

Board of Zoning Appeals
Meeting Agenda
March 28, 2023
7:00 P.M.

PLEASE TURN OFF CELL PHONES

- I. CALL MEETING TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. ORGANIZATION
Annual Elections (Chair, Vice Chair, Secretary)
- V. MINUTES OF REGULAR MEETING OF September 27, 2022
- VI. CORRESPONDENCE
- VII. REPORTS
Report on Council
Report on Planning Commission
- VIII. CHAIRMAN'S STATEMENT AND SWEARING IN OF APPLICANTS
- IX. OLD BUSINESS
NONE
- X. NEW BUSINESS
 1. SPRINGDALE-KEMPER RE LLC., Property Owner at 11745 Princeton Pike is requesting a variance to: (1) replace 2 Wall Signs (east and west elevations) and 3 Directional Signs (over drive thru), and; (2) add a Wall Sign (west elevation) in violation Zoning Code Section 153.459 (C) (2); which would only permit one Wall Sign (east elevation) and 3 Directional Signs (over drive thru).
PUBLIC HEARING (BZA Application 20230110)
- XI. DISCUSSION
- XII. ADJOURNMENT

Note: The next Board of Zoning Appeals Meeting is scheduled for April 25, 2023.

BOARD OF ZONING APPEALS MEETING
September 27, 2022
7:00 P.M.

I. CALL MEETING TO ORDER

Meeting called to order by Chairman Anderson at 7:00pm

II. ROLL CALL

Members Present: Jeff Anderson, Dave Nienaber, Tom Hall, David Gleaves, Carolyn Ghantous, Doug Stahlgren, Michelle Miller

Staff Present: Carl Lamping

III. PLEDGE OF ALLEGIANCE

IV. SUMMARY MINUTES OF THE REGULAR MEETING OF June 28, 2022

Voice vote taken and the minutes were approved with a 7-0 vote.

V. CORRESPONDENCE - NONE

VI. REPORTS

Report on Council – Ms. Ghantous stated council last met on September 21, 2022.

Report on Planning – Mr. Hall stated planning last met on September 13, 2022.

VII. CHAIRMAN'S STATEMENT AND SWEARING IN OF APPLICANTS

Chairman Anderson read the Chairman's Statement and swore in 2 members of the audience.

VIII. OLD BUSINESS - NONE

IX. NEW BUSINESS

1. PUBLIC HEARING (Application #20221286)

Castinelli Properties, for Skyline Chili Restaurant located at 85 E. Kemper Road, are requesting a variance of the Zoning Code Section 153.459 (C) (3) to allow pole sign on the property with direct frontage on an interstate highway and Zoning Code 153.459 (C) (2) allowing wall signs on building elevations which front a public way.

Mr. Lamping gave an overview of the project which included multiple issues in regards to the pole sign as to location and height.

Applicants, Dustin Pierce and Brooke Alini came forward to explain and provide documentation and provide any additional information requested regarding the proposed pole sign.

Board of Zoning Appeals members asked various questions regarding the proposed pole sign and clarification was provided by the applicants and Mr. Lamping.

Mr. Anderson suggested we should table the pole sign discussion and discuss the wall signs. He then asked if there were questions about square footage and facings for the wall signs from the board.

Ms. Alini gave explanation as to why they feel the additional wall signs are needed.

The Board asked various questions regarding the wall signs and made comments.

Mr. Anderson opened the floor for any additional questions about any of the variance requests that had been made. He also gave the applicants the floor to add anything else they wanted to share.

Mr. Lamping asked that the board consider two motions, one for the wall signs and one for the pole sign and the motion that the board makes clarifies the conditions.

Discussion between the Board and the applicants continued.

Mr. Anderson asked for any final questions or comments.

After no other feedback Mr. Anderson questioned if the board wanted to do seven separate votes or two votes.

Mr. Anderson then stated the Board will accept a motion for two variances to property owner Castinelli Family II LLC at 85 E. Kemper Road regarding BZA application #20221286.

The first variance is requesting a variance to Zoning Code Section 153.49 (C) (2) which allows wall signs on building elevations which front on public way. Specifically the request is to allow two additional wall signs East and West to allow 42 sq. ft. of signage, that's for each sign.

The second variance is in regard to Section 153.459 (C) (3) which allows pole sign with direct frontage on an interstate highway. Several items have been requested in the variance. 1.) Allow replacement of the current pole sign with a new pole sign 2.) Allow the new pole sign to exceed the permitted 8' height, 24' which is the height of the current pole sign. 3.) Remove the additional requests for variances for landscape, the rotating portion of the sign, and setback.

A motion to grant the two variance was made by Mr. Stahlgren, seconded by Mr. Gleaves.

Roll was called on the first section of the motion and the motion was approved with a vote of 7-0.

Roll was called on the second section of the motion and the motion was not granted with a vote of 2-5.

Mr. Anderson stated Mr. Lamping will be able to give the applicant a variance certificate to all the wall signs. The board did not approve the pole sign replacement with the concerns that were raised. Mr. Anderson also stated he does not know that that is a forever decision as the area continues to grow he suspects there will be changes permitted in that area with some of the visibility so you might be able to replace the pole sign at a later time. Mr.

Anderson apologized and stated he hoped the applicants were successful and are able to open soon.

X. DISCUSSION - NONE

XI. ADJOURNMENT

Mr. Anderson moved to adjourn and Mr. Hall seconded.

Mr. Anderson stated we are adjourned.

