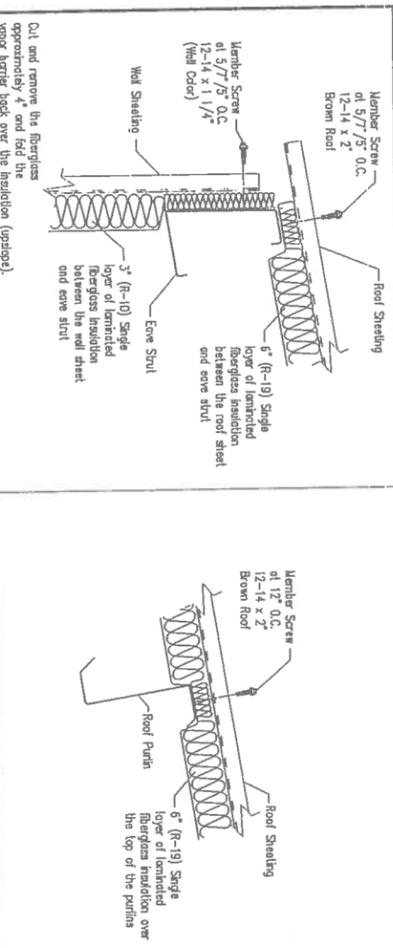
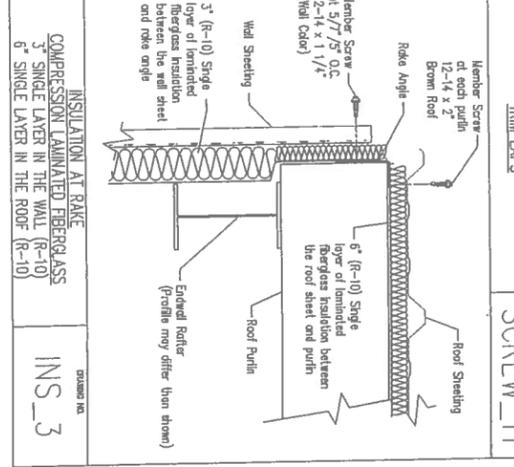
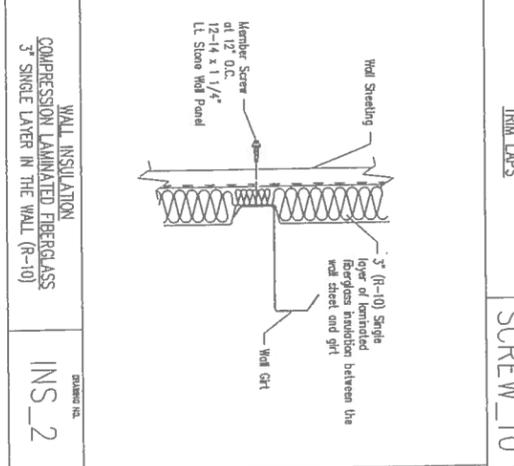
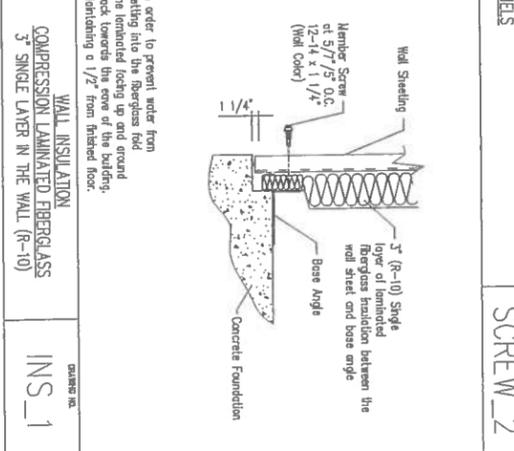
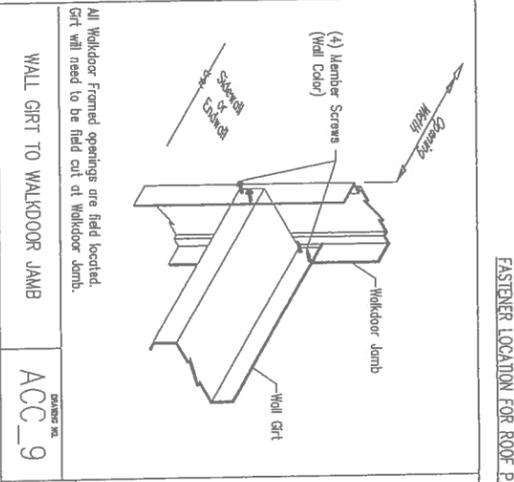
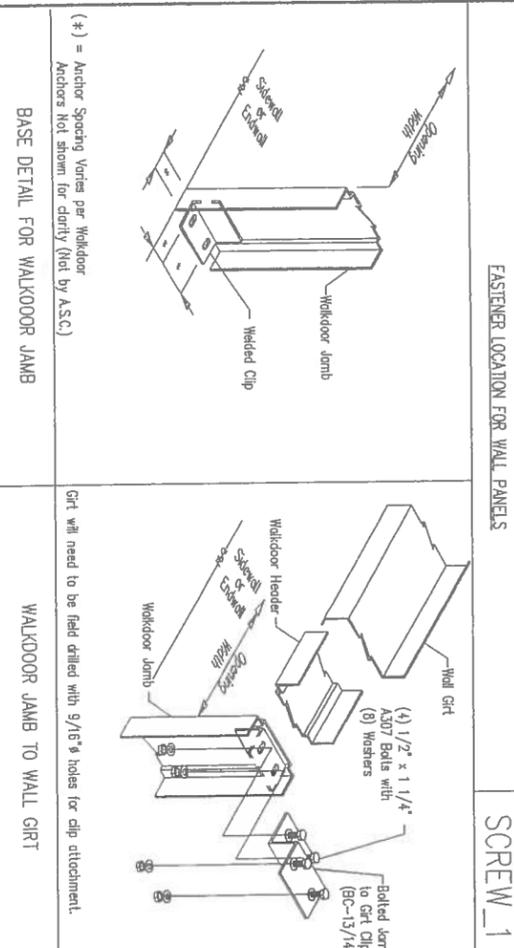
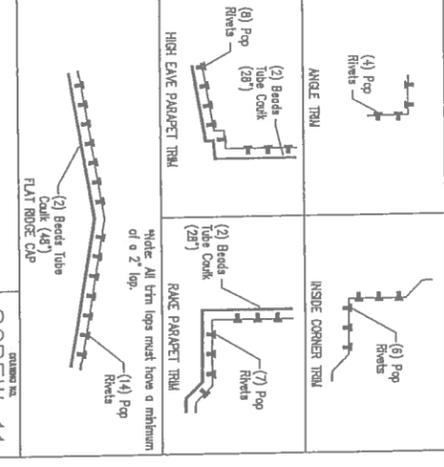
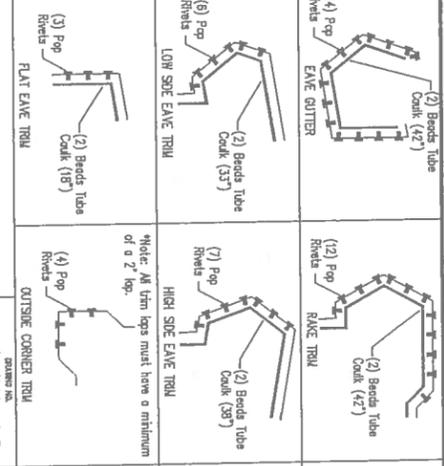
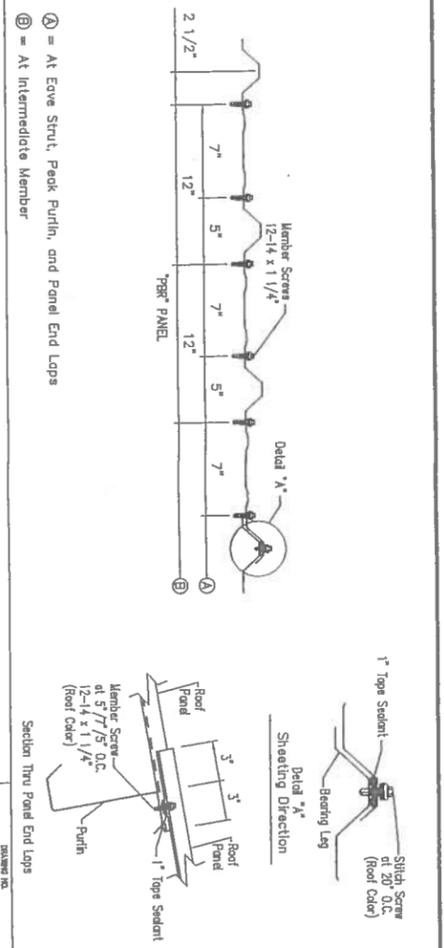
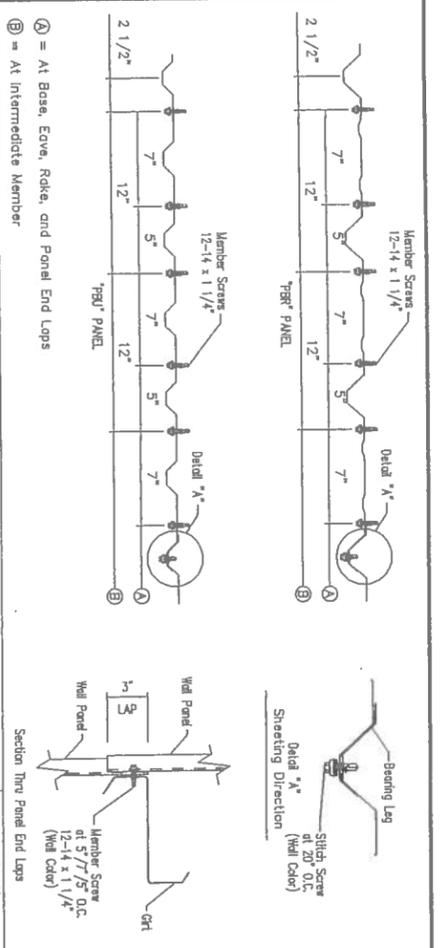
EAVE DETAIL WITH STYLE EAVE AT SHEETED WALL TRIM_61

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	10/01/15	MS	RS	SS

GREENWOOD STRAZL

3889 S. Greenwood Plaza Blvd, Suite 200
Greenwood Village, Colorado 80111

DESCRIPTION: DETAIL DRAWINGS
 CUSTOMER: KURT TENHUNDFELD
 END USER: KURT TENHUNDFELD
 END USE: TBD
 LOCATION: 6138 TAYLOR RD, CINCINNATI, OH 45248
 DATE: 09/08/15
 DATE: 09/08/15



ACCESSORIES SCHEDULE

#	QTY	SIZE	PART DESCRIPTION	PAGE #
1	3"(R-10)	WALL INSULATION WAP-50		
2	6"(R-19)	ROOF INSULATION WRP-50		
3	DR-1	3"-0" X 7'-0"	3070 WALKDOOR TYPE M WHITE (STYROFOAM CORE)	6
4	DR-1	3"-0" X 7'-0"	3070 B" DOOR FRAME KIT	6
5	DR-1	1	LEVER LOCK GRADE 2(STD DUTY)	6

ACCESSORIES SCHEDULE

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5	DR-1	1	LEVER LOCK GRADE 2(STD DUTY)	6

ISSUE DESCRIPTION DATE DRN. CHK. DES.

P	PERMIT	10/21/15	MS	SS
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5899 S. Greenwood Plaza Blvd. Ste 300 Greenwood Village, Colorado 80111



STAFF REPORT

FOR CONSIDERATION BY THE BOARD OF ZONING APPEALS ON AUGUST 10, 2016

BZA CASE:

GREEN 2016-05 (CONDITIONAL USE REQUEST)

LASALLE HIGH SCHOOL WALL SIGN MODIFICATION

REQUEST:

CONDITIONAL USE MODIFICATION approval for a school use located in an existing "C" Residence District.

PURPOSE:

To revise a previously approved signage plan to allow replacement of the existing 16.03 square foot wall sign on the front of the building with a 28.69 square foot wall sign

APPLICANT:

LaSalle High School (applicant); Archdiocese of Cincinnati (owner)

LOCATION:

Green Township: 3091 North Bend Road, on the south side of North Bend between Sprucewood Drive and Edalbert Drive (Book 550, Page 21, Parcels 65, 66, 70, 76-78 & 129)

SITE

DESCRIPTION:

Tract Size: Approximately 30 acres
Frontage: 590 feet on North Bend Road and 200 feet on Edalbert Drive
Topography: Relatively flat around the school building then sloping down towards the eastern, western, and southern property lines
Existing Dvlpmt: High school, athletic facilities, orphanage

**SURROUNDING
CONDITIONS:**

	<u>ZONE</u>	<u>LAND USE</u>
North:	"C" Residence (Green Twp Northeast Zoning)	Single-family homes
South:	"A-2" Residence	Service center for the disabled
East:	"C" Residence	Single-family homes
West:	"C" Residence	Single-family homes

SUMMARY OF

RECOMMENDATIONS: APPROVAL with conditions

PROPOSED USE: The applicant is requesting Conditional Use modification approval to permit the installation of a new wall sign on the top portion of the main building of the high school facing North Bend Road. At 28.69 square feet, the new wall sign would be approximately 10 square feet larger than the previously approved sign replacement.

PREVIOUS BZA ACTION: There are eight previous BZA cases for the La Salle High School site. In September 1990, a Variance request was approved to allow the construction of temporary bleachers for the school's football stadium (Green 1990-50). In June 2003, a Conditional Use request was approved to allow the construction of a three-story, 24,000-square-foot building addition to the southwest corner of the school and two new parking lots on the western and northeast areas of the property (Green 2003-12). In June 2006, a Conditional Use request was approved to allow the construction of a 192-square-foot addition to the football stadium press box on top of the existing grand stand as well as the construction of five tennis courts south of the stadium (Green 2006-12). In July 2006, a Conditional Use request was approved to allow the school to replace their letter board sign along North Bend Road with a 75 square foot two-sided sign with a 32 square foot LED message upon the same base (Green 2006-24). In October 2011, a Conditional Use request was approved to allow updates to the school's baseball field. These updates included the construction of a 425-square-foot concession shelter with restrooms, a new masonry backstop and dugouts, a new perimeter fence, and a new set of batting cages (Green 2011-13). In May 2013, a Conditional Use request was approved to allow the school to keep an 8-foot by 51-foot semi-trailer parked on the property behind the school in order to service the marching band (Green 2013-02). In October 2015, a Conditional Use request was approved for a concrete wall to be constructed on top of an existing retaining wall that wrapped around the southern end of the school's western parking lot with a height of 14.17 feet to create a practice facility for the lacrosse team (Green 2015-10). Finally, in June 2016 there was a Conditional Use request to replace the existing scoreboard at the baseball field with a new scoreboard, to install a new scoreboard to replace the existing scoreboard at the football stadium, and to install a new wall sign to replace the existing sign on the front of the building, which were all approved. No specific plan was submitted for the wall sign as part of this case and a condition of the approval requires that the replacement sign be permitted at the same size as the existing sign. Since the applicant is requesting a sign that is larger than the existing sign, a Conditional Use Modification is required (Green 2016-05).

ANALYSIS: Compliance With General Considerations For Conditional Uses

In accordance with Chapter 17 of the Zoning Resolution in order to approve a Conditional Use, the Board of Zoning Appeals shall make a finding that the proposed use is appropriate in the location where it is proposed. That finding must be based on the following considerations as contained in Section 17-6 as well as the specific criteria identified in Section 17-7.

- Spirit and Intent: The proposed use and development shall comply with the spirit and intent of the Zoning Resolution and with district purposes.
Findings: The replacement of the sign on the front of the main building of LaSalle

High School would comply with the spirit and intent of the Zoning Resolution as this sign would be in the same location as the existing sign and appropriate for the use of the site.