Respectfully submitted,

_____, 2022 _____
Chairman, Jeffrey Anderson

_____, 2022 _____
Secretary, Tom Hall

City of Springdale



Building Department

(513) 346-5730

11700 Springfield Pike
Springdale, Ohio 45246

Fax (513) 346-5747

Planning/Zoning Application

Date: 02/27/2023

Applicant / Owner

Applicant Name: Brooke Alini
Address: 2328 Florence Ave
City, State, Zip: Cincinnati
Phone: 5132416775
E-mail: brooke@Atlanticsigncompany.com

Owner Name: SPRINGDALE-KEMPER RE LLC
Address: 11745 PRINCETON PK
City, State, Zip: LAS VEGAS, NV 89129
Phone:
Email:

Project

Project Name: Chase Bank
Project Location: 11745 Princeton Pike
City, State, Zip: Cincinnati, OH 45246
Parcel(s):
Dev. Area:

Major Project:
Minor Project:
BZA Hearing: Variance
Permit Type: Sign
Use Group: R - Residential
Flood Hazard:
Project Cost: 0

Project Description: We would like to install a wall sign on the north elevation, which does not have frontage

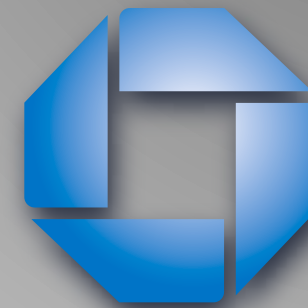
The undersigned Property Owner and/or the Applicant (acting as an Agent for the Property Owner), do hereby covenant and agree to comply with all the laws of the State of Ohio, Hamilton County and the ordinances of the City of Springdale pertaining to land usage, buildings and site development.

Brooke Alini

Name

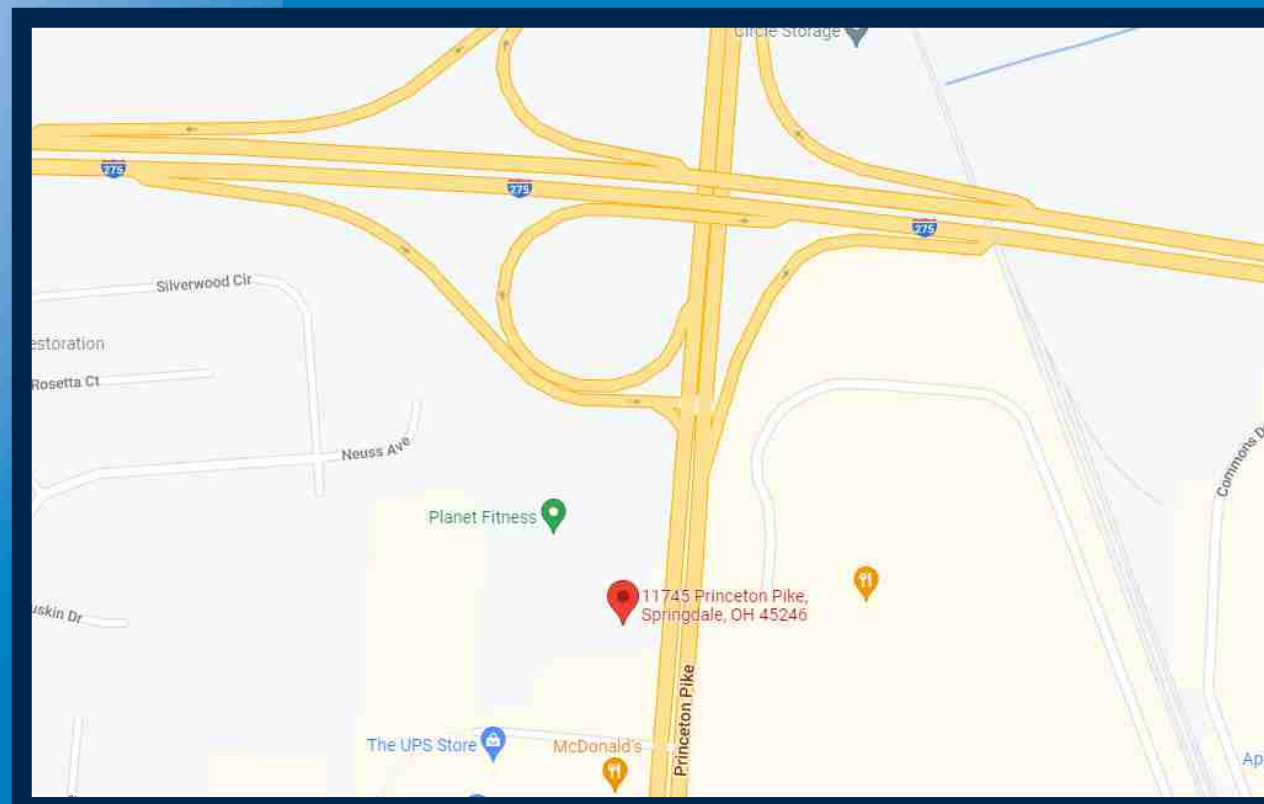
Date

CHASE



#48100R000605

Tri County - Exterior Refresh
11745 Princeton Pike
Cincinnati, OH 45246



REVISION NOTES:

R1: Added detail for new raceway lettersets. - AS - 01/13/23



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**JP Morgan Chase Bank
#48100R000605**

Tri County - Exterior Refresh
11745 Princeton Pike
Cincinnati, OH 45246

Initial Date: 06/14/22
Salesperson: Arthur Navarro
Coordinator: Tracey L Pichierri
Designer: ASena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

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Customer Signature _____ Date _____

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Drawing Number: 22-01099

Project ID: CHASE_48100R000605_1

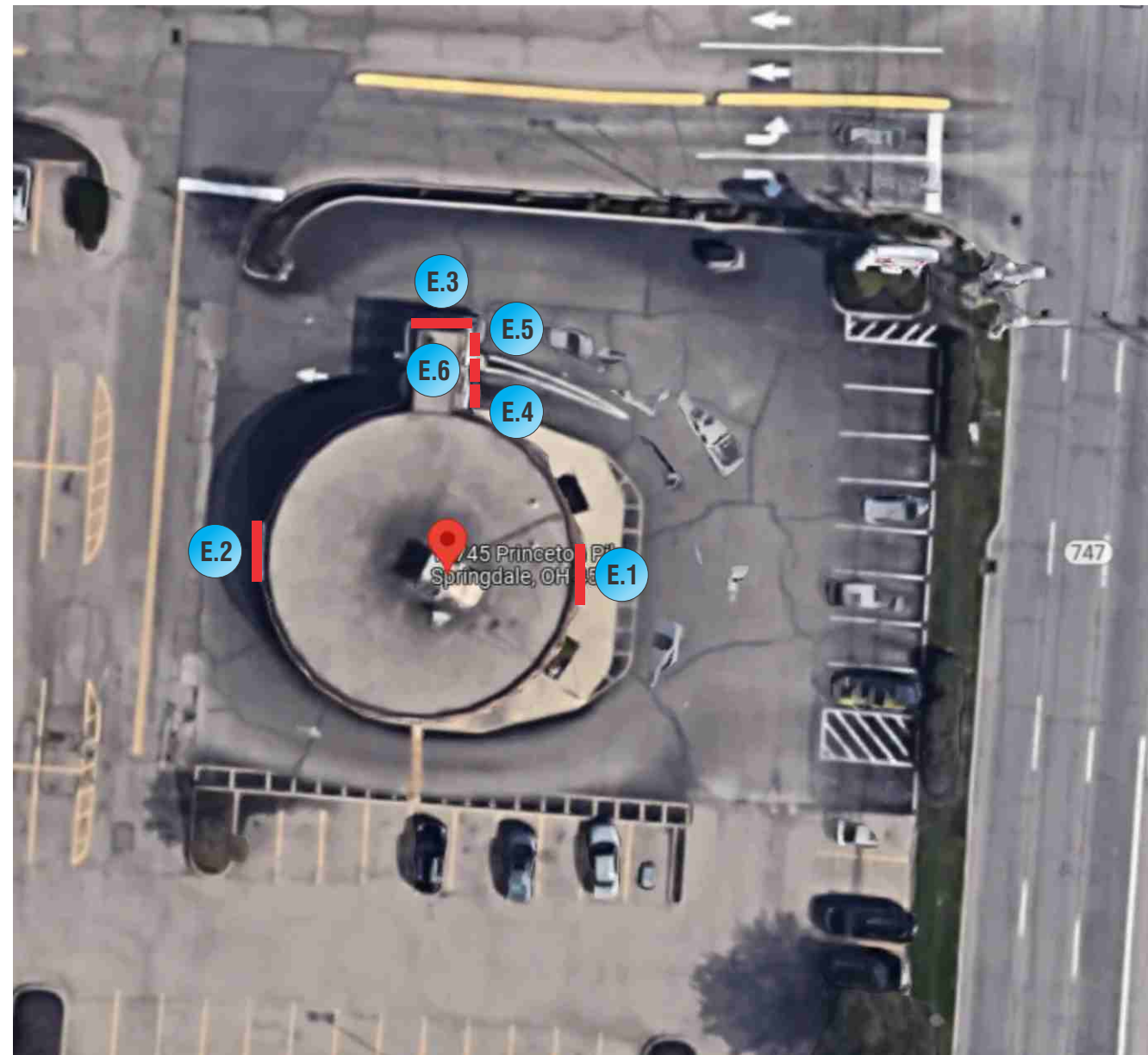
Revision: R1 - 01.13.23

Page:

DRC Page 1

EXTERIOR SIGN LEGEND - ALLOWED

Elevation	Sign No.	Sign Type	Description	Sq.Ft.
East	E.1	LIF-R-WBO-20	20" White Channel Letters and Logo	25.6
West	E.2	LIF-R-WBO-20	20" White Channel Letters and Logo	25.6
North	E.3	LIF-R-WBO-20	20" White Channel Letters and Logo	25.6
	E.4	DU-B	Remove and Re-Install - Existing Drive-Up Lane Designator Sign	
	E.5	DU-C	Remove and Re-Install - Existing ATM Lane Designator Sign	
	E.6	TC-CL-W	Remove and Re-Install - Existing Clearance Sign	
Total Proposed Sq Ft				76.8



SITE PLAN

SCALE: 1/32" = 1'-0"