- **Adverse Effect:** The proposed use and development shall not have an adverse effect upon adjacent property or the public health, safety, morals and general welfare.
Findings: *The sign on the high school would merely be a replacement for an existing sign in the same location and would not have an adverse effect as it would be facing North Bend Road.*
- **Protection of Public Interests:** The proposed use and development should respect, to the greatest extent practicable, the natural, scenic and historic features of significant public interest.
Findings: *There are no known features of significant public interest.*
- **Consistent with Adopted Plans:** The proposed use and development shall, as applicable, be consistent with objectives, policies and plans related to land use adopted by the Board of County Commissioners.
Findings: *The current Green Township Land Use Plan designates the property as Public/Semi-Public/Institutional which allows for schools, sports clubs, parks, and other related community or not for profit uses. The existing school use would be consistent with the adopted Land Use Plan.*

Compliance With Specific Conditional Use Criteria As Per Section 17-7

Schools (and related uses) in Residential districts must comply with the following specific criteria:

17-7 (l): Measures shall be taken to minimize the impact of potential nuisances such as noise, odor, vibration, and dust on adjacent properties.

Findings: *No noise, odor, vibration or dust would occur as a result of the new sign.*

17-7-(o): Landscaping shall be installed in accordance with one of the following buffers as described in detail in chapter 14:

1). Boundary Buffer A (shown in Fig. 14 A)

3). Streetscape Buffer (shown in Fig. 14 C)

Findings: *Boundary and streetscape buffering were approved as part of the previous conditional use requests.*

17-7 (p)(3): One sign permitted at a maximum of 32 square feet.

Findings: *The Zoning Resolution allowance for signs is 32 square feet of collective signage. As part of the previous request, a variance was approved to replace the existing wall sign. At the time the existing wall sign was stated to be 40 square feet, but this wall sign had been measured incorrectly and was actually 16.03 square feet. The new proposed wall sign is bigger than the existing wall sign, at 28.69 square feet. In addition to the existing wall sign, a 75 square foot freestanding sign already exists on the site with a 32 square foot digital readerboard. This sign in addition to the 28.69 square foot proposed wall sign would exceed the size*

allowance outlined in the Zoning Resolution. As part of a previous case, a variance was approved for the 75 square-foot freestanding sign as a result of the finding that it was appropriate for the use and size of the site. The proposal for the new sign would replace a wall sign that existed when the freestanding sign was approved, and at only 28.69 square feet would be smaller than the previously approved freestanding sign. Both of these signs are appropriately buffered from surrounding uses. Therefore the staff supports a variance for the increased size of the sign.

17-7 (s): All exterior lighting shall be directed away from adjacent residential properties.

Findings: *The previous case included the condition that the building sign be non-illuminated. The applicant has not submitted any proposed lighting. Staff finds that the sign should remain non-illuminated.*

CONCLUSION:

The above findings indicate that the sign on the school building meets the requirements of Section 17-6 General Considerations for Conditional Uses and Section 17-7 Specific Criteria Pertaining to Conditional Uses. The proposed use does not meet the size requirement of Section 13-10.1 Signs in Residential Districts, but due to the signs previously existing in this location, the existing tree buffer and the appropriate use and size of the site, the staff supports a variance for the size of the sign.

RECOMMENDATION: Staff of the Regional Planning Commission recommends approval of BZA case Green 2016-05; LaSalle High School Sign, a request for Conditional Use Modification approval with the following conditions.

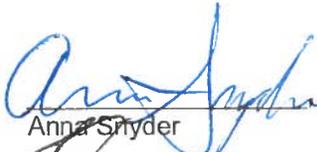
Conditions:

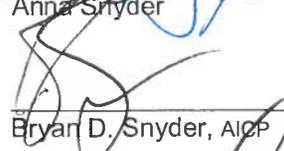
1. That there shall be no lighting of the wall sign on the high school building.

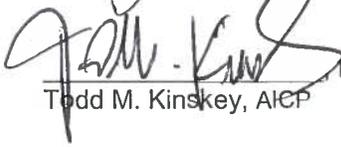
Variances:

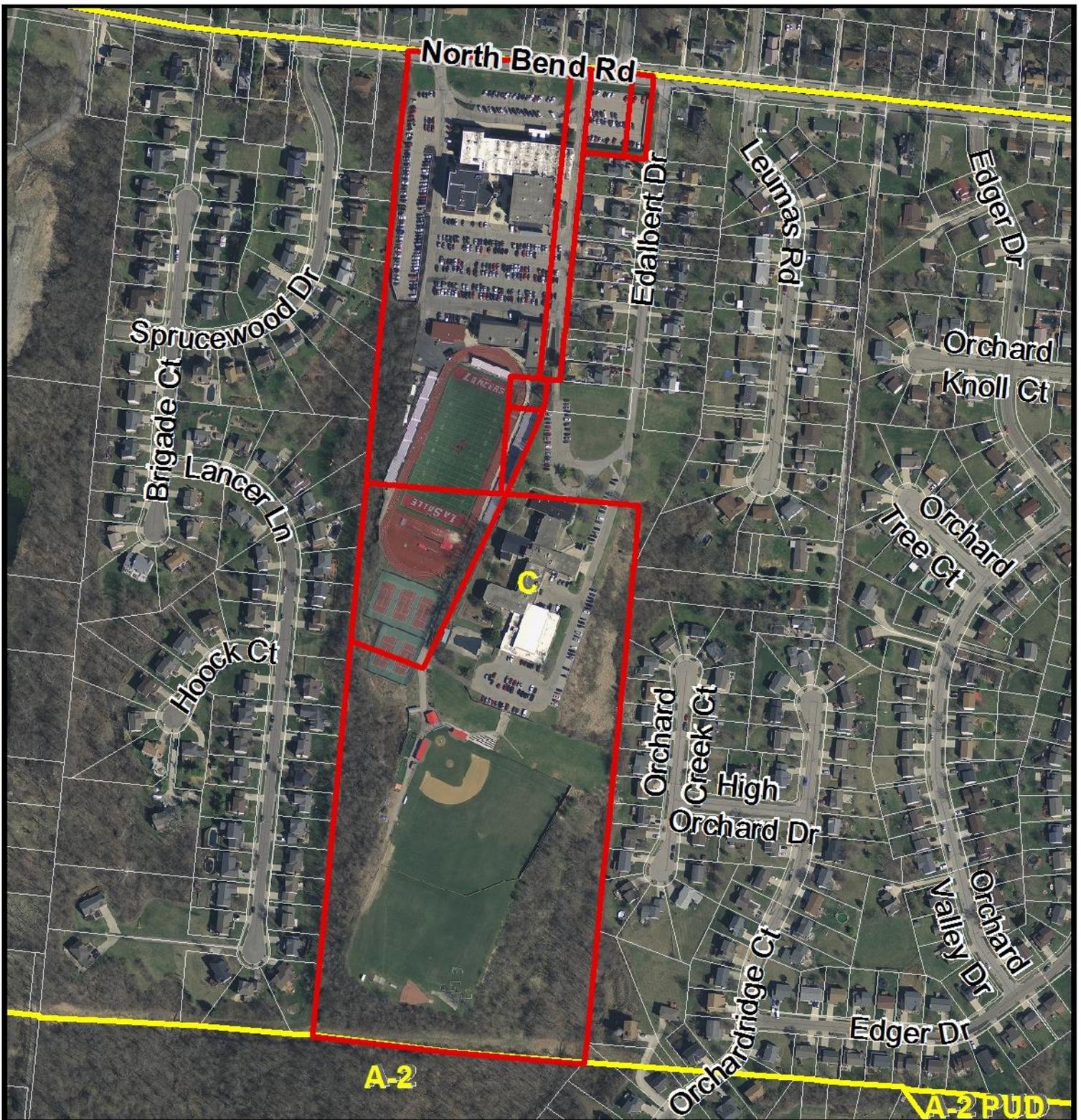
1. Section 17-7(p)(3) – That the site shall be permitted to replace the existing wall sign with a maximum 28.69 square foot sign and maintain the existing 75 square-foot freestanding sign where a maximum of one 32 square-foot sign is permitted.

NOTE: Recommendations and findings in this staff report reflect the opinions of the staff of the Hamilton County Planning and Zoning Department, but may not necessarily reflect the recommendation of any Commission. This staff report is primarily a technical report on the level of compliance with adopted land use regulations and plans. The report is prepared in advance of public hearings and often in advance of other agency reviews. Additional information from other agency reviews and public review is considered by appointed commissions and elected boards. Therefore, the advisory and final decisions of such commissions and boards may result in findings and conclusions that differ from the staff report.

Prepared by:  Intern, Development Services
Anna Snyder

Reviewed by:  Development Services Administrator
Bryan D. Snyder, AICP

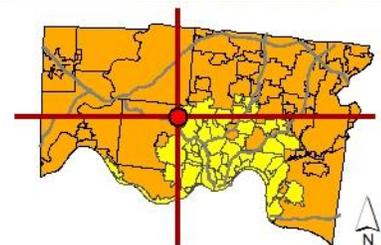
Approved by:  Planning & Development Director
Todd M. Kinskey, AICP



VICINITY MAP

Case: Green 2016-05 La Salle H.S. Sign Modification Request: Conditional Use in a 'C' Residence district

Printed: July 15, 2016
 Printed By: Anna Snyder



DISCLAIMER:
 Neither the provider nor any of the parties of the Cincinnati area geographic information system (CAGIS) make any warranty or representation, either expressed or implied, with respect to this information, its quality, performance, merchantability, or fitness for a particular purpose. As a result this information is provided "as is", and you, the recipient, are assuming the entire risk as to its quality and performance. In no event, will the provider or any party of CAGIS be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information or any other part of the map product, even if advised of the possibility of such damages. In particular, neither the provider nor any party of CAGIS shall have any liability for any other information, programs or data used with or combined with the information received, including the cost of recovering such information, programs or data. Any floodway and flood fringe information provided on this map is for conceptual planning purposes only. For official determination of limits recipient must refer to the 1982 FEMA floodway fringe maps. Large differences can exist between actual flood prone area and official FEMA flood fringe areas.

SITE PHOTOS

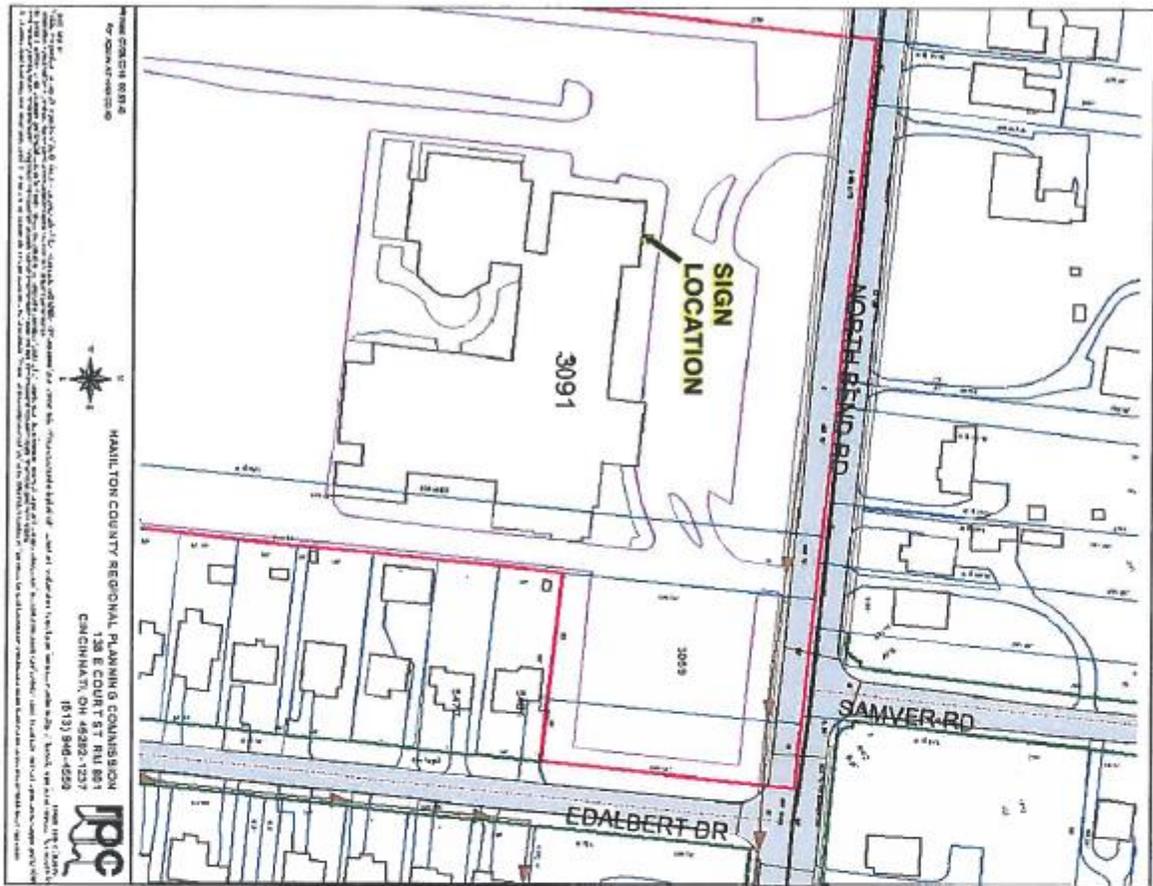


View of the current building sign on the front of the school



View of the current freestanding sign

SITE PLAN

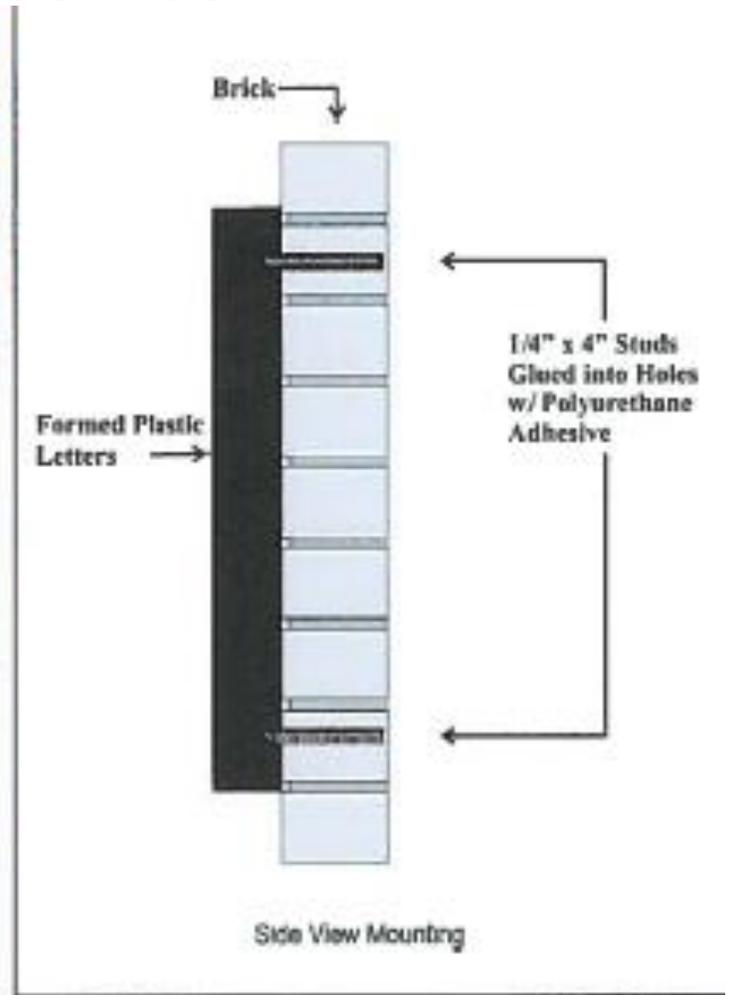
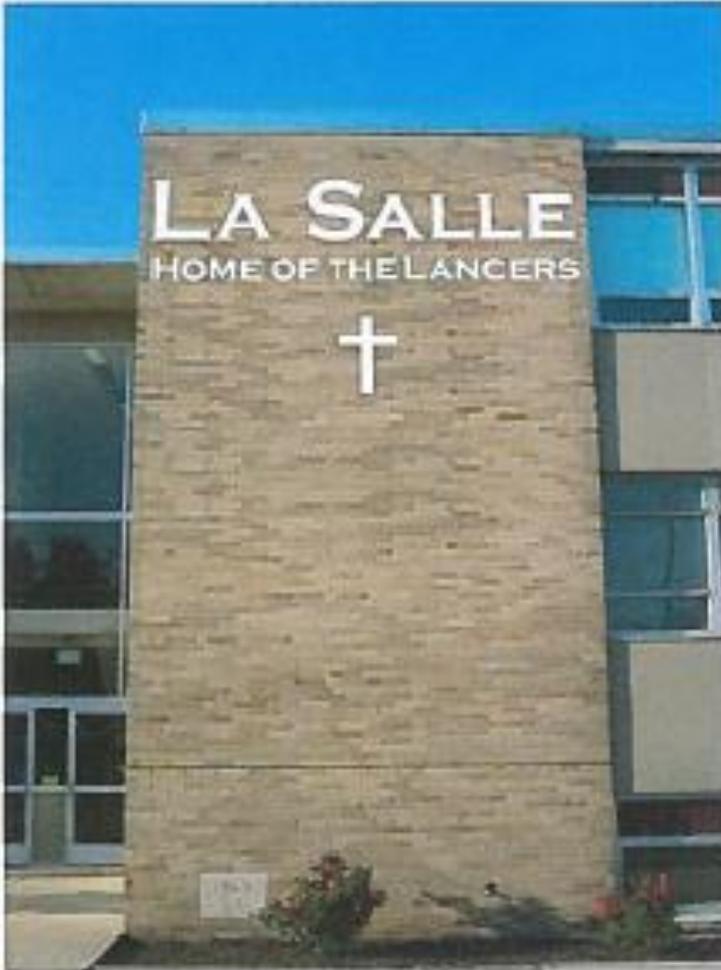