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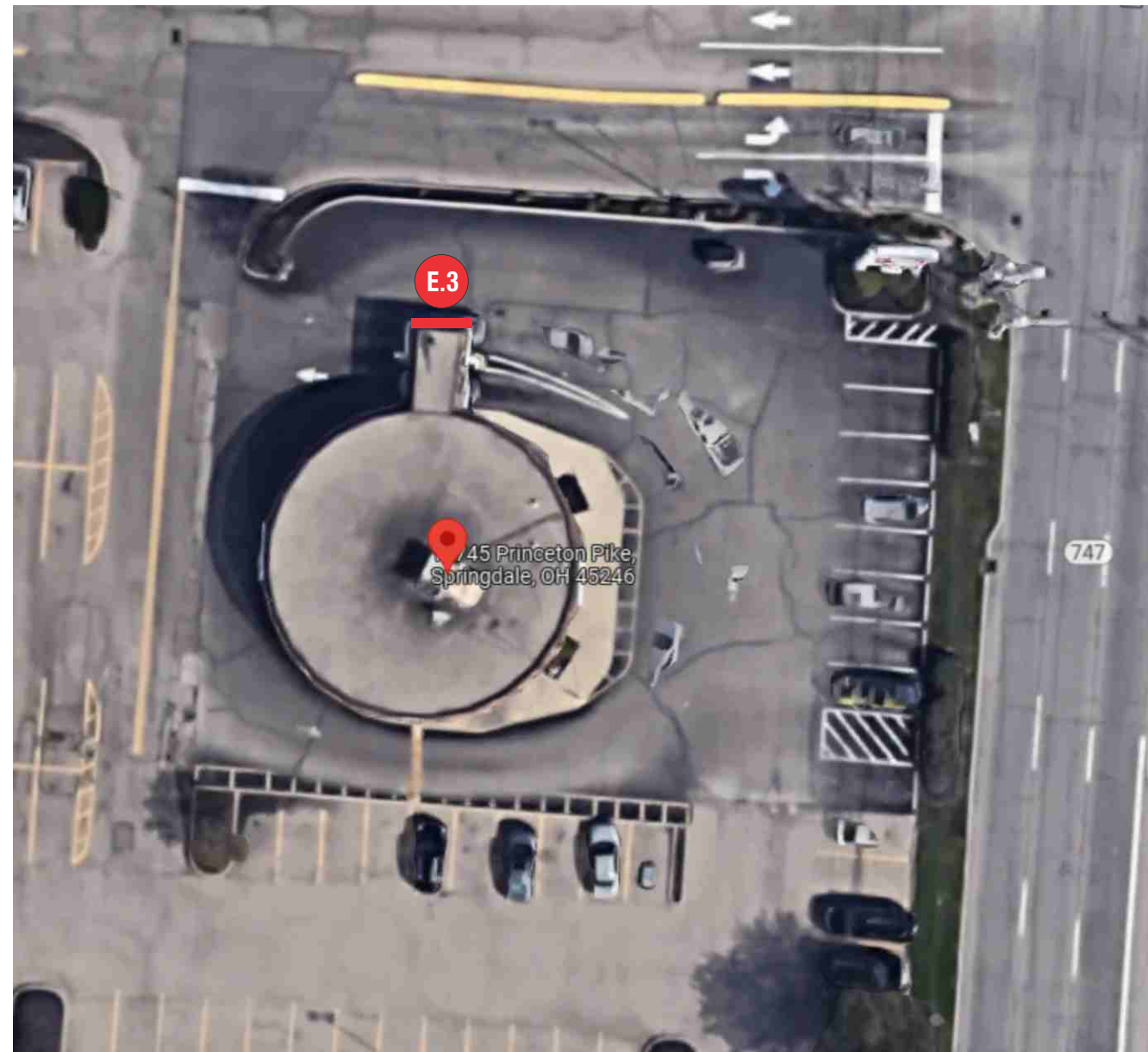
Project ID: CHASE_48100R000605_1

Revision: R1 - 01.13.23

Sign Legend / Site Plan

EXTERIOR SIGN LEGEND - REQUIRES ADDITIONAL APPROVAL

Elevation	Sign No.	Sign Type	Description	Sq.Ft.
North	E.3	LIF-R-WBO-20	20" White Channel Letters and Logo	25.6
Total Proposed Sq Ft				76.8



SITE PLAN SCALE: 1/32" = 1'-0"



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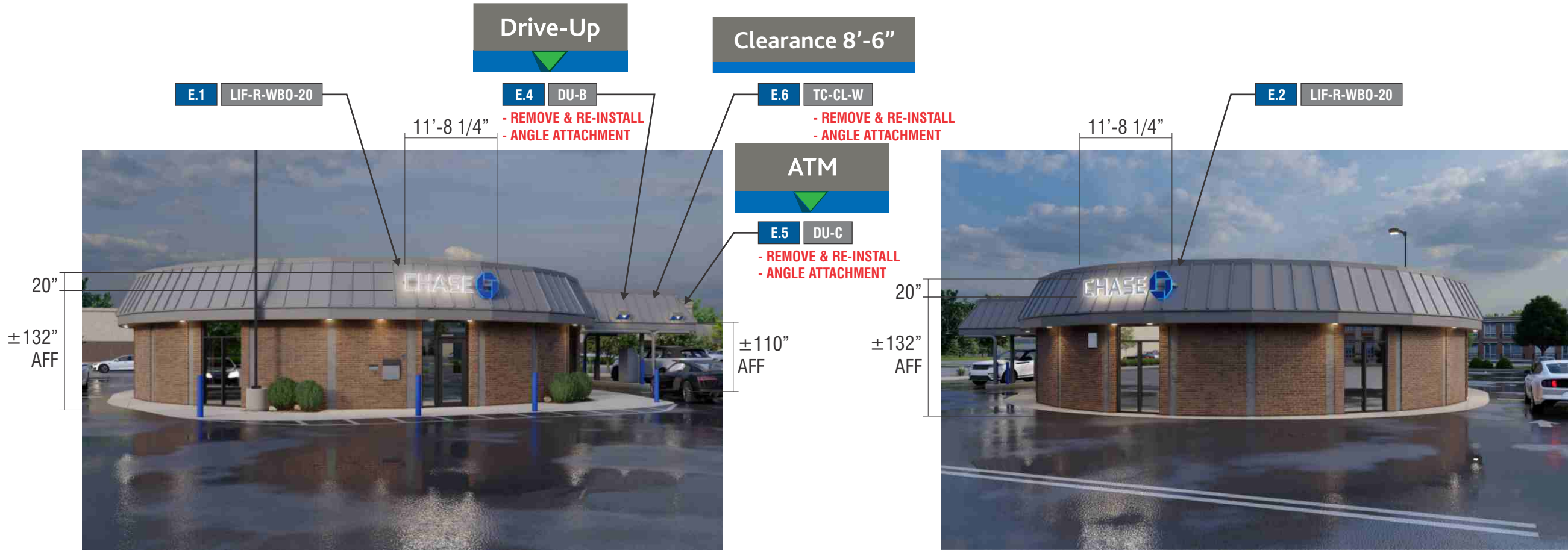
Drawing Number: 22-01099

Project ID: CHASE_48100R000605_1

Revision: R1 - 01.13.23

Sign Legend / Site Plan

SIGNAGE OVERVIEW - ALLOWED



EAST ELEVATION SCALE: 3/32" = 1'-0"
 - NEW RACEWAYS REQUIRED

WEST ELEVATION SCALE: 3/32" = 1'-0"
 - NEW RACEWAYS REQUIRED



NORTH ELEVATION SCALE: 3/32" = 1'-0"
 - NEW RACEWAYS REQUIRED



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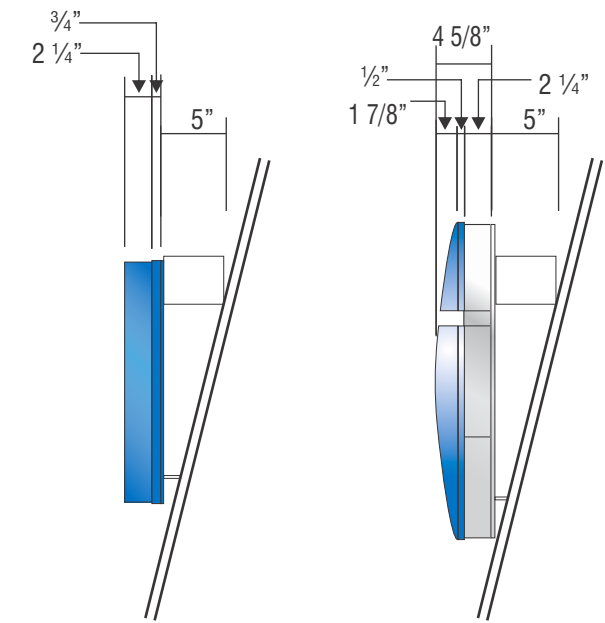
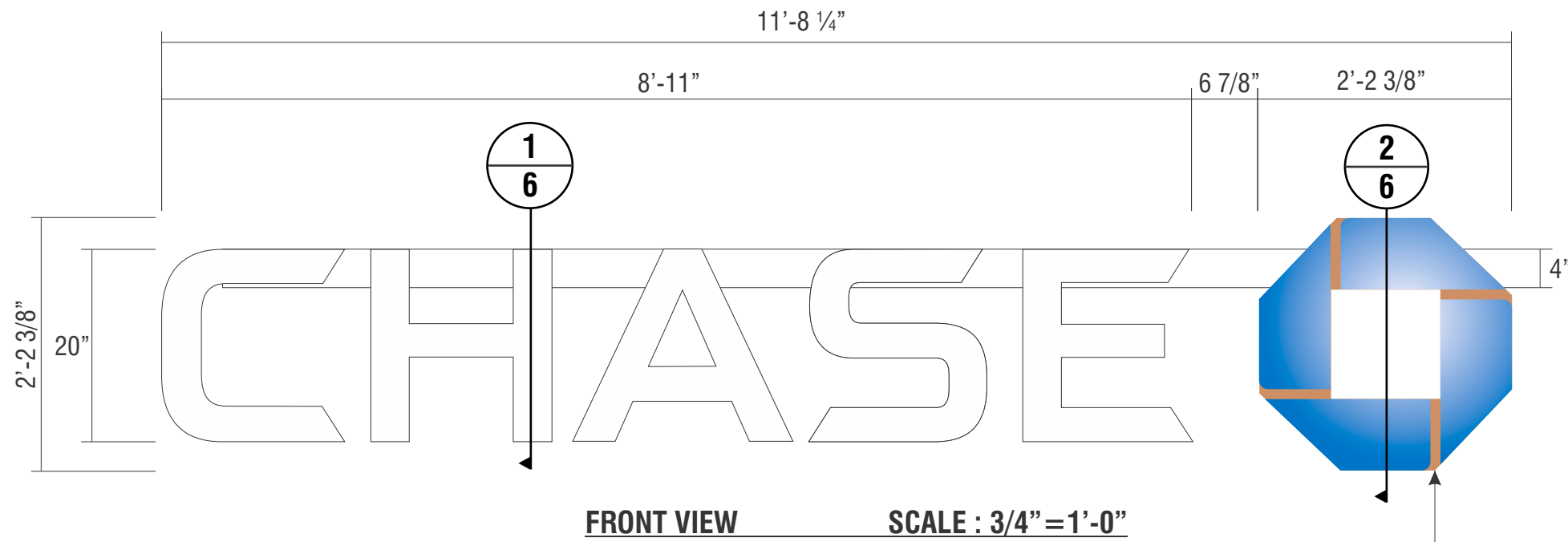
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Exterior Elevations



ENDVIEW OF LETTER
SCALE : 3/4" = 1'-0"

ENDVIEW OF LOGO
SCALE : 3/4" = 1'-0"