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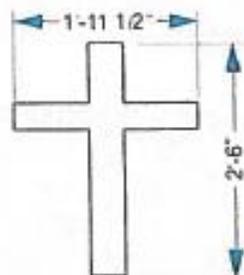
JUL 07 2016

**HAMILTON COUNTY
PLANNING & DEVELOPMENT**

PROPOSED WALL SIGN DESIGN



SHOW MEASUREMENT OF BOXES



Ⓐ $13.5 \times 1.5 = 20.25$

Ⓑ $13.5 \times 7.5 = 8.44$

28.69

EXISTING WALL SIGN SIZE

Frontier Signs & Displays
 SIGNS MODEL DISPLAYS MAIL BOXES
 PO Box 328 525 New Biddinger Rd. Harrison OH 45030
 EMAIL: FRONTIERSALES@FUSEL.NET
 PHONE: 513-367-0913 FAX: 513-367-5739

CLIENT APPROVAL
 LAYOUT SPELLING/COLORS SIZE REVISION FINAL
 DATE _____ ACCEPTED BY _____

CLIENT INFORMATION
 CLIENT/JOB NAME: La Salle Existing Letters
 DATE: 6/28/16
 JOB #: 00000
 SCALE: _____

Handwritten Notes:
 A = 109 x 16 = 1744 = 12.11
 B = 113 x 5 = 565 = 3.92
 10.03 #

Dimensions:
 9'-1" (width of 'La Salle')
 9'-5" (width of 'Home of the Lanciers')

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 JUL 07 2016
 HARRISON COUNTY
 PLANNING & DEVELOPMENT

APPLICANT LETTER



LA SALLE HIGH SCHOOL

LASALLIAN EDUCATION
Transforming Lives Since 1680

Hamilton County Board of Zoning Appeals
County Administration Building
138 E. Court Street, Room 801
Cincinnati, Ohio 45202

July 7, 2016

In Re: Sign on front of La Salle High School

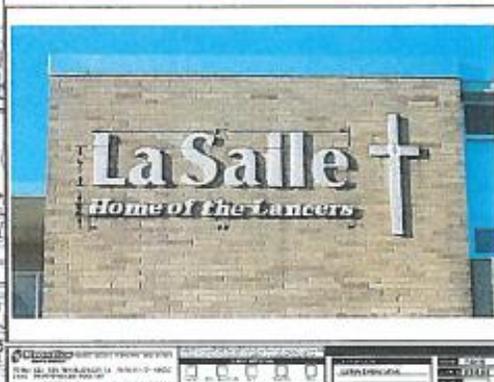
To whom it may concern:

The proposal is a request to modify and already existing approval to remove and replace the existing sign on the front of La Salle High School.

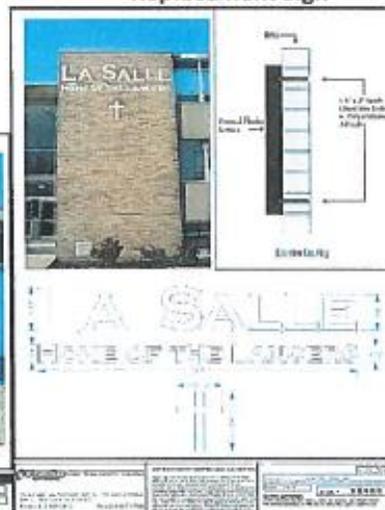
Sign Location



Existing Sign



Replacement Sign



The requested sign is approximately 10 sqft larger than the previous sign replacement approved by the board. This change was discussed with Adam Goetzman from Green Township on July 6, 2016. Adam reviewed the specification and asked that La Salle's application request be approved at the hearing.

We are requesting the approval of this sign replacement as conditional use.

Sincerely,

Greg Tankersley
Executive Director
La Salle High School
3091 North Bend Road
Cincinnati, Ohio 45239
gtankersley@lasallehs.net

RECEIVED

JUL 07 2016

HAMILTON COUNTY
PLANNING & DEVELOPMENT



HAMILTON COUNTY

Board of Zoning Appeals

Case No: CUGT 2016-05

Filed: July 7, 2016

APPLICATION FORM

Submit Completed Application To: The Hamilton County Board of Zoning Appeals, County Administration Building, 138 E. Court Street, Room 801, Cincinnati, OH 45202 Phone: (513) 946-4550

Prepare a Letter referring to instructions in the "User's Guide" and including:

- a. The principal points set forth in this case shall be the same as those under which the administrative officer acted, whether the granting or refusal of a zoning certificate or any other decision based upon the regulation of the Zoning Resolution.
b. A clear and accurate description of the proposed use
c. Specific reference to the Chapter and Section(s) of the Zoning Resolution which, it is claimed, authorize the determination sought

NAMES AND ADDRESSES

Applicant LASALLE HIGH SCHOOL Owner ARCHDIOCESE OF CINCINNATI
Address 3091 NORTH BEND Rd Address 212 E. 8TH STREET
CINCINNATI, OHIO 45239 CINCINNATI, OH 45202
Email Address GTANKERSLEY@LASALLEHS.NET

The undersigned GREG TANKERSLEY hereby appeals under Chapter 21 & 22 and Section(s) of the Zoning Resolution

to permit the construction of a NEW SIGN TO REPLACE THE EXISTING SIGN ON THE FRONT OF LASALLE HIGH SCHOOL THIS REQUEST IS A MODIFICATION TO AN ALREADY APPROVED REPLACEMENT. THE SIGN REPLACEMENT IS APPROXIMATELY 10 FEET LARGER. in accordance with the plats, plans and other data hereto attached and made a part of this case.

PROJECT IDENTIFICATION

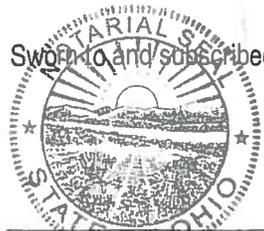
Table with 5 columns: ZONE DISTRICT, AUDITOR'S BOOK NO., AUDITOR'S PAGE NO., AUDITOR'S PARCEL NO., LOT NO. Values: GREEN Twp C, 550, 21, 666, PT 1A2

Project Location: 3091 NORTHBEND ROAD

I hereby depose and say that all the above information and that statements contained in all of the exhibits transmitted herewith are true.

Greg Tankersley
Applicant Signature

Sworn to and subscribed before me, this 7th day of July 2016



Penny G. Williams
Notary Public, State of Ohio
My Commission Expires 12-13-2017

Notary Public

APPLICATION FORM (continued)

APPLICATION NUMBER
CUGT 2016-05

Address of Subject Property 3091 NORTH BEND Rd Township GREEN

	NAME	ADDRESS	CITY	STATE	ZIP CODE	PHONE NO.
OWNER	ARCHDIOCESE OF CINCINNATI	212 E. 8TH STREET	CINTI	OH	45202	513 621-2086
CONTRACTOR	FRONTIER SIGNS	525 NEW BIDDENGER RD	HARRISON	OH	45030	513 367-5739
PLANS BY	FRONTIER SIGNS	525 NEW BIDDENGER RD	HARRISON	OH	45030	513 367-5739
APPLICANT	LASALLE High School	3091 NORTH BEND Rd	CINTI	OH	45239	513 741-3000

TYPE OF IMPROVEMENT: (Describe briefly proposed work)

REMOVE EXISTING SIGN AND REPLACE WITH SIGN APPROXIMATELY 10 SQ FT LARGER THAN PREVIOUSLY APPROVED.

PROPERTY OWNERSHIP

- Private
- Public (Federal, State, Local)
- Corporate
- Other

BZA ACTION REQUESTED

- Appeal
- Variance
- Conditional Use
- Compatible Non Conforming Use
- Non Conforming Use
- Other

State in detail all existing and proposed uses of this building or premises:

Existing Use SIGN IN FRONT OF SCHOOL

Proposed Use REPLACE WITH SIGN 10 SQ FT LARGER (APPROXIMATELY) THAN THE PREVIOUSLY APPROVED REPLACEMENT

- Commercial
- Residential

Estimated cost of improvement for which this application is being made: \$ 2,500

The owner(s) of this building and undersigned, do hereby covenant and agree to comply with all of the laws of the State of Ohio and the Zoning Resolution of the County of Hamilton, pertaining to building and constructing the proposed building or structure or making the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct.

Application By: GREG TANKERSLEY Address 3091 NORTH BEND Rd
DO NOT WRITE BELOW THIS LINE

Adopted: _____ Journalized: _____
BZA Filing Fee: \$ 596.00 + 100 - 656.00 Cash _____ Check # 50783



STAFF REPORT

FOR CONSIDERATION BY THE BOARD OF ZONING APPEALS ON AUGUST 10, 2016

BZA CASE: GREEN 2016-06 (CONDITIONAL USE REQUEST)
**OAKDALE ELEMENTARY
DIGITAL SIGN**

REQUEST: CONDITIONAL USE approval for a school use located in an existing “C” Residence District

PURPOSE: To replace an existing freestanding reader board sign with an electronic message display sign

APPLICANT: Bob Carpenter, Carpenter Sign Service (applicant); Oak Hills Local School District (owner)

LOCATION: Green Township: 3850 Virginia Court; on the east side of Virginia Court, approximately 600 feet north of Bridgetown Road (Book 550, Page 170, Parcels 30 & 287)

SITE DESCRIPTION:
Tract Size: Approximately 10.2 acres
Frontage: 80 feet on Virginia Court
Topography: Relatively flat where developed sloping down towards property line on all sides
Existing Dvlpmt: Elementary school with parking, playground and baseball field

SURROUNDING CONDITIONS:		<u>ZONE</u>	<u>LAND USE</u>
	North:	“C” Residence	Vacant railroad right-of-way
	South:	“DD” Planned Multifamily	Condominiums
	East:	“D” Multifamily	Apartments
	West:	“C” Residence	Single-family homes

SUMMARY OF RECOMMENDATIONS: APPROVAL with Conditions

PROPOSED USE: The applicant is requesting Conditional Use approval to permit the existing 32 sq. ft. freestanding manual reader board sign located in the middle of the front drop-off area near Virginia Court to be replaced with a 31.52 sq. ft. electronic message display sign. The proposed sign would be mounted on existing posts and would sit 2.5 feet above a landscaped area for total height from grade of 6.65 feet. The proposed sign would be a full-color photocell sign. The applicant has stated that the new sign is needed to notify parents and teachers of upcoming events and meetings.

ZONING

HISTORY: There is no zoning history for this site.

**PREVIOUS BZA
ACTION:**

On July 8, 1998, the school was granted Conditional Use Approval to construct a 28-space parking lot and playground area as part of case Green 98-34. On August 22, 2001, the school was granted a second Conditional Use Approval in order to construct a 7,000 sq. ft. one-story addition to the east side of the building to house six classrooms that replaced previous modular classrooms. This addition has been completed and the modular classrooms removed from the site. Lastly, on September 10, 2014, a Conditional Use Approval was granted to allow White Oak Christian Church to operate within the school multipurpose room and four classrooms from 8 a.m. until 1 p.m. on Sunday mornings. The only improvements approved as part of this case were two temporary signs to be displayed from 8 a.m. until 1 p.m. every Sunday morning consisting of a 32 sq. ft. temporary A-frame sign on the south side of the entrance at Virginia Court and a 6 sq. ft. temporary A-frame directional sign at the building entrance.

ANALYSIS:

Compliance with General Considerations for Conditional Uses

In accordance with Chapter 17 of the Zoning Resolution, in order to approve a Conditional Use, the Board of Zoning Appeals shall make a finding that the proposed use is appropriate in the location where it is proposed. That finding must be based on the following considerations as contained in Section 17-6 as well as the specific criteria identified in Section 17-7.

- **Spirit and Intent:** The proposed use and development shall comply with the spirit and intention of the Zoning Resolution and with district purposes. ***Findings:*** *The replacement of the existing reader board sign would generally comply with the spirit and intent of the Zoning Resolution as the proposed sign would have the same display area, height, and would be located in the same location as the existing sign. However, a variance to Section 13-10.2 of the Zoning Resolution is required as electronic message display signs are prohibited in Residential Districts. Staff supports approval of a variance to permit the proposed sign as variable message (red dot) and electronic message display (LED) signs have been approved historically by the BZA for school and church sites within Residential Districts. However, if approved the electronic message display would not be required to maintain consistency with the Zoning Resolution signage requirements unless they are included of conditions of approval. These requirements state that each message or copy must be displayed for at least eight seconds, such message or copy must not include animation or moving images, and*

that message or copy changes shall be accomplished instantaneously or in three seconds or less when using a fade or dissolve feature. Such signs are also required be equipped with an auto dimming photocell system to adjust to ambient light levels. The applicant has submitted a signed document indicating compliance with these requirements and staff recommends that they be included as conditions of approval.

- **No Adverse Effect:** The proposed use and development shall not have any adverse effect upon adjacent property or the public health, safety, morals and general welfare.

***Findings:** The replacement of the existing reader board sign with an electronic message display sign would not have any adverse effect as the sign would primarily be visible only from within the school site and the Virginia Court access drive and would be buffered from residences along Virginia Court by topography and substantial existing vegetation.*

- **Protection of Public Interests:** The proposed use and development should respect, to the greatest extent practicable, the natural, scenic and historic features of significant public interest.

***Findings:** There are no known features of significant public interest.*

- **Consistent with Adopted Plans:** The proposed use and development shall, as applicable, be consistent with objectives, policies and plans related to land use adopted by the Board of County Commissioners.

***Findings:** Green Township has an adopted Land Use Plan for this area. The designation for the site is Public/Semi-Public/Institutional, which allows for churches and other related institutional or community uses. The church use is consistent with the adopted land use designation for this site.*

Compliance With Specific Conditional Use Criteria As Per Section 17-7

Schools (and related uses) in Residential districts must comply with the following specific criteria:

17-7-(1): Measures shall be taken to minimize the impact of potential nuisances such as noise, odor, vibration, and dust on adjacent properties.

***Findings:** No noise, odor, vibration or dust would occur as a result of the new sign.*

17-7-(o): Landscaping shall be installed in accordance with one of the following buffers as described in detail in chapter 14:

1). Boundary Buffer A

3). Streetscape Buffer

***Findings:** Boundary and streetscape buffering were approved as part of previous conditional use requests.*

17-7-(p) (3): One sign permitted at a maximum of 32 square feet.