E.1 E.2 E.3

SIGN TYPE LIF-R-WBO-20 ATTACHMENT TO BE VERIFIED

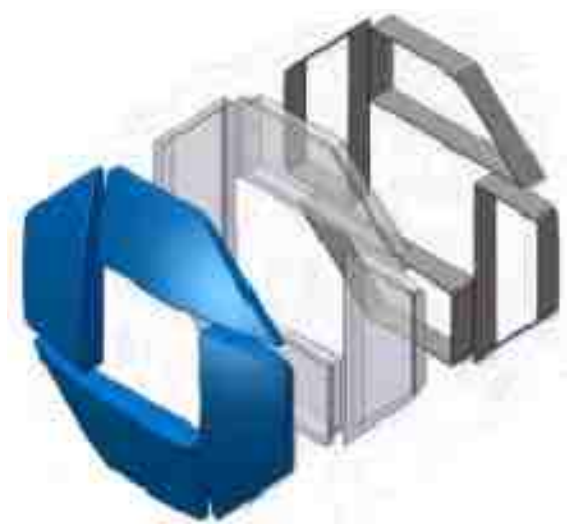
MANUFACTURE AND INSTALL THREE (3) NEW SET OF ILLUMINATED LETTERS & LOGO w/ PLEX FACES & RETURNS

LETTERS:
FACE: .177" ARISTECH #7328 P-95 WHITE PLEX (MATTE SIDE TO BE 1ST SURFACE) CHEM WELDED TO RETURNS
RETURNS: 0.118" x 3" DEEP ARISTECH #6046 BLUE WITH 3635-70 DIFFUSER VINYL ON 2ND (INTERIOR) SURFACE.
BACKS: .080" ALUM BACK WITH 3/4" x .080" OUTSIDE ALUM RETURN AND 1/2" x 1/8" ALUM ANGLE CLIPS ON INTERIOR OF LETTER FOR FACE ATTACHMENT
PAINT: EXTERIOR PAINTED MATTHEWS MP-00366 CHASE BLUE SEMI-GLOSS FINISH (60-70 UNITS) AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
ILLUMINATION: SLOAN PRISM 7100K STANDARD #701269 7WSJ1-MB WHITE LEDs AND SLOAN POWER SUPPLY REQUIRED FOR PROPER EVEN ILLUMINATION.

LOGO:
BACKS: .080" ALUM BACK WITH STACK WELDED 3" x .080" ALUM RETURNS.
LOGO CAN FACE: .080" ALUM BRIDGE ELEMENTS WELDED TO INSIDE & OUTSIDE RETURNS
PLEX FACE: .118" THERMO FORMED ARISTECH #6046 BLUE LOGO ELEMENTS CHEM WELDED TO 3/4" CLEAR PLEX 2ND SURFACE FACES.
PAINT: EXTERIOR PAINT MATTHEWS "CHASE NICKEL" #MP-19891 GLOSS FINISH AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
ILLUMINATION: SLOAN PRISM #701269 BLSJ1-MB BLUE LEDs AND SLOAN POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION
RACEWAY: .063" BRAKE FORMED ALUM. RACEWAY, SIGNTech LIBRARY 1014A
RW PAINT : PAINT RACEWAY TO MATCH BUILDING COLOR - **(COLOR TO BE VERIFIED)**

ATTACHMENT : LOWER PORTION OF LETTERS TO HAVE #10, TEK SCREWS AND SPACERS ATTACH TO WALL
SPACERS PAINT : SPACERS PAINTED TO MATCH BUILDING COLOR - ??? (COLOR TO FOLLOW)

ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION
 As required by standard #2161, Signtech Electrical Advertising, Inc., exclusively uses secondary Ground fault-Interrupted (GFI) transformers.
 Each Sign MUST have: - A dedicated branch circuit
 - Three wires : Line, Ground, and Neutral.
 - Wire Size : Min 12 GA THHN Copper Wire.
 NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.
 - The ground wire must be continuous & go from the sign to the panelboard ground bus.
 - Voltage between ground and neutral should measure no more than 3 volts.
 - Power to the sign must be done by a licensed electrical contractor or licensed electrician.



3D VIEW OF OCTAGON

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MEMBER OF
 WSA INTERNATIONAL SIGN ASSOCIATION
 CESA CALIFORNIA ELECTRIC SIGN ASSOCIATION

JP Morgan Chase Bank #48100R000605

Tri County - Exterior Refresh
 11745 Princeton Pike
 Cincinnati, OH 45246

Initial Date: 06/14/22
 Salesperson: Arthur Navarro
 Coordinator: Tracey L Pichierri
 Designer: ASena
 Scale: As noted

CUSTOMER APPROVAL

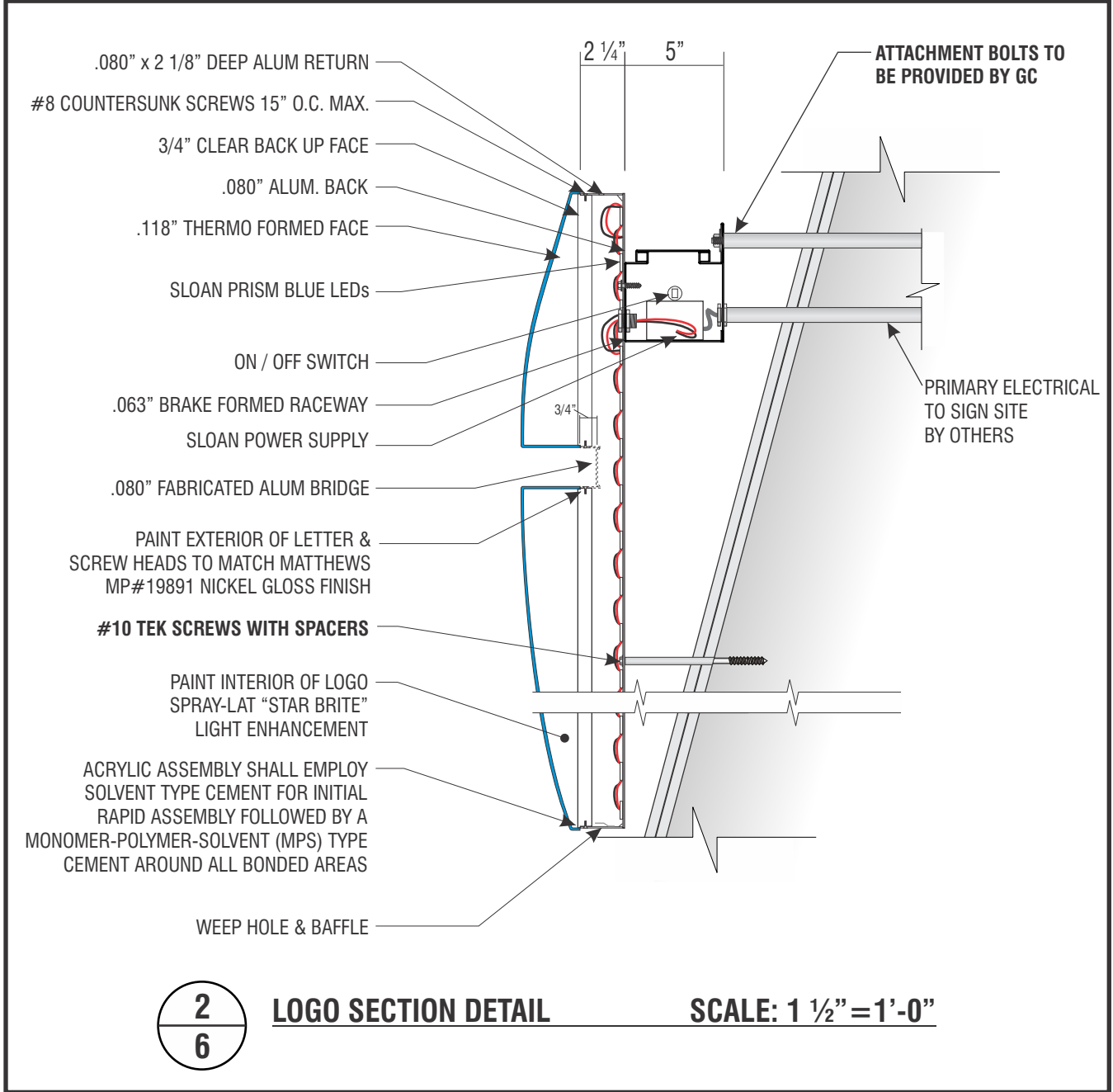
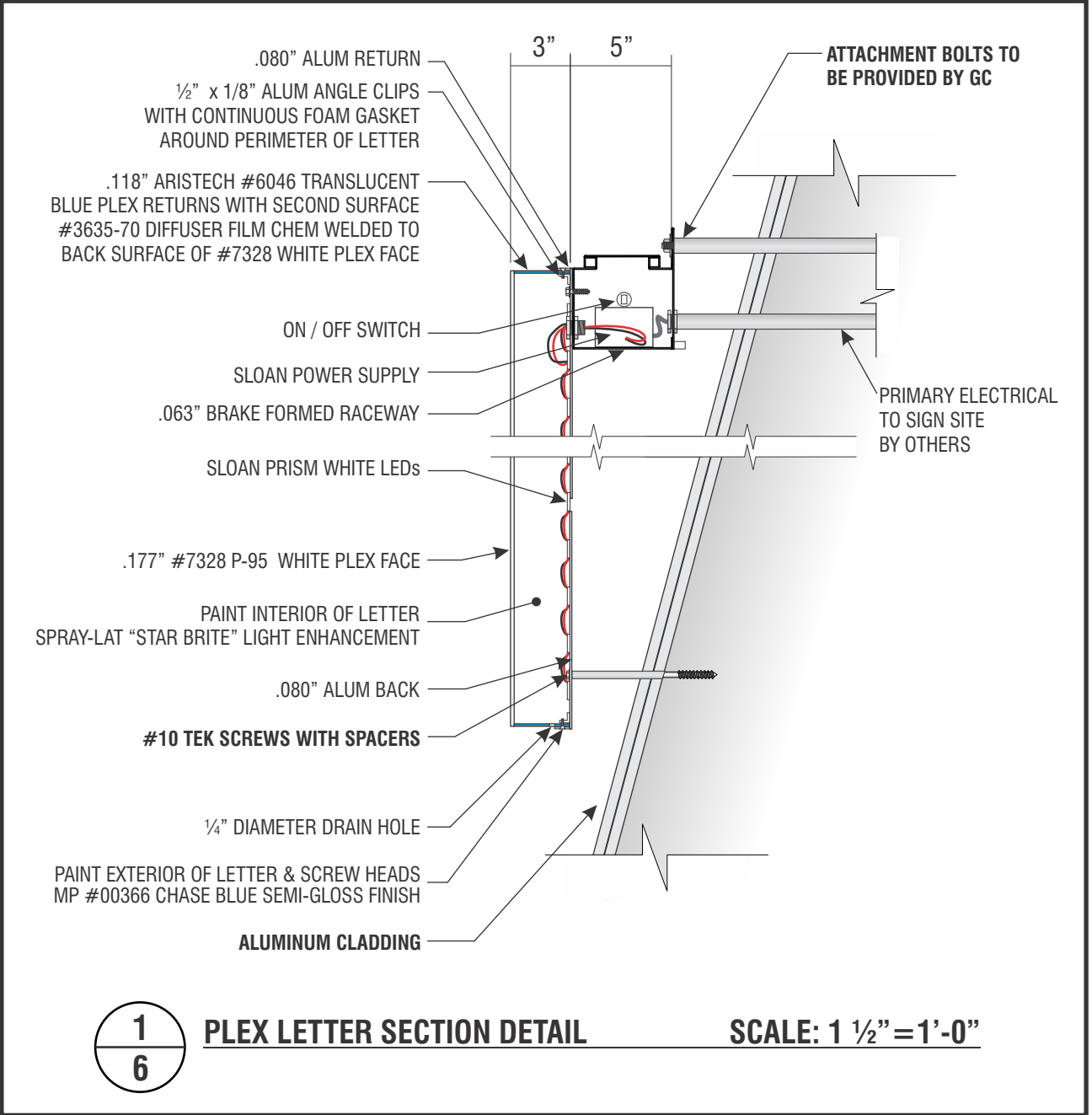
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 Revision: R1 - 01.13.23