***Findings:** The Zoning Resolution allowance for signs is 32 square feet of collective signage for school sites. The school currently has a building wall sign indicating*

“Oakdale Elementary” with a small temporary banner sign located below. The applicant has not provided the area of the two existing wall signs. Given that the proposed sign would be 31.52 sq. ft., the site would exceed 32 sq. ft. of collective signage when the two wall signs are included. However, staff supports approval of a variance to this requirement as the collective site signage would not increase as the proposed sign would be the same size as the existing reader board sign.

17-7-(s): All exterior lighting shall be directed away from adjacent residential properties.

Findings: No new exterior lighting has been proposed.

CONCLUSION: The above findings indicate that the proposed use meets the requirements of Section 17-6 General Considerations for Conditional Uses and Section 17-7 Specific Criteria Pertaining to Conditional Uses. Though the proposed sign would not meet the Zoning Resolution as electronic message display signs are prohibited in Residential Districts, these types of signs have been approved for other school and church sites and the sign would comply with the electronic message display requirements of the Zoning Resolution. Additionally, the sign and would not increase the current collective signage for the school. Therefore, staff finds that the proposed Conditional Use request would be appropriate for this location.

RECOMMENDATION: Staff of the Regional Planning Commission recommends approval of BZA case Green 2016-06; Oakdale Elementary Digital Sign; a request for Conditional Use approval, with the following conditions and variances:

Conditions:

1. That the applicant shall obtain all necessary zoning permits within 90 days.
2. That the sign shall be constructed in accordance with the plans submitted.
3. That the electronic message sign shall not include any animation, flashing graphics, running copy or moving images.
4. That the electronic message sign shall be equipped with an auto dimming photocell system to adjust to ambient light levels to reduce the brightness of the sign depending on the amount of natural light.
5. That each message or copy must be displayed for at least eight (8) seconds.
6. That all message or copy changes shall be accomplished instantaneously or in three (3) seconds or less when using a fade or dissolve feature.

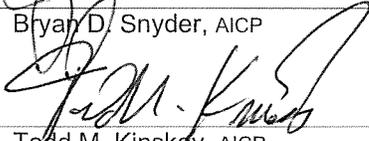
Variances:

1. Section 13-10.2 – That the site shall be permitted to have an electronic message display sign on the property where electronic message display signs are prohibited.
2. Section 17-7(p)(3) – That the site be permitted to exceed 32 sq. ft. of collective site signage to include the proposed freestanding sign and existing building wall signs.

NOTE: Recommendations and findings in this staff report reflect the opinions of the staff of the Hamilton County Planning and Zoning Department, but may not necessarily reflect the recommendation of any Commission. This staff report is primarily a technical report on the level of compliance with adopted land use regulations and plans. The report is prepared in advance of public hearings and often in advance of other agency reviews. Additional information from other agency reviews and public review is considered by appointed commissions and elected boards. Therefore, the advisory and final decisions of such commissions and boards may result in findings and conclusions that differ from the staff report.

Prepared By:  Senior Planner
Eric Fazzini, CNU-A

Reviewed By:  Development Services Administrator
Bryan D. Snyder, AICP

Approved By:  Planning & Development Director
Todd M. Kinsley, AICP

SITE PHOTOS



Looking northeast at the existing reader board sign and school from driveway



Looking northwest at existing buffer to the west of sign

SIGN PLAN



PROPOSED SIGN DETAIL



EMC SPECIFICATIONS:

- 16mm Physical Pixel Spacing
- RGB Full Color
- 256-step Photocell
- 60 Month Parts And On-Site Labor Warranty
- 10 Year Brightness Warranty
- 64-Bit Processing, 18 Quintillion Colors
- Wireless Communication
- Primevue 2 Software Included

Installed on Existing Posts
 Mounted with Existing Hardware

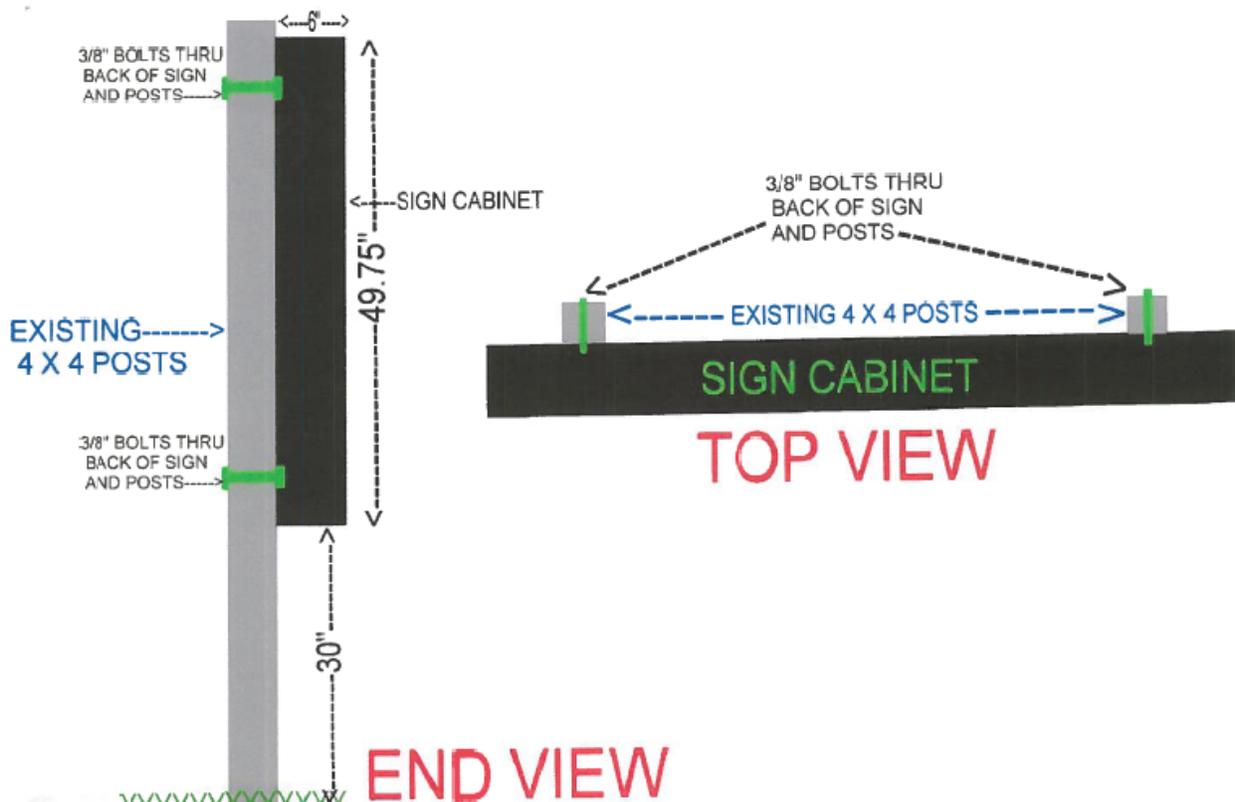


Proposed



Existing

16.2498 107.6026



APPLICANT LETTER

Phone
513-381-7915



FAX
513-381-6915

9437 Harrison Ave.
Cleves, OH 45002

BOARD OF ZONING APPEALS
Hamilton County
138 East Court Street
Cincinnati, Ohio 45202

July 6, 2016

Re: 3850 Virginia Court Conditional Use Application

To Whom it may Concern,

My name is Bob Carpenter of Carpenter Sign Service in Cleves, Ohio. I am acting as agent for the property owners in this action. I am submitting application for a variance to Section 13-10.2. of the Zoning code which does not allow electronic message displays in a residential zone. There was a sign already in place with a manual changing message board. The existing sign is to be replaced with a new one of the same or slightly smaller area that is also in accordance with the code.

We feel we meet the requirements for granting a variance for the following reasons.

- A. The school needs the sign to notify parents and teachers of coming events and meetings. It is situated inside the property enough that only the students, parents and faculty will be seeing it on their way into school.
- B. The conditional use will only replace a similar display that is obsolete and in need of repair.
- C. The character of the neighborhood will not be altered nor will the neighboring property owners suffer any detriment as a result of this variance.
- D. No unfair advantage will be achieved by the school from this variance being granted.
- E. The school officers were of the opinion that this signage was permissible as there was no increase in size or height of the existing sign that is still there.
- F. There is no other feasible way to address the problem without the variance for a conditional use.
- G. The need for a variance is not a result of the tenant nor owner's actions in any way.

A handwritten signature in black ink, appearing to read "R.A. Carpenter", is written over a white background.

R.A. CARPENTER, V.P.
CSS SIGNS, INC.

RECEIVED

JUL 06 2016

carpentersigns@cs.com
www.carpentersigns.com

HAMILTON COUNTY
PLANNING & DEVELOPMENT

13-12.3 Freestanding Signs.

- g. Businesses and other permissible uses may include variable message centers on the freestanding sign, provided that running copy is not displayed and the maximum flash rate shall not exceed one (1) line in four (4) seconds, or two (2) lines in seven (7) seconds, or three (3) or more lines in ten (10) seconds.
- h. Businesses and other permissible uses may include Electronic Message Display signs provided that each message or copy must be displayed for at least eight (8) seconds, such message or copy must not include animation or moving images, and that message or copy changes shall be accomplished instantaneously or in three (3) seconds or less when using a fade or dissolve feature. Such signs shall be equipped with an auto dimming photocell system to adjust to ambient light levels.
(B.C.C. Resolution #1007, effective March 5, 1999) (B.C.C. Resolution HCRZC 2007-01, Effective April 13, 2007)

.3-14

Hamilton County Zoning Resolution

SIGN WILL COMPLY WITH ABOVE SECTIONS OF THE HAMILTON COUNTY ZONING RESOLUTION


APPLICANT

7-7-16
DATE



Case No: CUGT 2016-06
Filed: July 7, 2016

APPLICATION FORM

Submit Completed Application To: The Hamilton County Board of Zoning Appeals, County Administration Building, 138 E. Court Street, Room 801, Cincinnati, OH 45202 Phone: (513) 946-4550

Prepare a Letter referring to instructions in the "User's Guide" and including:

- a. The principal points set forth in this case shall be the same as those under which the administrative officer acted, whether the granting or refusal of a zoning certificate or any other decision based upon the regulation of the Zoning Resolution.
b. A clear and accurate description of the proposed use
c. Specific reference to the Chapter and Section(s) of the Zoning Resolution which, it is claimed, authorize the determination sought

NAMES AND ADDRESSES

Applicant BOB CARPENTER Owner OAK HILLS LOCAL School DISTRICT
Address 9437 HARRISON PK Address 6479 BRIDGETOWN RD
CLEVELAND, OHIO 45002 CINTL OHIO 45211
Email Address carpentersigns@cs.com Email Address _____

The undersigned Bob Carpenter hereby appeals under Chapter 21 & 22 and Section(s) 13-10.2 of the Zoning Resolution to permit the construction of an electronic message center to replace existing manual readerboard

_____ in accordance with the plats, plans and other data hereto attached and made a part of this case.

PROJECT IDENTIFICATION

Table with 5 columns: ZONE DISTRICT, AUDITOR'S BOOK NO., AUDITOR'S PAGE NO., AUDITOR'S PARCEL NO., LOT NO. Handwritten values: 50, 0550, 0130, 30.

Project Location: 3850 Virginia St. Cent. Ohio 45248

I hereby depose and say that all the above information and that statements contained in all of the exhibits transmitted herewith are true.



Applicant Signature: Bob Carpenter
Frank E. Donaldson
Notary Public, State of Ohio
My Commission Expires 06-11-2017
July 2016
Notary Public

Sworn to and subscribed before me, this _____

APPLICATION FORM (continued)

APPLICATION NUMBER
CUGT 2016-06

Address of Subject Property 3850 VIRGINIA CT, Township GREEN

	NAME	ADDRESS	CITY	STATE	ZIP CODE	PHONE NO.
OWNER	OAK HILLS LOCAL SCHOOL DIST.	6479 BRIDGE TOWN	Cumt.	OH	45211	574-3200
CONTRACTOR	CSG SIGNS INC	9437 HARRISON PK	Cleves	OH	45002	381-7915
PLANS BY	"	"	"	"	"	"
APPLICANT	BOB CARPENTER	"	"	"	"	"

TYPE OF IMPROVEMENT: (Describe briefly proposed work)

Replace old sign w/reader board WITH NEW SIGN & ELECTRONIC MESSAGE CENTER

PROPERTY OWNERSHIP

BZA ACTION REQUESTED

- Private
- Public (Federal, State, Local)
- Corporate
- Other

- Appeal
- Variance
- Conditional Use
- Compatible Non Conforming Use
- Non Conforming Use
- Other

State in detail all existing and proposed uses of this building or premises:

Existing Use school

Proposed Use School - EMC SIGN

- Commercial
- Residential

Estimated cost of improvement for which this application is being made:

\$ 13,000

The owner(s) of this building and undersigned, do hereby covenant and agree to comply with all of the laws of the State of Ohio and the Zoning Resolution of the County of Hamilton, pertaining to building and constructing the proposed building or structure or making the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct.

Application By: Bob Carpenter Address 9437 Harrison Pk. Cleves OH 45002
DO NOT WRITE BELOW THIS LINE

Adopted: 740153 + 160 = \$953.00 Journalized: _____
 BZA Filing Fee: Cash Check # 37541

PROPOSED MONUMENT SIGN

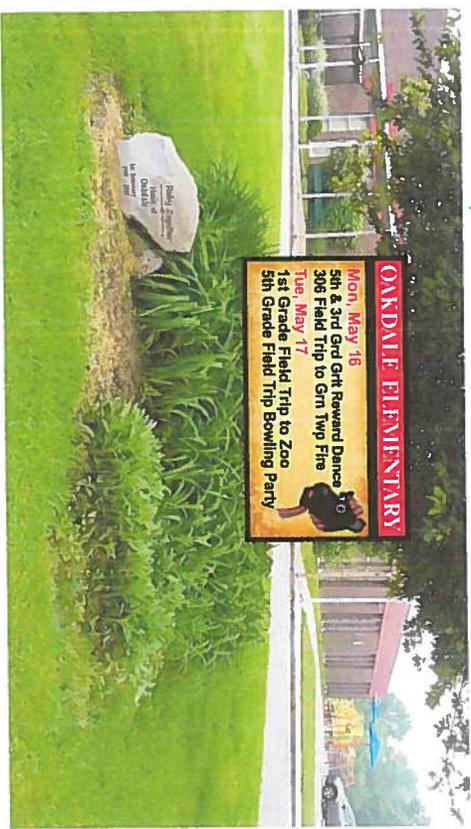
91 1/4 in

12 in

37 3/4 in



31.52 Sq FT



Proposed

EMC SPECIFICATIONS:

- 16mm Physical Pixel Spacing
- RGB Full Color
- 256-step Photocell
- 60 Month Parts And On-Site Labor Warranty
- 10 Year Brightness Warranty
- 64-Bit Processing, 18 Quintillion Colors
- Wireless Communication
- Primevue 2 Software Included

Installed on Existing Posts
Mounted with Existing Hardware



Existing

DRAWN BY BRS/SM

Customer Approval:

Date:

Landlord Approval:

Date:

OAKDALE ELEMENTARY
3850 Virginia Ct
Cincinnati, OH 45248

File: **Oakdale Elementary**
Date: **July 1, 2016**

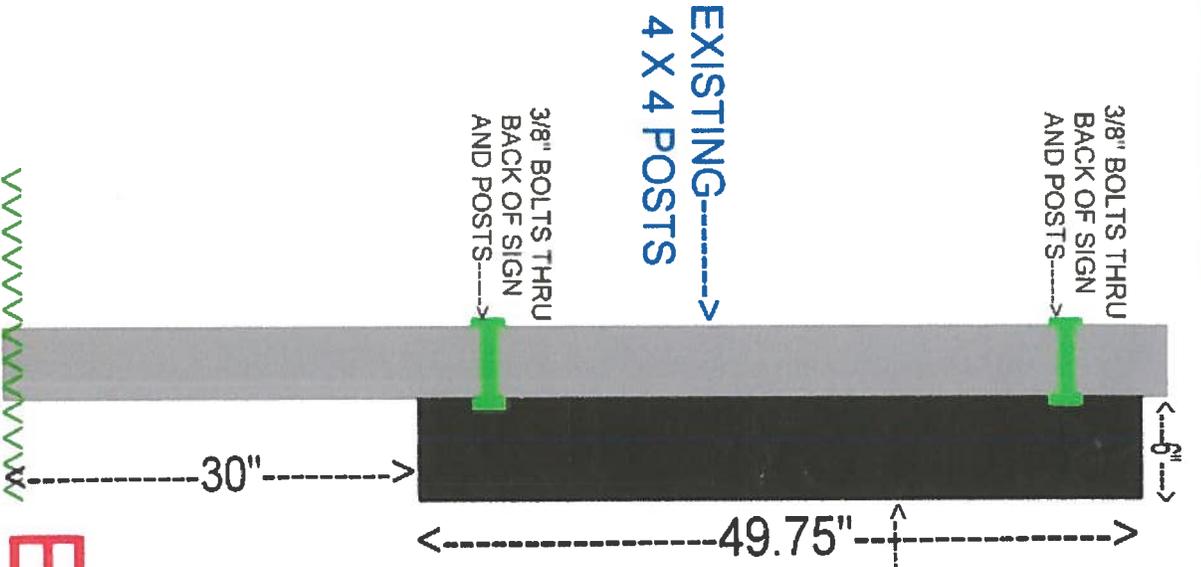
 We are an Underwriters Laboratories Listed Sign Company

9437 Harrison Ave.
Cleveland, Ohio 45002
carpentersigns@cs.com
Ph 513-381-7915
Fax 513-381-6915
carpentersigns.com



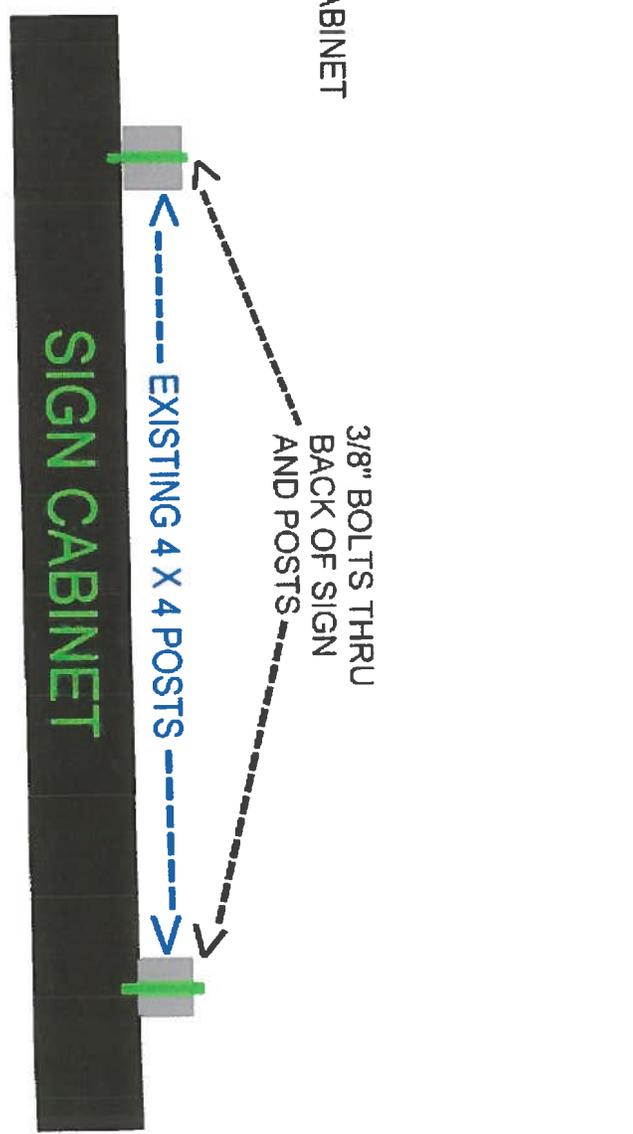
NOTE: This rendering is for presentation purpose only. Sizes may vary, and colors may appear different from monitor or printer inks.
LEGAL NOTICE: This Design/Artwork is the exclusive property of Carpenter Sign Service and may not be reproduced without their written permission.

**MOUNTING DETAIL FOR
GROUND SIGN**



END VIEW

TOP VIEW



NOTES
BOB CARPENTER

FILE
GROUND SIGN

Approved By: _____ Date: _____
Landlans Approval: _____ Date: _____



9437 Harrison Ave.
Clevel, Ohio 45002
(513) 381-7915
Fax (513) 381-6915



STAFF REPORT

FOR CONSIDERATION BY THE BOARD OF ZONING APPEALS ON AUGUST 10, 2016

BZA CASE: GREEN 2016-08 (CONDITIONAL USE REQUEST)
ST. JUDE DIGITAL SIGN

REQUEST: CONDITIONAL USE approval for a church use located in existing “B” and “C” Residence Districts

PURPOSE: To replace an existing freestanding reader board sign display area with an electronic message display sign

APPLICANT: Gene Maier, United-Maier Signs, Inc. (applicant); Archbishop of Cincinnati (owner)

LOCATION: Green Township: 5924 Bridgetown Road; on the north side of Bridgetown Road, 300 feet east of Chatwood Court (Book 550, Page 173, Parcels 177, 211 & 293)

SITE DESCRIPTION:
Tract Size: Approximately 17.06 acres
Frontage: Approximately 495 feet on Bridgetown Road
Topography: Relatively flat where developed sloping down towards property line in the northwest corner for the rear half of the site
Existing Dvlpmt: Church and school with parking and baseball fields

SURROUNDING CONDITIONS:		<u>ZONE</u>	<u>LAND USE</u>
	North:	“B” Residence	Wooded portion of large-lot single family homes
	South:	“C” Residence	Single-family homes
	East:	“B” & “C” Residence	Single-family homes & Hamilton County MRDD School
	West:	“OO” Planned Office & “B” Residence	Office & Single-family homes

SUMMARY OF RECOMMENDATIONS: APPROVAL with Conditions

PROPOSED USE: The applicant is requesting Conditional Use approval to permit the existing 32 sq. ft. freestanding manual reader board sign located along Bridgetown Road between the western site access drive and the front drop-off area to be replaced with an approximate 26 sq. ft. electronic message display sign consisting of 6.17 sq. ft. indicating “St. Jude Parish” and 19.84 sq. ft. of electronic message display area below. The proposed sign would be mounted between existing brick columns with a 10-foot height from grade. The proposed sign would be a full-color LED sign. The applicant has stated that the new sign is needed to advertise service times, holidays and school bulletins. It appears that the applicant has submitted an inaccurate sign plan with the sign location in the southwest corner of the site along Bridgetown Road where the existing sign and brick columns to be utilized are located east of this area. The applicant has not stated that the sign would be relocated to the area indicated on the site plan and this appears to be an oversight.

ZONING HISTORY: There is no zoning history for this site.

PREVIOUS BZA ACTION: The BZA granted Conditional Use Approval in 2002 for the construction of a press box and concession stand building for the athletic fields north of the school building. The approval was part of BZA case Green 2002-26. On October 13, 2004, the church was granted Conditional Use Approval as part of case Green 2004-19 to demolish the rectory existing at the time in order to construct a 15,000 sq. ft. parish center consisting of a gymnasium, library, computer room and two science labs in the middle of the church and school buildings. No new signage was approved as part of this request.

ANALYSIS: Compliance with General Considerations for Conditional Uses

In accordance with Chapter 17 of the Zoning Resolution, in order to approve a Conditional Use, the Board of Zoning Appeals shall make a finding that the proposed use is appropriate in the location where it is proposed. That finding must be based on the following considerations as contained in Section 17-6 as well as the specific criteria identified in Section 17-7.

- **Spirit and Intent:** The proposed use and development shall comply with the spirit and intention of the Zoning Resolution and with district purposes. **Findings:** *The replacement of the existing reader board sign would generally comply with the spirit and intent of the Zoning Resolution as the proposed sign would have a smaller display area, similar height, and would be located in the same location as the existing sign. However, a variance to Section 13-10.2 of the Zoning Resolution is required as electronic message display signs are prohibited in Residential Districts. Staff supports approval of a variance to permit the proposed sign as variable message (red dot) and electronic message display (LED) signs have been approved historically by the BZA for school and church sites within Residential Districts. However, if approved the electronic message display would not be required to maintain consistency with the Zoning Resolution signage requirements unless they are included of conditions of approval. These requirements state that each message or copy must be displayed for at least eight*

seconds, such message or copy must not include animation or moving images, and that message or copy changes shall be accomplished instantaneously or in three seconds or less when using a fade or dissolve feature. Such signs are also required to be equipped with an auto dimming photocell system to adjust to ambient light levels. Staff recommends that they be included as conditions of approval.

- **No Adverse Effect:** The proposed use and development shall not have any adverse effect upon adjacent property or the public health, safety, morals and general welfare.

***Findings:** The replacement of the existing reader board sign with an electronic message display sign would not have any adverse effect as the sign would primarily be visible from high-traffic Bridgetown Road. Furthermore, the site immediately to the west is a commercial office and the single-family home immediately to the east is screened by a home that is part of the church property used as the pastor's house. The new sign would be visible from single-family homes on the south side of Bridgetown Road. However, the impact of the sign would likely be less than that of traffic on the roadway.*

- **Protection of Public Interests:** The proposed use and development should respect, to the greatest extent practicable, the natural, scenic and historic features of significant public interest.

***Findings:** There are no known features of significant public interest.*

- **Consistent with Adopted Plans:** The proposed use and development shall, as applicable, be consistent with objectives, policies and plans related to land use adopted by the Board of County Commissioners.

***Findings:** Green Township has an adopted Land Use Plan for this area. The designation for the site is Public/Semi-Public/Institutional, which allows for churches and other related institutional or community uses. The church use is consistent with the adopted land use designation for this site.*

Compliance With Specific Conditional Use Criteria As Per Section 17-7

Churches (and related uses) in Residential districts must comply with the following specific criteria:

17-7-(1): Measures shall be taken to minimize the impact of potential nuisances such as noise, odor, vibration, and dust on adjacent properties.

***Findings:** No noise, odor, vibration or dust would occur as a result of the new sign.*

17-7-(6): Landscaping shall be installed in accordance with one of the following buffers as described in detail in chapter 14:

1). Boundary Buffer A

3). Streetscape Buffer

***Findings:** As part of case Green 2004-19, a boundary buffer in the form of existing vegetation was found to be sufficient along the west, north and east property line and staff finds to reason at this time to required additional boundary buffer plantings. However, as part of this 2004 case, a streetscape buffer in compliance*

with the Zoning Resolution was required to be planted and a landscape plan was submitted that was never installed. Staff recommends that a streetscape buffer in compliance with the Zoning Resolution be installed as part of this request as the site is not in compliance with the 2004 approval and with the Zoning Resolution.

17-7-(p) (3): One sign permitted at a maximum of 32 square feet.

Findings: *The Zoning Resolution allowance for signs is 32 square feet of collective signage for school sites. The church currently has a freestanding sign of an unspecified size indicating St. Jude Church along Bridgetown Road, as well as several temporary and directional signs, with at least two indicating a commercial message on the east end of the site. The applicant has not provided the total area of collective signage on the site, but given that the proposed sign would be 26 sq. ft., the site would exceed 32 sq. ft. of collective signage when the other freestanding sign and directional signs are included. Staff supports approval of a variance to this requirement as the collective site signage would not increase as the proposed sign would be the same size as the existing reader board sign. However, it appears that the several temporary and directional signs, with at least two containing a commercial church-related message, have been added along Bridgetown Road without Conditional Use Approval. Therefore, staff recommends that all temporary signs be removed and all existing directional signs be verified for compliance with the size and commercial message requirements of the Zoning Resolution, and that any modifications necessary to comply with these requirements be made, prior to installation of the new electronic message display sign.*

17-7-(s): All exterior lighting shall be directed away from adjacent residential properties.

Findings: *No new exterior lighting has been proposed.*

CONCLUSION: The above findings indicate that the proposed use meets the requirements of Section 17-6 General Considerations for Conditional Uses and Section 17-7 Specific Criteria Pertaining to Conditional Uses. Though the proposed sign would not meet the Zoning Resolution as electronic message display signs are prohibited in Residential Districts, these types of signs have been approved for other school and church sites and the sign could be made to comply with the electronic message display requirements of the Zoning Resolution. Additionally, the sign would not increase the current collective signage for the church. With directional signage inventoried and modified as necessary to meet the Zoning Resolution, staff finds that the proposed Conditional Use request would be appropriate for this location.

RECOMMENDATION: Staff of the Regional Planning Commission recommends approval of BZA case Green 2016-08; St. Jude Digital Sign; a request for Conditional Use approval, with the following conditions and variances:

Conditions:

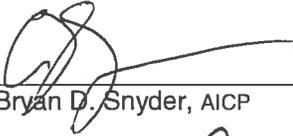
1. That the applicant shall obtain all necessary zoning permits within 90 days.
2. That a streetscape buffer in compliance with Figure 14C of the Zoning Resolution shall be installed along Bridgetown Road prior to the Final Zoning Certificate being issued for the electronic message display sign.
3. That the electronic message display sign shall not be permitted to be installed until an inventory of existing directional signs has been submitted verifying compliance with the Zoning Resolution and all modifications to the directional signage necessary to comply with the Zoning Resolution shall be completed prior to the Final Zoning Certificate being issued for the electronic message display sign.
4. That the electronic message sign shall not include any animation, flashing graphics, running copy or moving images.
5. That the electronic message sign shall be equipped with an auto dimming photocell system to adjust to ambient light levels to reduce the brightness of the sign depending on the amount of natural light.
6. That each message or copy must be displayed for at least eight (8) seconds.
7. That all message or copy changes shall be accomplished instantaneously or in three (3) seconds or less when using a fade or dissolve feature.

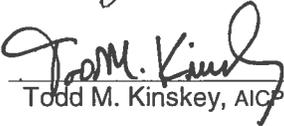
Variances:

1. Section 13-10.2 – That the site shall be permitted to have an electronic message display sign on the property where electronic message display signs are prohibited.
2. Section 17-7(p)(3) – That the site be permitted to exceed 32 sq. ft. of collective site signage, including the existing freestanding sign and the proposed electronic message display sign, where a maximum of 32 sq. ft. is permitted.

NOTE: Recommendations and findings in this staff report reflect the opinions of the staff of the Hamilton County Planning and Zoning Department, but may not necessarily reflect the recommendation of any Commission. This staff report is primarily a technical report on the level of compliance with adopted land use regulations and plans. The report is prepared in advance of public hearings and often in advance of other agency reviews. Additional information from other agency reviews and public review is considered by appointed commissions and elected boards. Therefore, the advisory and final decisions of such commissions and boards may result in findings and conclusions that differ from the staff report.

Prepared By:  Senior Planner
Eric Fazzini, GNU-A

Reviewed By:  Development Services Administrator
Bryan D. Snyder, AICP

Approved By:  Planning & Development Director
Todd M. Kinsky, AICP

SITE PHOTOS



Looking west at reader board to be replaced, three directional signs and several temporary signs



Looking southwest from church at frontage in area of reader board sign



Looking east at Bridgetown Rd frontage and four directional signs, two with commercial message in distance

INNACURATE SIGN PLAN- LOCATION SHOULD BE TO EAST (RED CIRCLE)



PROPOSED SIGN DETAIL

- REVISIONS**
- 07-27-15 Change EMC Materials
 - 07-28-15 Change number of Optical Fibers in each wire and Full Color - 20mm mesh/patterns and Full
 - 07-28-15 ADDED OPTION E
 - 7-5-16 ENCLOSED SIGNS B AND D
 - 07-28-16 **ADD TOPPER PANEL - (RCP RED MONOCHROME VERSION)**

NOTES:

- REMOVE: (1) D/F INTERNALLY ILLUMINATED READER BOARD CABINET FROM BETWEEN MASONRY COLUMNS
- FURNISH AND INSTALL: (1) NEW **16mm** D/F FULL COLOR ELECTRONIC MESSAGE CENTER
- FILLER PANELS AND STEEL REQUIRED TO SECURE EMC TO MASONRY COLUMNS

LED Pixel Pitch: 16.0mm
 Matrix Size: 60 x 120
 Viewing Area: 3' 1 13/16" x 6' 3 9/16"
 Cabinet Size: 3' 1 13/16" x 6' 3 9/16" x 7 7/8"
 Color: RGB
 Color Processing: RGB 281 Trillion Colors
Refresh Rate for: INF-MODE (60-100Hz (adjustable))



EXISTING:



ELEVATION:
 3/8" SCALE

SHEET NUMBER: E2506
 JOB NAME: ST. JUDE BRIDGETOWN
 ADDRESS: 5924 BRIDGETOWN ROAD - CINCINNATI, OH 45248
 SALES: DENNY MEYER
 DESIGNED BY: DMM
 DATE: 07-23-15
 DRAWING ID: ST_JUDEBRIDGETOWN_E2506_07-23-15

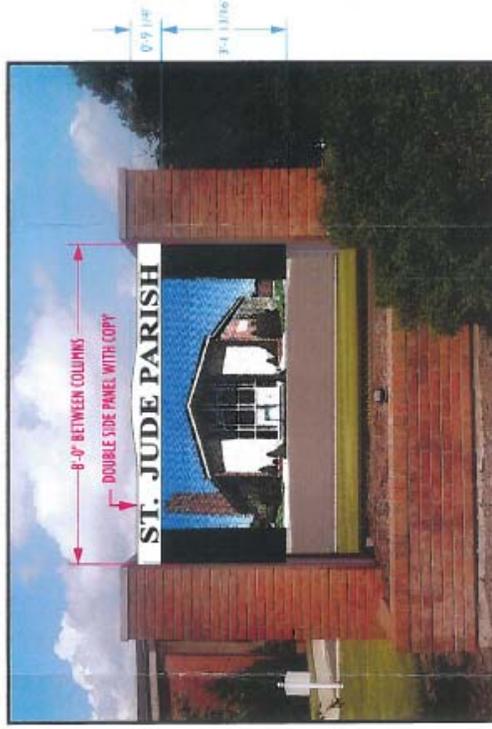
SIGN: A
 PAGE: 1



UL THIS SIGN WILL BE LABELED UL OR EQUAL. THE INSTALLATION WILL MEET NATIONAL ELECTRICAL CODE REQUIREMENTS.

APPROVED AS SUBMITTED
 APPROVED WITH CHANGES
 NOT APPROVED

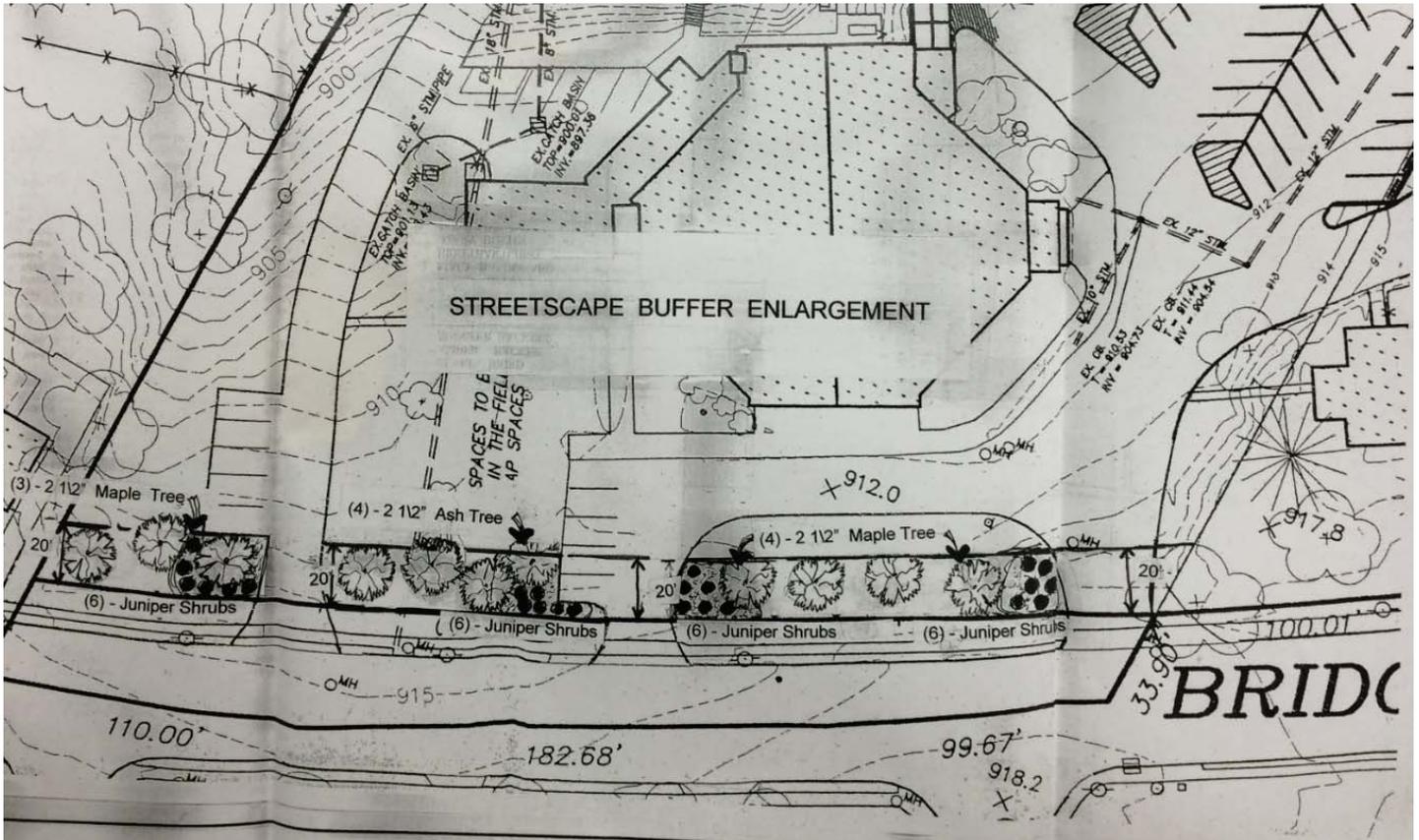
PROPOSED:



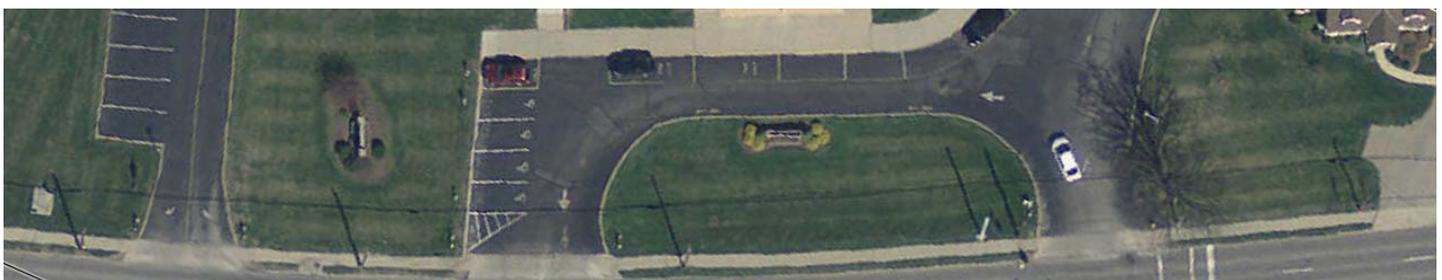
ELEVATION:
 3/8" SCALE

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STREETSCAPE BUFFER APPROVED AS PART OF CASE GREEN 2004-19



EXISTING STREETSCAPE BUFFER



APPLICANT LETTER



**United-Maier
Signs, Inc.**

July 11, 2016

Hamilton County Board of Zoning Appeal
County Administration Building
138 East Court Street, Room 801
Cincinnati, Ohio 45202

RE: St. Jude

Dear Board Members:

The location of St. Jude is located at 5924 Bridgetown Road. The church is wanting to up-grade the existing manual reader board to an electric message center. The unit will be used to advertise special events at the school and programs. There would be no negative impact to the surrounding property owners and will enhance the current signage located at this location.

Thanks,
United-Maier Signs, Inc.

Gene A. Maier
Sales Specialist

RECEIVED

JUL 11 2016

**HAMILTON COUNTY
PLANNING & DEVELOPMENT**



Case No: CV 2016-08

Filed: 7/11/2016

APPLICATION FORM

Submit Completed Application To: The Hamilton County Board of Zoning Appeals, County Administration Building, 138 E. Court Street, Room 801, Cincinnati, OH 45202 Phone: (513) 946-4550

Prepare a Letter referring to instructions in the "User's Guide" and including:

- a. The principal points set forth in this case shall be the same as those under which the administrative officer acted, whether the granting or refusal of a zoning certificate or any other decision based upon the regulation of the Zoning Resolution.
b. A clear and accurate description of the proposed use
c. Specific reference to the Chapter and Section(s) of the Zoning Resolution which, it is claimed, authorize the determination sought

NAMES AND ADDRESSES

Applicant United-Maier Signs Owner St Jude Church
Address 1030 Straight Street Address 5924 Bridgetown Rd
Cine, Ohio 45214 Cine, Ohio 45248
Email Address lmaier@united-maier.com Email Address

The undersigned United-Maier Signs hereby appeals under Chapter 21 & 22 and Section(s) of the Zoning Resolution to permit the construction of a Electronic Message center

in accordance with the plats, plans and other data hereto attached and made a part of this case.

PROJECT IDENTIFICATION

Table with 5 columns: ZONE DISTRICT, AUDITOR'S BOOK NO., AUDITOR'S PAGE NO., AUDITOR'S PARCEL NO., LOT NO. Values: B+C, 550, 173, 211

Project Location: 5924 Bridgetown Road

I hereby depose and say that all the above information and that statements contained in all of the exhibits transmitted herewith are true.

Sworn to and subscribed before me, this 11th day of countries main. Notary Public: REBECCA J. STRATTON, My Commission Expires June 13, 2021

APPLICATION FORM (continued)

CU

APPLICATION NUMBER
012 COTA 2016-08

Address of Subject Property 5924 Bridgetown Township Greens

	NAME	ADDRESS	CITY	STATE	ZIP CODE	PHONE NO.
OWNER	St Jude	5924 Bridgetown	Cin.	Ohio	45248	319-2900
CONTRACTOR	United-Meier Sign.	1030 Straight St.	Cin.	Ohio	45214	681-6600
PLANS BY	United-Meier	1030 Straight St	Cin.	Ohio	45214	681-6600
APPLICANT	United-Meier	1030 Straight St	Cin.	Ohio	45214	681-6600

TYPE OF IMPROVEMENT: (Describe briefly proposed work)

Installation of a 3'4"x7' full color Electronic Message Center to replace a existing manual reader board

PROPERTY OWNERSHIP

- Private
- Public (Federal, State, Local)
- Corporate
- Other

BZA ACTION REQUESTED

- Appeal
- Variance
- Conditional Use
- Compatible Non Conforming Use
- Non Conforming Use
- Other

State in detail all existing and proposed uses of this building or premises:

Existing Use is a school + church, advertise service times, holidays + School Bulletins

Proposed Use is a school + church, advertise service times, holidays + School Bulletins

- Commercial
- Residential

Estimated cost of improvement for which this application is being made:

\$ 24,000^{net}

The owner(s) of this building and undersigned, do hereby covenant and agree to comply with all of the laws of the State of Ohio and the Zoning Resolution of the County of Hamilton, pertaining to building and constructing the proposed building or structure or making the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct.

Application By: United-Meier Sign Address 1030 Straight Street
Shue Meier
 DO NOT WRITE BELOW THIS LINE

Adopted: _____ Journalized: _____

BZA Filing Fee: _____ Cash _____ Check # _____



HAMILTON COUNTY

Regional Planning Commission

STAFF REPORT

FOR CONSIDERATION BY THE BOARD OF ZONING APPEALS ON AUGUST 10, 2016

BZA CASE:

MIAMI 2016-03 (CONDITIONAL USE)

CROSSROADS CHURCH EXPANSION

REQUEST:

CONDITIONAL USE MODIFICATION approval for a church use located in “A” and “AA” Residence Districts

PURPOSE:

To revise the approved conditional use for an addition to the existing building to add an additional 597 square feet of building area.

APPLICANT:

Ben Richards, Champlin Architecture (applicant), Crossroads Community Church Inc. (owner)

LOCATION:

Miami Township: 8575 Bridgetown Road, on the south side of Bridgetown Road, opposite the Bremen Pass and Bridgetown Road intersection (Book 570, Page 160, Parcels 14, 17, & 52 and Page 104, Parcel 19)

SITE DESCRIPTION:

Tract Size: Approximately 31.89 acres
 Frontage: Approximately 115 feet on Bridgetown Road
 Topography: Flat at building sloping down to the east, south and west away from building and parking
 Existing Dvlpmt: Church building, parking lots, athletic fields and facilities

SURROUNDING CONDITIONS:

	<u>ZONE</u>	<u>LAND USE</u>
North:	“A” Residence	Single family homes
South:	“AA” Residence	Vacant and wooded
East:	“A CUP” Residence	Multi-family development
West:	“AA” Residence	Single family homes

SUMMARY OF RECOMMENDATIONS: **APPROVAL with Conditions**

PROPOSED USE: The applicant is requesting Conditional Use Modification approval to add an additional 597 square feet to the building addition approved originally as part of this case in May 2016. The additional area would allow an expanded seating area and would not substantially alter the approved exterior elevations of the building addition. The total size of the proposed building addition would be 9,725 square feet.

ZONING HISTORY: There is no known zoning history for this site.

PREVIOUS BZA ACTION: On June 26, 2002, the BZA approved case Miami 2002-09 for a 14-foot wide, 6-foot high (84 square-foot) electronic scoreboard to the soccer/football field. The scoreboard is located in the northwest corner of the property, inside the existing perimeter fence.

On July 10, 2013, the BZA heard case Miami 2013-02, an application to build a 170-foot tall monopole-style telecommunications tower with an equipment building within a fenced in 100' x 50' lease area located in the northeastern portion of the site. The hearing was continued to August 14, 2013, when the BZA approved the installation of the tower with conditions and modifications that included a maximum height of 170 feet and a setback of 87 feet with additional landscaping requirements. This tower has already been constructed.

Also on August 14, 2013, the BZA heard case Miami 2013-04, an application to change the existing school campus to a church use including church-related assembly, Sunday school activity, and community use. The case was approved with six conditions, two variances and a modification. The conditions required a lighting plan and landscaping along the eastern portion of the northern property line near the approved telecommunications tower and limited the site to two non-illuminated freestanding signs, where only one is permitted, at a maximum of thirty-two square-feet in size and eight feet in height per sign and that these signs be located a minimum of ten feet from the right-of-way and outside of the clear sight triangle. Further, the BZA waived landscape requirements in the eastern parking lot and established that the existing vegetation along the perimeter of the site satisfied the boundary buffer requirements.

On November 13, 2013, the BZA approved case Miami 2013-04, a request for a conditional use modification to add illumination to the approved ground mounted signs, a canopy to the existing building, a new main entrance to the existing building located on the eastern façade, and screened HVAC units.

On May 14, 2014, the BZA approved case Miami 2014-01, a request for a conditional use to construct a new building sign on the northern façade of the existing building above the original main entrance facing towards the driveway to Bridgetown Road. This case included three conditions and one variance. The conditions established that all sign illumination shall be turned off no later than 10:00 PM nightly while the variance permitted the wall sign area on the frontage to be 70.12 square feet where

46.4 is allowed and the collective signage area to be 134.12 square-feet where 32 is allowed. The sign has already been constructed.

On May 11, 2016, the BZA approved case Miami 2016-03 to construct a 9,128 square-foot addition on the existing building as well as modification of existing parking areas and construction of a new 310-space parking lot. Two variances were granted, one that modified the interior landscape requirements to allow fewer trees and shrubs within the vehicular use area. The second variance modified the requirements for the boundary buffer along the northern property line to permit 100 percent evergreen trees where 50 percent is permitted.

ANALYSIS:**Compliance with General Considerations for Conditional Uses**

In accordance with Chapter 17 of the Zoning Resolution, in order to approve a Conditional Use, the Board of Zoning Appeals shall make a finding that the proposed use is appropriate in the location where it is proposed. That finding must be based on the following considerations as contained in Section 17-6 as well as the specific criteria identified in Section 17-7.

- **Spirit and Intent:** The proposed use and development shall comply with the spirit and intention of the Zoning Resolution and with district purposes.
Findings: *The church use is consistent with the spirit and intent of the Zoning Resolution in that churches are often located in residential zoning districts and the proposed improvements meet all setbacks required in this district.*
- **No Adverse Effect:** The proposed use and development shall not have any adverse effect upon adjacent property or the public health, safety, morals and general welfare.
Findings: *The 597 square foot expansion of the approved church addition would not have a negative impact on adjacent properties.*
- **Protection of Public Interests:** The proposed use and development should respect, to the greatest extent practicable, the natural, scenic and historic features of significant public interest.
Findings: *There are no known features of significant public interest.*
- **Consistent with Adopted Plans:** The proposed use and development shall, as applicable, be consistent with objectives, policies and plans related to land use adopted by the Regional Planning Commission or Board of County Commissioners.
Findings: *Miami Township has an adopted Land Use Plan for this area. The designation for this property is Public/Semi-Public/Institutional, which allows for churches and other related institutional or community uses. The expanded church use is consistent with the adopted land use designation for this site.*

Compliance With Specific Conditional Use Criteria As Per Section 17-7

17-7-(1): Measures shall be taken to minimize the impact of potential nuisances such as noise, odor, vibration, and dust on adjacent properties.

Findings: *No construction or operational use relating to the proposal is anticipated that would constitute any potential odor, vibration, or dust which would impact adjacent properties.*

17-7-(o): Landscaping shall be installed in accordance with one of the following buffers as described in detail in Chapter 14:

1). *Boundary Buffer B (shown in Figure 14 A)*

3). *Streetscape Buffer (shown in Figure 14C)*

Findings:

1). *In case Miami 2016-03 a modification was approved to change the requirements for the boundary buffer along the northern property line to permit 100 percent evergreen trees where 50 percent is permitted. The same landscape plan has been submitted as part of this proposal. The 597 square foot addition to the existing church building would not necessitate any changes to the approved boundary buffer.*

3). *Preliminary drawings submitted by the applicant from case Miami 2013-04, approved by the BZA in November 2013, proposed 9 shrubs and three trees along the church driveway entrance on Bridgetown Road. This proposal was in compliance with the streetscape buffer and this landscaping has been installed. Therefore, further review of the streetscape buffer is not necessary. This will not be affected by the 597 square foot addition to the existing church building.*

17-7-(p)(3): Signage: One sign permitted at a maximum of 32 square-feet.

Findings: *No new signage has been proposed as part of this request*

17-7-(s): All exterior lighting shall be directed away from adjacent residential properties.

Findings: *The 597 square foot addition to the existing church building will not have an impact on the requirement for submittal of a lighting plan that meets the requirements of the Zoning Resolution.*

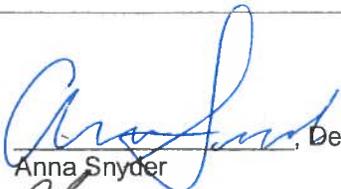
CONCLUSION: The above findings indicate that the church use would meet the requirements of Section 17-6, General Considerations for Conditional Uses and Section 17-7, Specific Criteria Pertaining to Conditional Uses. Staff finds that the additional 597 square feet of area for the proposed building addition would not likely cause any adverse effect for adjacent properties. Therefore, staff finds that the proposed Conditional Use Modification would be appropriate for the site.

RECOMMENDATION: To consider approval of case Miami 2016-03; Crossroads Church Expansion, a request for Conditional Use approval for a building addition and parking expansion, with the following condition:

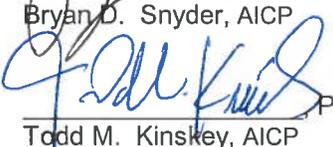
Condition:

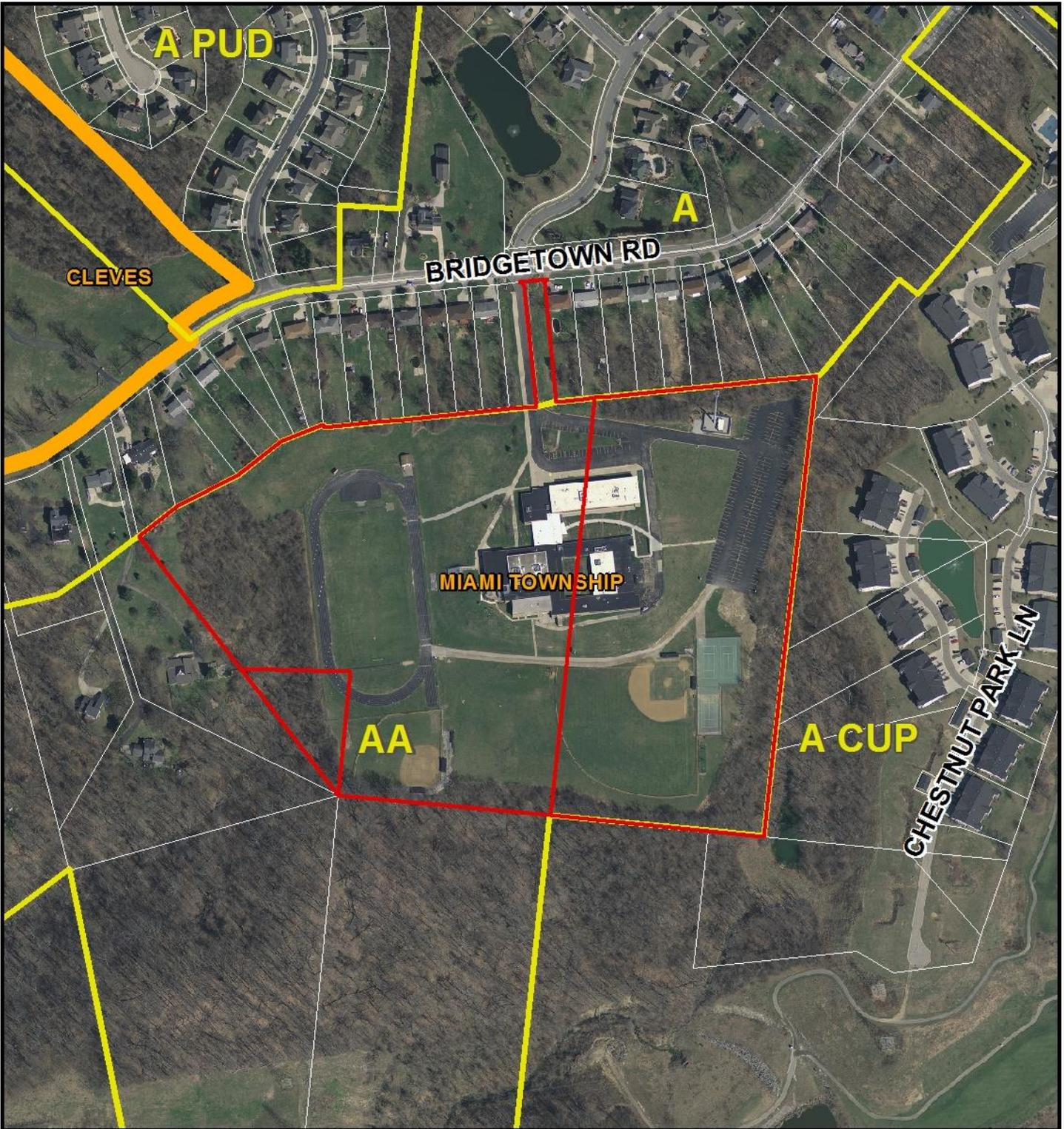
1. That the church use shall comply with all conditions and requirements previously approved for BZA case Miami 2016-03.

NOTE: Recommendations and findings in this staff report reflect the opinions of the staff of the Hamilton County Planning and Zoning Department, but may not necessarily reflect the recommendation of any Commission. This staff report is primarily a technical report on the level of compliance with adopted land use regulations and plans. The report is prepared in advance of public hearings and often in advance of other agency reviews. Additional information from other agency reviews and public review is considered by appointed commissions and elected boards. Therefore, the advisory and final decisions of such commissions and boards may result in findings and conclusions that differ from the staff report.

Prepared by:  Development Services Intern
Anna Snyder

Reviewed by:  Development Services Administrator
Bryan D. Snyder, AICP

Approved by:  Planning & Development Director
Todd M. Kinskey, AICP



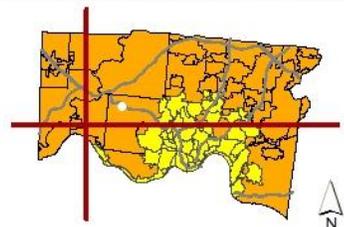
VICINITY MAP

Case: Miami 2016-03

Request: Conditional Use Approval

Printed: 7/19/2016

Printed By: Anna Snyder



DISCLAIMER:

Neither the provider nor any of the parties of the Cincinnati area geographic information system (CAGIS) make any warranty or representation, either expressed or implied, with respect to this information, its quality, performance, merchantability, or fitness for a particular purpose. As a result this information is provided "as is", and you, the recipient, are assuming the entire risk as to its quality and performance. In no event, will the provider or any party of CAGIS be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information or any other part of the map product, even if advised of the possibility of such damages. In particular, neither the provider nor any party of CAGIS shall have any liability for any other information, programs or data used with or combined with the information received, including the cost of recovering such information, programs or data. Any floodway and flood fringe information provided on this map is for conceptual planning purposes only. For official determination of limits recipient must refer to the 1982 FEMA floodway fringe maps. Large differences can exist between actual flood prone area and official FEMA flood fringe areas.

SITE PHOTOS



Panorama of site of proposed expansion in the Northwest corner of the building



Tree buffer to the Northwest



View looking south towards site



View looking southeast at northern parking area



View looking north from site of proposed western parking area



View looking east across rear access drive

LANDSCAPE PLAN



Wooded Area Landscaping



Silver Birch

Evergreen Tree

Flowering Tree

Canopy Tree

- Legend**
- 60' - 100' - 120' - 150' - 180' - 210' - 240' - 270' - 300' - 330' - 360' - 390' - 420' - 450' - 480' - 510' - 540' - 570' - 600'
 - 21' - Flowering Tree, 8' - 10' tall
 - 42' - 60' Evergreen Tree, 10' - 12' tall
 - 60' - 80' Canopy Tree, 12' - 15' tall
 - 90' - 120' Canopy Tree, 15' - 20' tall
 - 150' - 200' Canopy Tree, 20' - 25' tall
 - 250' - 300' Canopy Tree, 25' - 30' tall
 - 300' - 350' Canopy Tree, 30' - 35' tall
 - 350' - 400' Canopy Tree, 35' - 40' tall
 - 400' - 450' Canopy Tree, 40' - 45' tall
 - 450' - 500' Canopy Tree, 45' - 50' tall
 - 500' - 550' Canopy Tree, 50' - 55' tall
 - 550' - 600' Canopy Tree, 55' - 60' tall
 - M.E. Landscape Planning, Design and Construction

Planting Plan

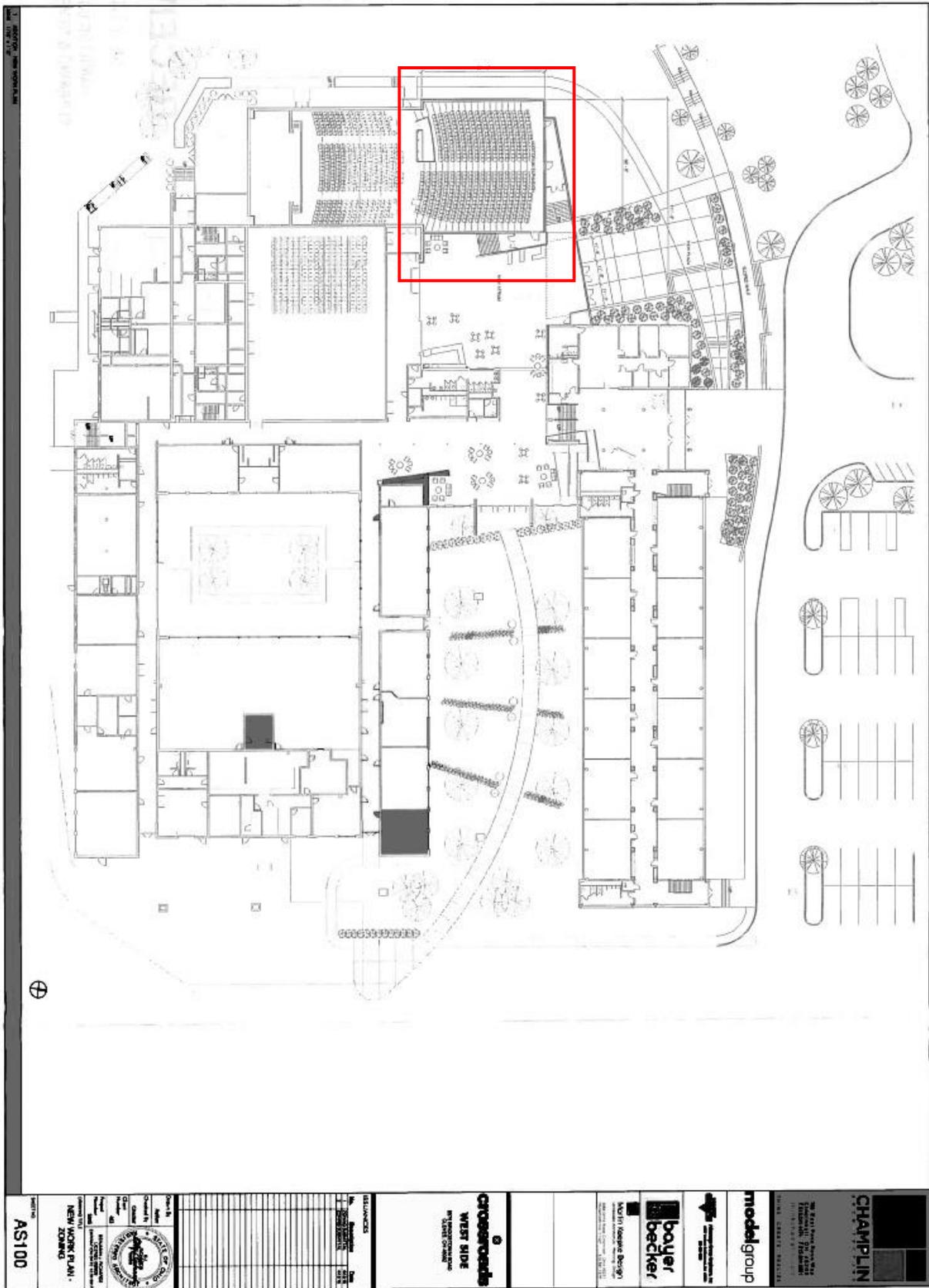
DATE: 08/10/16
 DRAWN BY: MJC
 CHECKED BY: JLD



Planting Plan
Crossroads West Side
 8575 BRIDGETOWN ROAD, CLEVELAND, OH 44102



BUILDING ADDITION FLOOR PLAN



APPLICATION LETTER



RECEIVED

JUL 13 2016

HAMILTON COUNTY
PLANNING & DEVELOPMENT

Date: July 12, 2016

To: Bryan D. Snyder, AICP
Development Services Administrator
Hamilton County Department of Planning and Development
138 E. Court St. Suite 801
Cincinnati, OH 45202-1237

From: Kyle Campbell, Champlin Architecture

Re: Submission of Conditional Use
Crossroads Community Church, Inc. ("Crossroads")
Site: 31.89 acres at 8575 Bridgetown Road, Miami Township, Hamilton County, Ohio
Alterations subject to the Conditional Use approval

Mr. Snyder,

On behalf of the property owner, our client, Crossroads, we submit for your review and consideration this letter and drawing documents as it relates to Conditional Use of the property at address of 8575 Bridgetown Road (other addresses which identify parcels of this property include 8569, 8571, and 8573 Bridgetown Road).

We are proposing alterations to the site which is intended to comply with the spirit and intent of the Zoning Resolution and that are appropriate for the use of this site and will not significantly impact any adjoining or neighboring properties.

Proposed Alteration:

Building Expansion:

Provide a new 9,725 sq. ft. addition to the existing building which will include a new entrance/lobby and a 400-seat expansion to the existing auditorium. Material choice will be in keeping with the existing building and aesthetic of the church. New roof-mounted mechanical units will be shielded from view by metal screening enclosures that matches the enclosures used in the previous 2013 renovation.

Parking and Site Improvements:

New parking and access drive to add approximately 310 parking spaces with landscaped islands on the west side of the property will take the place of the track, chain-link fence, storage shed, scoreboard and bleachers. The access drive will be tree-lined and beautify the property with a bio-retention area to provide storm water management and potential wildlife habitat. A new stepped walk from the parking lot to the building will also be landscaped. A new, landscaped entry plaza to the building will provide outdoor gathering space and contribute to the visual enhancement of the property. Existing parking to the north will be re-configured to increase accessibility and provide more landscaping along the primary view shed from Bridgetown Road. Finally, the existing parking lot on the east side will have the wearing course of

THINK CREATE REALIZE

720 E. Pete Rose Way, Cincinnati, OH 45202 T 513.241.4474 F 513.241.0081 thinkchamplin.com

J:\063045 - West Side Expansion\551\ARCHITECTURE\7.12.16\Crossroads zoning Approval 07.12.16.doc Page 1 of 2

pavement removed and re-paved and re-striped with new planting along the existing access drive to the lot. Site lighting will be incorporated into the design of the proposed west lot and access drive and is shown on the attached documents.

Documents provided for review:

- CV001: Site layout plan showing grading, site boundaries and parking layout.
- AS001: Site Demolition Plan showing removal of existing track, scoreboard, fence and bleachers, as well as demolition of existing north parking layout in preparation for new layout as shown on CV001.
- AS100: Floor Plan of new addition to existing building, including a new entry, lobby and expansion to the existing auditorium.
- AS300: Building Elevations showing scope of new addition and exterior materials.
- LP100: Landscape Plan showing new planting along access drive, within parking islands and along new walking path and entry plaza.
- EL100: Site Lighting plan showing layout of new site and path lighting, as well as photometric study of new light fixtures.
- EL101: Site lighting cut sheets showing selection of fixtures in reference to EL100.

Please feel free to contact me at 513-241-4474 x156 should you have any questions or require any additional information.

Thank you for your consideration,



Champlin Architecture
Kyle L. Campbell, RA, LEED AP BD+C



APPLICATION FORM

Submit Completed Application To: The Hamilton County Board of Zoning Appeals, County Administration Building, 138 E. Court Street, Room 801, Cincinnati, OH 45202 Phone: (513) 946-4550

Prepare a Letter referring to instructions in the "User's Guide" and including:

- a. The principal points set forth in this case shall be the same as those under which the administrative officer acted, whether the granting or refusal of a zoning certificate or any other decision based upon the regulation of the Zoning Resolution.
b. A clear and accurate description of the proposed use
c. Specific reference to the Chapter and Section(s) of the Zoning Resolution which, it is claimed, authorize the determination sought

NAMES AND ADDRESSES

Applicant Champlin Architecture Owner Crossroads Community Church
Address 720 E. Pete Rose Way Address 3500 Madison Road
Cincinnati, OH 45202 Cincinnati, OH 45209
Email Address Kyle.Campbell@thinkchamplin.com Email Address kschwartz@crossroads.net

The undersigned Kyle Campbell hereby appeals under Chapter 21 & 22 and Section(s) 17.6, 17.7 of the Zoning Resolution to permit the construction of a building addition which includes an expanded auditorium and lobby, a new parking lot and vehicular access drive and improvements to existing parking areas. in accordance with the plats, plans and other data hereto attached and made a part of this case.

PROJECT IDENTIFICATION

Table with 5 columns: ZONE DISTRICT, AUDITOR'S BOOK NO., AUDITOR'S PAGE NO., AUDITOR'S PARCEL NO., LOT NO. Handwritten entries: AA, 570, 0104, 0019.

Project Location: 8575 Bridgetown Rd, Miami Twp, 45002

I hereby depose and say that all the above information and that statements contained in all of the exhibits transmitted herewith are true.

Kyle Campbell
Applicant Signature

Sworn to and subscribed before me, this 13th day of July, 2016

Melissa Juy
Notary Public

APPLICATION FORM (continued)

APPLICATION NUMBER
CUMT2016-03

Address of Subject Property 8575 Bridgetown Rd. Township Miami

	NAME	ADDRESS	CITY	STATE	ZIP CODE	PHONE NO.
OWNER	Crossroads Community Church	3500 Madison Road	Cincy	OH	45209	513.731.7400
CONTRACTOR						
PLANS BY	Champline Architecture	720 E. Pete Rose Way	Cincy	OH	45202	513.241.4474
APPLICANT	Kyle Campbell	720 E. Pete Rose Way	Cincy	OH	45202	513.241.4474

TYPE OF IMPROVEMENT: (Describe briefly proposed work)

The project includes a 9,725 s.f. addition with new lobby and expanded auditorium as well as site improvements (parking, lighting, landscape)

PROPERTY OWNERSHIP

BZA ACTION REQUESTED

- Private
- Public (Federal, State, Local)
- Corporate
- Other

- Appeal
- Variance
- Conditional Use
- Compatible Non Conforming Use
- Non Conforming Use
- Other

State in detail all existing and proposed uses of this building or premises:

Existing Use A place of worship

Proposed Use A place of worship

- Commercial
- Residential

Estimated cost of improvement for which this application is being made:

\$ 4,500,000

The owner(s) of this building and undersigned, do hereby covenant and agree to comply with all of the laws of the State of Ohio and the Zoning Resolution of the County of Hamilton, pertaining to building and constructing the proposed building or structure or making the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct.

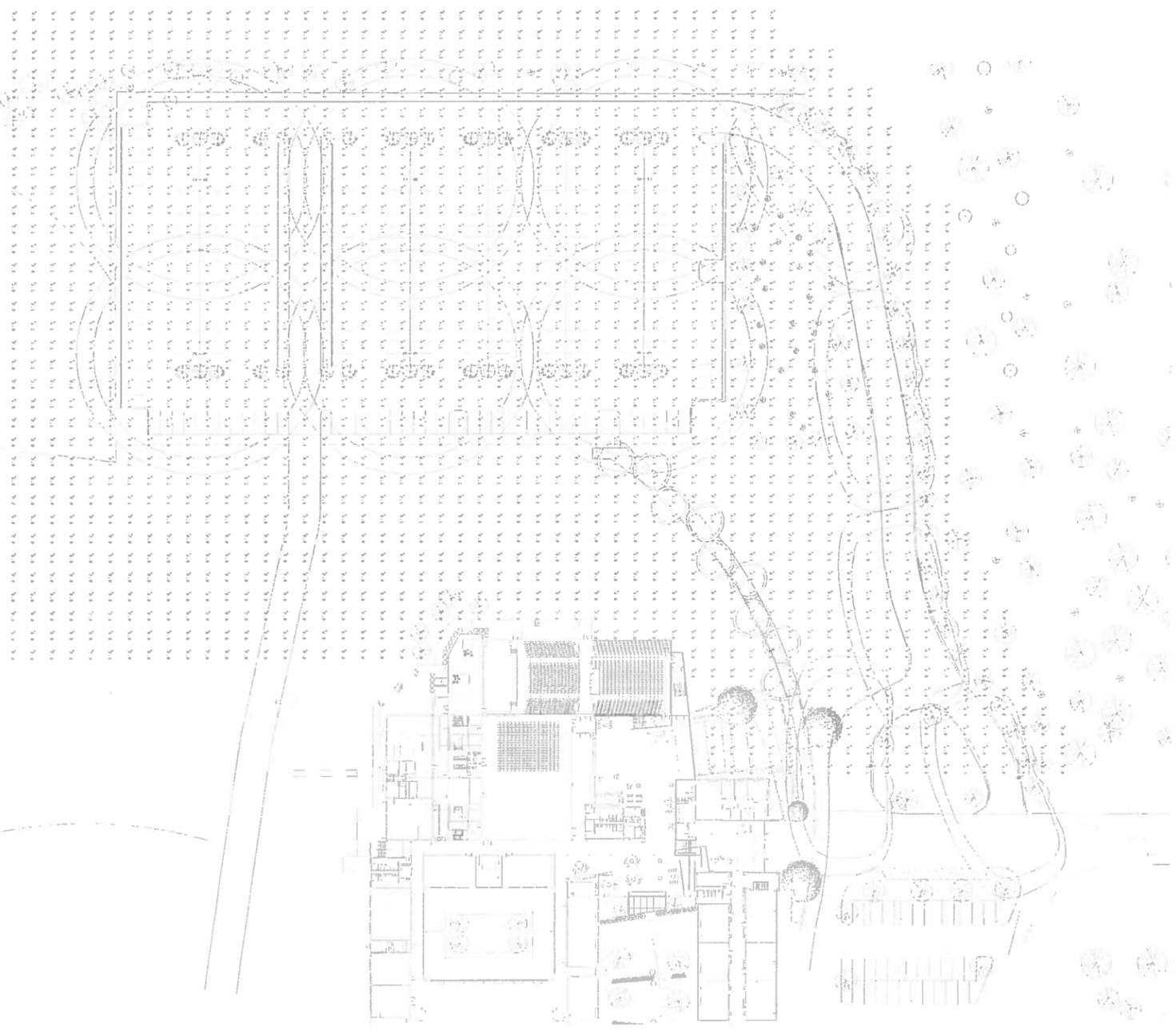
Application By: Kyle Campbell Address 720 E. Pete Rose Way, Cincinnati, OH 45202
DO NOT WRITE BELOW THIS LINE

Adopted: _____ Journalized: _____

BZA Filing Fee: _____ Cash _____ Check # _____

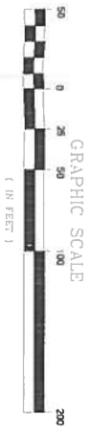
Design Control Document Only - (Not for Construction)
 Recommended location and positioning is based on information provided. Illumination levels are calculated by laboratory data in accordance with IES approved methods. Performance may vary due to job specific variables. Calculations do not account for the influence of obstructions unless otherwise noted. An engineer and/or architect must approve the applicability of the layout for final construction documents.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL GRID	Illuminance	Fc	1.16	8.9	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	2.69	8.9	0.3	8.97	29.67
SIDEWALK	Illuminance	Fc	2.38	7.3	0.6	3.97	12.17



BOLLARDS - 3.5 FEET
 AREA LIGHTS - 25 FEET
 GRID AT GRADE

Luminaire Schedule	Symbol	Qty	Label	Arrangement	LLF	Description	Total Watts	Lum. Lumens
	9	A	SINGLE	0.912	PWY-EDG-5M-xx-02-E-UL-350-40K_BXBP9187	1779		
	6	B	BACK-BACK	0.912	ARE-EHO-5M-xx-12-E-UL-xx-1000-40K	5174.4		
	5	C	SINGLE	0.912	ARE-EHO-3MB-xx-12-E-UL-xx-1000	2097	23622	



CROSSROADS WEST SIDE

RICHARDS
 ELECTRIC SUPPLY CO., INC.
 4500 WOODLAND AVENUE
 CINCINNATI, OHIO 45226
 (513) 242-8800
 WWW.RICHARDELECTRIC.COM

Total Watts = 7463.1
 SCALE 1" = 50'
 DATE 4/8/2016
 DRAWN BY KENN GRANT

Cree Edge™ Series
LED High Output Area Flood Luminaires "Full-Cut" Technology

Product Description:
The Cree Edge™ Series of LED High Output Area Flood Luminaires is designed for high output, high efficiency, and long life. The luminaire is designed for use in a variety of applications, including parking lots, industrial facilities, and sports arenas. The luminaire is designed to provide uniform, high quality lighting for a wide range of applications.

Performance Summary:
Cree Edge™ Series LED High Output Area Flood Luminaires are designed to provide uniform, high quality lighting for a wide range of applications. The luminaire is designed to provide uniform, high quality lighting for a wide range of applications.

Challenge Information:

Model	Power	Beam Angle	Mounting	Height	Beam Diameter	Footcandle	Beam Spread	Beam Diameter	Beam Spread
384 LED	150W	120°	10'	10'	10'	10'	10'	10'	10'
175 LED	75W	120°	10'	10'	10'	10'	10'	10'	10'



ACCESS DRIVE LIGHT FIXTURE - LABEL C ON PHOTOMETRIC PLAN

Cree Edge™ Series
LED High Output Area Flood Luminaires

Product Description:
The Cree Edge™ Series of LED High Output Area Flood Luminaires is designed for high output, high efficiency, and long life. The luminaire is designed for use in a variety of applications, including parking lots, industrial facilities, and sports arenas. The luminaire is designed to provide uniform, high quality lighting for a wide range of applications.

Performance Summary:
Cree Edge™ Series LED High Output Area Flood Luminaires are designed to provide uniform, high quality lighting for a wide range of applications. The luminaire is designed to provide uniform, high quality lighting for a wide range of applications.

Challenge Information:

Model	Power	Beam Angle	Mounting	Height	Beam Diameter	Footcandle	Beam Spread	Beam Diameter	Beam Spread
384 LED	150W	120°	10'	10'	10'	10'	10'	10'	10'
175 LED	75W	120°	10'	10'	10'	10'	10'	10'	10'



PARKING LOT LIGHT FIXTURE - LABEL B ON PHOTOMETRIC PLAN

ARE-EHO-1S-DM
LED High Output Area Flood Luminaires "Full-Cut" Technology

Product Description:
The ARE-EHO-1S-DM LED High Output Area Flood Luminaire is designed for high output, high efficiency, and long life. The luminaire is designed for use in a variety of applications, including parking lots, industrial facilities, and sports arenas. The luminaire is designed to provide uniform, high quality lighting for a wide range of applications.

Performance Summary:
ARE-EHO-1S-DM LED High Output Area Flood Luminaires are designed to provide uniform, high quality lighting for a wide range of applications. The luminaire is designed to provide uniform, high quality lighting for a wide range of applications.

Challenge Information:

Model	Power	Beam Angle	Mounting	Height	Beam Diameter	Footcandle	Beam Spread	Beam Diameter	Beam Spread
384 LED	150W	120°	10'	10'	10'	10'	10'	10'	10'
175 LED	75W	120°	10'	10'	10'	10'	10'	10'	10'



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Challenge Information:

Model	Power	Beam Angle	Mounting	Height	Beam Diameter	Footcandle	Beam Spread	Beam Diameter	Beam Spread
384 LED	150W	120°	10'	10'	10'	10'	10'	10'	10'
175 LED	75W	120°	10'	10'	10'	10'	10'	10'	10'



PATH LIGHT FIXTURE - LABEL A ON PHOTOMETRIC PLAN

Cree Edge™ Series
LED High Output Area Flood Luminaires

Product Description:
The Cree Edge™ Series of LED High Output Area Flood Luminaires is designed for high output, high efficiency, and long life. The luminaire is designed for use in a variety of applications, including parking lots, industrial facilities, and sports arenas. The luminaire is designed to provide uniform, high quality lighting for a wide range of applications.

Performance Summary:
Cree Edge™ Series LED High Output Area Flood Luminaires are designed to provide uniform, high quality lighting for a wide range of applications. The luminaire is designed to provide uniform, high quality lighting for a wide range of applications.

Challenge Information:

Model	Power	Beam Angle	Mounting	Height	Beam Diameter	Footcandle	Beam Spread	Beam Diameter	Beam Spread
384 LED	150W	120°	10'	10'	10'	10'	10'	10'	10'
175 LED	75W	120°	10'	10'	10'	10'	10'	10'	10'



PATH LIGHT FIXTURE - LABEL A ON PHOTOMETRIC PLAN

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ISSUANCES

No.	Description	Date
1	ISSUANCE	4/23/16