ATTACHMENT METHOD TO BE VERIFIED BY INSTALLER AT THE FIELD DEPENDING ON WALL TYPE AND ACCESS.



VERIFY WALL MATERIAL



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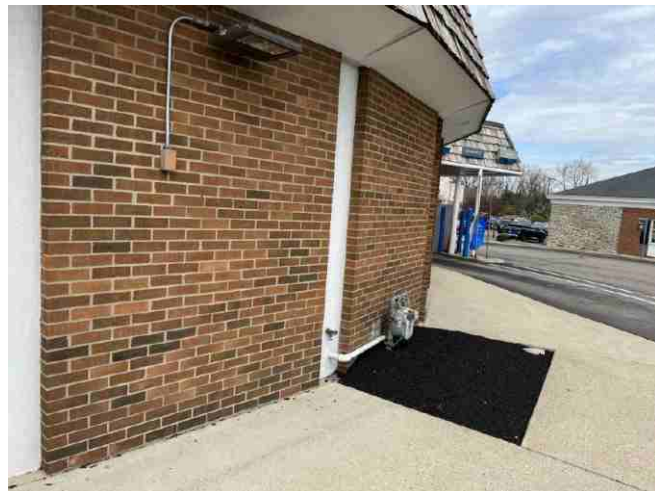
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EXISTING CONDITIONS



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Existing Conditions

February 1, 2023

Mr. Carl Lamping
Building Official
City of Springdale
11700 Springfield Pike
Springdale, OH 45246

RE: Chase Bank – 11745 Princeton Pike
Application # 2023-0033

Dear Mr. Lamping:

It is my understanding that Signtech has made an application for new wall signage for the Chase Bank located at 11745 Princeton Pike. This property is located within the “GB” General Business District and is permitted the following wall signage per Section 153.459 (C) of the Zoning Code:

Signage equal to 1.5 x the building frontage lineal feet + 20 square feet. The maximum wall sign area for any one sign is 150 square feet. Signs are to be constructed of channel cut letters projecting not more than 18 inches from the building wall.

The Chase Bank building has frontage on Princeton Pike and is permitted signage on its east elevation. The area of the permitted signage is based on the building frontage which was not provided. Based on CAGIS, staff estimates the “frontage” of the building to be approximately 65 feet which would allow 117.5 square feet of sign area on the east elevation. The applicant is proposing to install three “Chase” signs, one each on the east, west, and north building elevations. Only the sign proposed for the east elevation is permitted. The site currently has nonconforming signage on the west which may remain provided it is not altered.

If the applicant wishes to pursue additional signage for the west and north elevations, a variance would be needed from the Board of Zoning Appeals. Should you have any questions, please call me.

Sincerely,



Anne F. McBride, FAICP

AFM/ss

MDC #499

CONDITIONS AND FINDINGS OF THE BOARD OF ZONING APPEALS

Application Number: **20230110**

Property Address: **11745 PRINCETON PK**

Date of Meeting: **March 28, 2023**

Requested Variance: **Property Owner at 11745 Princeton Pike is requesting to: (1) replace 2 Wall Signs (east and west elevations) and 3 Directional Signs (over drive thru), and; (2) add a Wall Sign (west elevation) in violation Zoning Code Section 153.459 (C) (2); which would only permit one Wall Sign (east elevation) and 3 Directional Signs (over drive thru).**

(Extracted from Zoning Code Section 153.206 (B) Review Factors

CRITERIA	STAFF COMMENT	NOTES
Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness, or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions.	<p>Staff does believe there are special circumstances.</p> <p>The proposed signs are generally replacement of existing signs (all but one wall sign on north elevation).</p> <p>The existing site has multiple drives (but only one side is a public way).</p>	
Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.	We believe the property will yield a reasonable return without the variance.	
Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.	We believe the variance request to replace the existing walls sign is not substantial, but that the request to add a Wall sign on the north elevation is substantial.	
Whether the essential character of the neighborhood would be substantially altered or whether adjacent properties would suffer substantial detriment as a result of the variance.	We believe the essential character of the neighborhood would be substantially altered; as this code requirement is standard throughout the City.	
Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and refuse pick-up	We believe the variance would not adversely affect the delivery of governmental services.	

CONDITIONS AND FINDINGS OF THE BOARD OF ZONING APPEALS

Application Number: **20230110**

Property Address: **11745 PRINCETON PK**

Date of Meeting: **March 28, 2023**

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CRITERIA	STAFF COMMENT	NOTES
Whether special conditions or circumstances exist as a result of actions of the owner	No Special Conditions are known	
Whether the property owner's predicament can feasibly be obviated through some method other than a variance	No.	
Whether the spirit and intent behind these code requirements would be observed and substantial justice done by granting a variance	The spirit and intent behind these code requirements would not be observed by granting a variance	
Whether the granting of the variance requested will confer on the owner any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district	We do not believe that granting this variance as requested would confer a special privilege that is denied by this regulation to other lands, structures, or buildings in the same district	
No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts		