COLERAIN TOWNSHIP BOARD OF ZONING APPEALS
Regular Meeting
4200 Springdale Road - Cincinnati, Ohio 45251
Wednesday, January 24, 2018 – 6:30 p.m.

1. Meeting called to order.

2. Pledge of Allegiance.

3. Explanation of Procedures.

4. Roll Call.

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

6. Hearing of Appeals:

   Tabled 11/29/2017:
   BZA2017-18 – Request for variance from Section 15.3, Section 15.5.4, Section 15.8.2(C), Section 15.8.2(C)(1), Section 15.8.2(C)(3), and Section 15.12.2.
   Location: 9529 Pippin Road, Cincinnati, OH 45231
   Application/Owner: Bob Carpenter, CSS Inc. / Kosuru Holdings LLC

   Tabled 12/20/2017:
   BZA2017-19– Request for variance from Section 15.5.4, Section 15.8.3(D), Section 15.8.3(H)(8), Section 19.9.1(B), Section 15.9.1(C), 15.9.1(D), and 15.9.2(B).
   Location: 8195 Colerain Avenue
   Applicant/Owner: Bob Carpenter, Carpenter Sign Service / Thornton's Inc.

7. Unfinished Business: None.

8. Approval of Minutes: December 20, 2017 meeting.

9. Next Meeting: February 28, 2018.

10. Administrative Matters: None.

11. Adjournment.

4200 Springdale Road
Colerain Township, OH 45251

Staff Report:	Board of Zoning Appeals
Case#	BZA2017-18
Variance Request:	Freestanding Sign Variances
Location:	9529 Pippin Rd.
Meeting Date:	January 24, 2018
Prepared by:	Marty Kohler Senior Planner

Bob Carpenter of CSS Signs representing property owner Kosuru Holdings, LLC has requested variances from Section 15.3, Section 15.5.4, Section 15.8.2(C), 15.8.2(C)(1), 15.8.2(C)(3), and Section 15.12.2 of the Zoning Resolution to allow for additional pylon sign height and size.

Case History:

This is a variance case that was heard by the BZA on November 29, 2017, and was tabled to give the applicant the opportunity to consider additional alternatives that would be more favorably considered by the BZA. Concerns were expressed by the BZA about the non-conforming billboard, the sign height, the sign size, and the lack of landscaping.

The Northbrook Shopping Center is located on about three acres and is bordered on all sides by public streets being Pippin Rd., Pulver Dr. and Hyannis Dr. The building was constructed in 1958 and contains about 38,679 square feet of floor area. Until recently the center contained a thrift store and currently contains a Dollar General with the majority of the space being vacant. It appears from the entry configuration on the front of the building that the center can accommodate up to six tenants.

The Northbrook Shopping Center site contains a non-conforming billboard sign at the northeast corner. The site formerly also contained a non-conforming pylon sign at the southeast corner of the property. The Hamilton County Engineer has widened Pippin Road on the east and south side of the site and also acquired additional right-of-way which included the former pylon sign. The previous property owner was compensated for the value of the sign.

Previous Proposal

The owner of the Northbrook Shopping Center is seeking to replace the previous pylon sign with a comparable size sign. Staff has no information regarding the dimensions of the previous sign, however it appears from the older street views of the property that the sign was about 15 feet tall and about 100 square feet in size. The sign proposed at the November 29, 2017, Public Hearing was 71.3 square feet in size and 15 feet tall. The location for the proposed sign would be at the same southeast corner of the site and would conform to the setback standards.

Current revised Proposal

The applicant has submitted a revised drawing indicating a sign to be installed in the same location as the previous proposal and in compliance with the 70 square foot maximum size allowance. The sign is proposed to be 10'3" tall which is 4'9" shorter than the previous proposal but 4'3" taller than allowed. The drawing indicates 70 square feet of landscaping at the base which meets the code requirement, however a detailed landscape plan is needed for a Zoning Certificate.

Zoning Regulations:

The property is zoned B-1 Neighborhood Business district. The purpose of the district is as follows:

> The B-1 Neighborhood Business District is intended primarily for professional office uses, personal service uses and retail service uses, which dispense convenience goods and services directly to consumers on the premises. This district is designed to serve local residential neighborhoods with a highly varied grouping of indoor business services.

The sign allowance for pylon signs in the B-1 district is smaller than the allowance for the B-2 General Business District. Neighborhood districts are intended to be smaller in scale and oriented to provide services to the immediately surrounding neighborhood. The zoning variance request pertains to the following sections of the Zoning Resolution:

Compliance with sign regulations: Section 15.3 requires compliance with the sign regulations for signs erected, placed or maintained within the Township.

Landscaping: Section 15.5.4 requires landscaping surrounding the sign equal in size to the area of the proposed sign. The new sign is proposed to be located within the existing asphalt parking area. No landscaping is proposed on the plan. If the sign were to be constructed at its maximum allowable size, the landscape requirement would be 70 square feet. **(requirement met with the revised submission)**

Multiple Signs: Section 15.8.2(C) allows for only one ground mounted sign per parcel in the B-1 zoning district. The site currently contains one non-conforming billboard sign. **(still proposing non-compliance)**

Sign Height: Section 15.8.2(C)(1) restricts the height of a ground sign to 6 feet and the proposed height is 15 feet tall. **(Still proposing non-compliance)**

Sign Size: Section 15.8.2(C)(3) restricts the size of the sign to 70 square feet (per side) and the proposed size is 71.3 square feet. The size is based on ½ square feet of sign area for every foot of lot frontage on a public street with a maximum of 70 square feet in the B-1 zone. **(requirement met with the revised submission)**

Non-Conforming Signs: Section 15.12.2 requires that signs lose their non-conforming status when replaced, therefore and new sign must meet the current zoning standards. **(Still proposing non-compliance)**

Staff Findings:

1. The sign variances requested are substantial since the zoning resolution encourages the elimination of non-conforming signs and encourages restrictions on the number, and height of signs.
2. The granting of the variances would result in an increase in the overall sign area allowed for the property.
3. The property in question would likely yield a reasonable return without the variance.
4. The granting of the variance would probably not have a negative impact on neighboring property but would create a precedent to allow for the replacement of other non-conforming signs in a non-conforming manner if requested by similar properties.
5. The granting of the variance request would result in a larger amount of signage for the subject property than other surrounding properties.
6. Approval of the sign variances would not affect the delivery of government services.
7. There are no unusual topographic or site configuration issues related to this property which would prevent the reasonable application of the sign regulations.
8. By taking into consideration the benefit to the applicant if the variance is granted, as weighed against the potential detriment to the health, safety and welfare of the neighborhood and broader community, staff finds that substantial justice would be done by not granting the variances for replacement of the non-conforming sign.

Staff Recommendation: <u>DENIAL</u> OF ALL SIGN VARIANCE REQUESTS.

APPLICATION FOR APPEAL
COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

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

An appeal must be filed within 20 calendar days of the action causing the appeal (ORC 519.15)

Application number: BZA 2017-018

Owner: KOSURU HOLDINGS, LLC Applicant: BOB CARPENTER

Property Address: 9513-35 PIPPIN RD.

City: CINCINNATI, OHIO State/Zip: 45239

Applicant Address: 9437 HARRISON AVE.

City: CLEVES State Zip OHIO 45002

Phone:

Auditor's Book-Page-Parcel Number: **510** -- 0052 -- 0142-00

Zoning Classification:

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

Required Documents:

- ✓ Signed, typewritten *Justification of Variance* statement addressing the items listed on the reverse of this page - **8 copies**.
- ✓ Site Plan (surveyor/engineer's seal may be required) and construction drawings - **8 copies**.
- ✓ Names and addresses of adjacent property owners (use County Auditor's records) - **2 copies**.
- ✓ Plat showing adjacent property owners - **2 copies**.
- ✓ Fees.

Office use only:	*Appeal Fee:*	
	Legal Notice:	
	Mailing/adjacent Property Owners:	
	Total Amount Paid:	

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

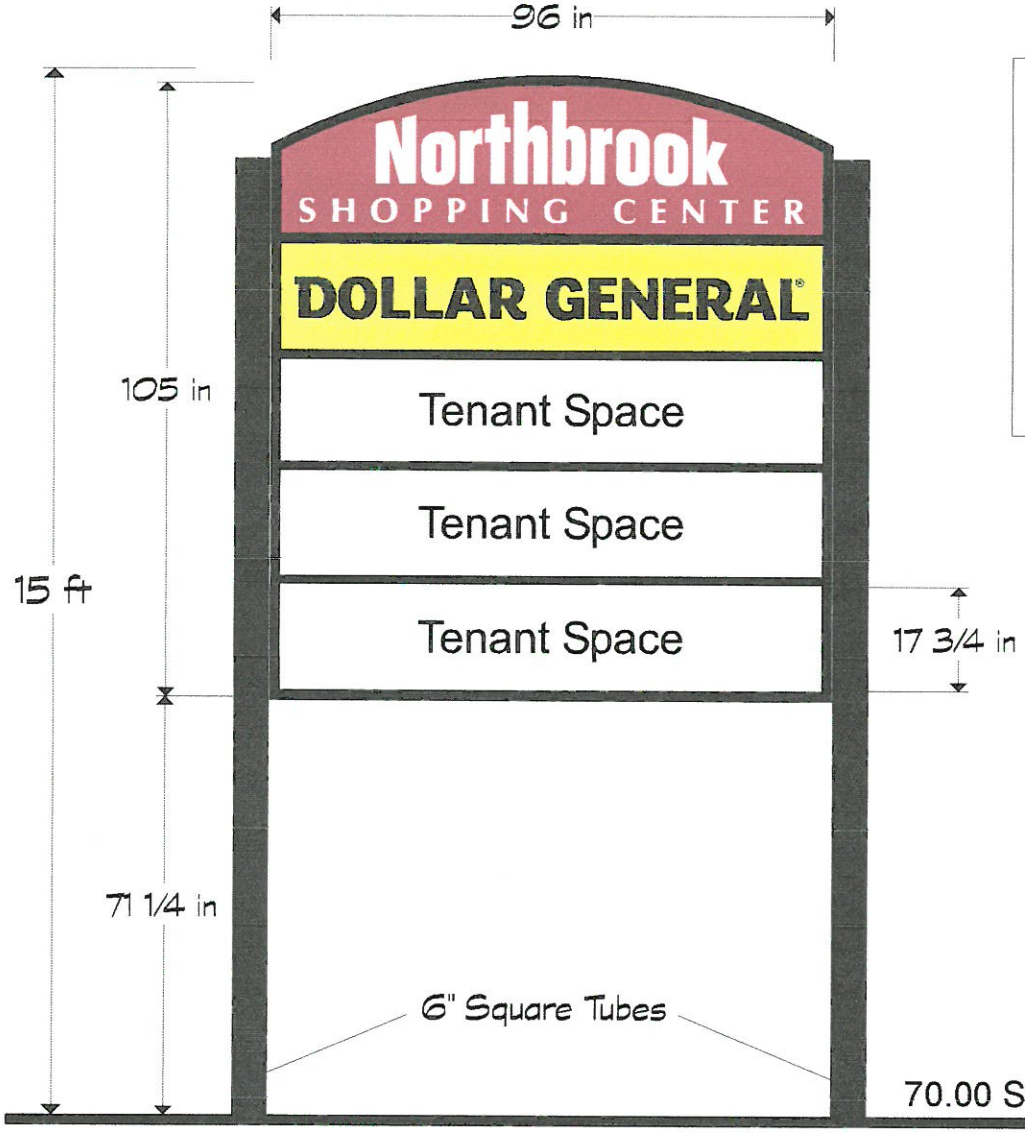
Signature of Property Owner:

Signature of Applicant (if not the Owner): ✓ Bob Carpenter

✓

(over)

PROPOSED POLE SIGN



70.00 SQ.FT. PER SIDE

CABINET SPECIFCATIONS:

Polycarbonate Faces
Vinyl Print
U.V. Coated
Aluminum Cabinet

ILLUMINATION:

White Premium 12 volt LED's

NOTE: This rendering is for presentation purpose only. Sizes may vary, and colors may appear different from monitor or printer inks.
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Customer Approval: X Date:

Landlord Approval: X Date:

Northbrook Shopping Center
9513-9535 Pippin Rd
Cincinnati, OH 45231

File: Northbrook SC
Date: Oct 23, 2017 Rev: Large

We are an Underwriters Laboratories Listed Sign Company

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

CARPENTER SIGN SERVICE
Since 1964

Phone
513-381-7915

CARPENTER SIGN SERVICE

FAX
513-381-6915

9437 Harrison Ave.
Cleves, OH 45002

BOARD OF ZONING APPEALS

OCTOBER 23, 2017

COLERAIN TOWNSHIP
4200 SPRINGDALE RD.
CINCINNATI, OHIO 45251

TO WHOM IT MAY CONCERN:
MY NAME IS BOB CARPENTER OF CSS SIGNS, INC. AND I AM ACTING AS AGENT FOR THE PROPERTY OWNERS IN THIS ACTION.
I HAVE SUBMITTED AN APPLICATION FOR NEW SIGNAGE AT THE PROPERTY KNOWN AS 9129 PIPPIN RD. IT WAS REFUSED ON OCTOBER 18, 2017, UNDER SECTIONS 15.3, 15.8.2[C][1] , 15.8.2[C] AND 15.12.2. THE MAXIMUM SIZE ALLOWABLE IS 70 SQ. FT. WITH AN OVERALL HEIGHT OF 6'. ATTACHED DRAWINGS SHOW A PYLON 15' TALL AS THE PROPOSED NEW SIGN AREA IS 70 SQ. FT., WHICH IS THE ALLOWED FOR THE PROPERTY ZONING. THEREFOR WE WOULD ONLY BE REQUESTING A VARIANCE FOR THE OVERALL HEIGHT. ALSO NEEDING AN ALLOWNANCE TO RULING OF ONLY ONE FREE-STANDING SIGN PER RARCEL. THE EXISTING BILLBOARD IS AN OFF PREMISES ADVERTISING SIGN HAVING NOTHING TO DO WITH THE ACTIVITIES IN THE SHOPPING CENTER WHATSOEVER. FT. NO SPECIAL ADVANTAGE OR CONDITION WOULD RESULT FROM GRANTING THIS VARIANCE. THE VARIANCE IS NOT IN ANY WAY FOR A USE NOT ALLOWED IN OTHER SHOPPING CENTERS IN THE TOWNSHIP IN WHICH WE ARE LOCATED.
THE PROPOSED DESIGN IS IN KEEPING WITH NATURAL, SCENIC AND HISTORICAL FEATURES OF THE NEIGHBORHOOD. DRAWINGS HAVE BEEN SUBMITTED WITH THIS APPLICATION TO SHOW THE DESIGN AND LOCATION OF THE PROPOSED SIGNAGE.

THANK YOU FOR YOUR CONSIDERATION IN THIS MATTER

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

carpentersigns@cs.com
www.carpentersigns.com

PROPOSED MONUMENT SIGN

70 Sq Ft

70 SQ. FT. MIN. LANDSCAPE AREA AROUND SIGN

CABINET SPECIFCATIONS:

Polycarbonate Faces
Vinyl Print
U.V. Coated
Aluminum Cabinet

ILLUMINATION:

White Premium 12 volt LED's

DRAWN BY BENJI

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.

Customer Approval: X Date:

Landlord Approval: X Date:

Northbrook Shopping Center
9513-9535 Pippin Rd
Cincinnati, OH 45231

File: Northbrook SC

Date: Nov 30, 2017 Rev:

We are an Underwriters Laboratories Listed Sign Company

9437 Harrison Ave.
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carpentersigns.com

CARPENTER SIGN SERVICE
Since 1964

4200 Springdale Road
Colerain Township, OH 45251

Staff Report:	Board of Zoning Appeals
Case#	BZA2017-19
Variance Request:	Freestanding Sign Variances
Location:	8195 Colerain Ave.
Meeting Date:	January 24, 2017
Prepared by:	Marty Kohler Senior Planner

Bob Carpenter of CSS Signs representing property owners Thornton's Inc. and Roller Fun LLC has requested variances from Section 15.5.4, Section 15.8.3(D), Section 15.8.3(H)(8), Section 15.9.1(B), Section 15.9.1(C), 15.9.1(D), and 15.9.2(B) to allow for an additional off-site freestanding sign for Roller Fun LLC on Thornton's Inc. property.

Case History:

The Thornton's Fuel and Convenience Store was constructed at the southwest corner of W. Galbraith Rd. and Colerain Ave. in 2015. The site formerly contained a BP fuel station and a non-conforming billboard on a smaller lot. An additional lot to the west of the BP station, originally owned by Roller Fun LLC, was acquired in order to building the Thornton's fuel station. In 2017, The Place (formerly known as Skatin' Place) owned by Roller Fun LLC underwent a major expansion and was granted variances from the BZA for impervious surface, architectural design, parking, buffering, and landscaping. The Thornton site is joined to the The Place property by a driveway connection at the rear of Thornton's that crosses Lina Place to The Place.

The Thornton's site was issued zoning certificates for wall and freestanding signs at the time of redevelopment of the site. The building is eligible for 144 square feet of wall signs according to the building street frontage. A total of 99 square feet of wall signs are installed on the building and canopy. The freestanding sign is allowed to be up to 150 square feet in size and 15 feet tall. The sign installed is 99.5 square feet in size and 15 feet tall. The freestanding sign contains an electronic reader board. An existing large billboard sign was allowed to remain on the property after the redevelopment.

The Place was issued zoning certificates for wall signs. The building is eligible for 150 square feet of wall signage based on building street frontage. The three building signs, which were issued permits, total 150 square feet. The Place property has 20 feet of lot frontage on W. Galbraith Rd. and has a non-conforming pylon sign at that location. The driveway associated with the W. Galbraith Road frontage is separated from the Thornton's frontage on Galbraith by a Lebanon Citizens branch bank. The Place also has about 223 feet of lot frontage on Lina Place but has no freestanding sign on Lina Place. The allowable freestanding sign area based on total lot frontage is 121.5 square feet. The current The Place sign on W. Galbraith Rd. is about 20 feet tall, 50 square feet in size and set back from the sidewalk about three feet.

Current Proposal

The owner of The Place is proposing to install a freestanding sign on the adjacent Thornton's property. The proposed sign would be located on the west side of the westernmost driveway entrance from W. Galbraith Road. The purpose is to encourage the use of the Thornton's entrance from W. Galbraith Rd. as the primary means of entry to The Place property. While this arrangement is anticipated to be acceptable to both Thornton's and The Place, the Colerain Zoning Resolution prohibits off site advertising in this manner. Please see the attached letter from Thornton's referencing their interest in the project. A letter of refusal was issued to Carpenter Signs on November 2, 2017, based on violations of code sections noted above.

Zoning Regulations:

The property is zoned B-2 General Business district. The purpose of the district is as follows:

> The B-2 General Business District is intended to provide for a wide range of retail sales and services that would relate to the varied needs of the Township, the business community, and the visitor. The general uses in this district rely heavily on vehicular traffic and thus are located appropriately on arterial roadways and highways.

Billboard Definition: Section 16.2 provides the following definition "Sign, Off-Premises shall mean any sign, including billboards, that advertises or otherwise directs attention to an activity not on the same lot where the sign is located". The proposed sign contains a message advertising a business that is not located on the Thornton's property.

Landscaping: Section 15.5.4 requires landscaping surrounding the sign equal in size to the area of the proposed sign. The new sign is proposed to be located in the grass area to the west of the western driveway. No landscaping is proposed on the plan, however the justification letter attached to the BZA application notes an intent to provide the required landscaping equal in size to the size of one face of the sign.

Multiple Signs: Section 15.8.3(D) allows for only one ground mounted sign per parcel in the B-2 zoning district. The site currently contains one freestanding sign for the Thornton's fuel station and one additional non-conforming billboard sign.

Spacing of Electronically Activated Signs: Section 15.8.3(H)(8) requires a 1000 foot separation of electronically activated signs (EAS) on the same side of the street. The proposed sign is 270 feet from the current Thornton's sign that contains an EAS and 130 feet from the Lebanon Citizen's sign to the west that also contains an EAS.

Section 15.9:

One Billboard Per Parcel: Section 15.9.1(B) stipulates that only one off-premises billboard signs is allowed per parcel and the parcel currently contains another billboard.

Sole use of Property: Section 15.9.1(C) requires that a billboard be the only use permitted on the property. This property contains a fuel station, convenience store and non-conforming billboard.

Setback Requirement for Billboard - Section 15.9.1(D) requires that billboard meet the building setbacks for the district in which it is located. The required front setback in the B-2 zoning district which is 50 feet and the proposed setback is 10 feet.

Spacing of Billboards: Section 15.9.2(B) requires a space separation of 500 feet between billboard signs and the proposed spacing is 290 feet.

Zoning Note:

The Place owners could comply with zoning regulations by the replacement of the existing freestanding sign at the Galbraith Rd. entrance between the BMV and Lebanon Citizens with a new sign set 10 feet back from the sidewalk, 15 feet in height maximum, and 121.5 square feet in size with no EAS.

An additional driveway sign could be legally installed per section 15.8.3(F) at the proposed location on the Thornton's property 10 feet behind the sidewalk, 4 square feet in size and 3 feet in height with no EAS.

Staff Findings:

1. The sign variances requested are substantial since the zoning resolution encourages the elimination of non-conforming signs and encourages restrictions on the number of signs, Electronically Activated Signs, billboard signs and landscaping of signs.
2. The granting of the variances would result in an increase in the overall sign area allowed for the property.
3. The properties in question would likely yield a reasonable return without the variance.
4. The granting of the variance would probably not have a negative impact on neighboring property but would create a precedent to allow for the replacement of other non-conforming signs in a non-conforming manner if requested by similar properties.
5. The granting of the variance request would result in a larger amount of signage for the subject property than other surrounding properties.
6. Approval of the sign variances would not affect the delivery of government services.
7. There are no unusual topographic or site configuration issues related to the properties which would prevent the reasonable application of the sign regulations.
8. By taking into consideration the benefit to the applicant if the variance is granted, as weighed against the potential detriment to the health, safety and welfare of the neighborhood and broader community, staff finds that substantial justice would be done by not granting the variances for the proposed off-premise sign.

Staff Recommendation: <u>DENIAL</u> OF ALL SIGN VARIANCE REQUESTS.

APPLICATION FOR APPEAL
COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

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

An appeal must be filed within 20 calendar days of the action causing the appeal (ORC 519.15)

Application number: BZA 2017-019

Owner: THORNTON'S, INC. ROLLER FUN LLC Applicant: BOB CARPENTER

Property Address: ~~3196~~ 8195 COLERAIN AVE.

City: CINCINNATI State/Zip: OHIO 45239

Applicant Address: 9437 HARRISON AVENUE

City: CLEVES State Zip OHIO 45002

Phone:

Auditor's Book-Page-Parcel Number: **510** -- 0071 -- 0001-00

Zoning Classification:

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

Required Documents:

- ✓ Signed, typewritten *Justification of Variance* statement addressing the items listed on the reverse of this page - **8 copies**.
- ✓ Site Plan (surveyor/engineer's seal may be required) and construction drawings - **8 copies**.
- ✓ Names and addresses of adjacent property owners (use County Auditor's records) - **2 copies**.
- ✓ Plat showing adjacent property owners - **2 copies**.
- ✓ Fees.

Office use only:	*Appeal Fee:*	
	Legal Notice:	
	Mailing/adjacent Property Owners:	
	Total Amount Paid:	

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

Signature of Property Owner:

Signature of Applicant (if not the Owner): Bob Carpenter

(over)

Phone
513-381-7915

CARPENTER SIGN SERVICE

FAX
513-381-6915

9437 Harrison Ave.
Cleves, OH 45002

BOARD OF ZONING APPEALS

NOVEMBER 7,2017

COLERAIN TOWNSHIP
4200 SPRINGDALE RD.
CINCINNATI, OHIO 45251

TO WHOM IT MAY CONCERN:
MY NAME IS BOB CARPENTER OF CSS SIGNS, INC. AND UNDER SECTION 4.4 OF THE ZONING RESOLUTION, I AM ACTING AS AGENT FOR THE PROPERTY OWNERS IN THIS ACTION.
I HAVE SUBMITTED AN APPLICATION FOR NEW SIGNAGE AT THE PROPERTY KNOWN AS 3196 COLERAIN AVE.. IT WAS REFUSED ON NOVEMBER 6, 2017, UNDER SECTIONS 15.5.4, 15.8.3[D], 19.9.1[B], 15.9.1[C], 15.9.1[D], AND 15.9.2[B] OF THE ZONING RESOLUTION. THE MAXIMUM SIZE ALLOWABLE IS 32 SQ. FT. WITH AN OVERALL HEIGHT OF 15'. ATTACHED DRAWINGS SHOW A PYLON 12.5' TALL AS THE PROPOSED NEW SIGN AREA IS 32 SQ. FT., WHICH IS THE ALLOWED FOR THE PROPERTY ZONING. THEREFORE WE WOULD BE REQUESTING A VARIANCE FOR OFF PREMISES ADVERTISING, MORE THAN ONE FREE-STANDING SIGN PER PARCEL, SPACING OF LESS THAN 500' BETWEEN OFF-PREMISES SIGNS, A SETBACK OF LESS THAN 50' AND AN ALLOWANCE HAVE AN ELECTRONIC MESSAGE BOARD. THE LANDSCAPING WILL NOT BE AN ISSUE AS COMPLIANCE IS VERY DOABLE.
THE PROPERTY WAS SOLD TO THORNTONS WITH THE UNDERSTANDING THAT SKATIN' PLACE WOULD BE ALLOWED SUCH A SIGN OF THIS SIZE. ATTACHED IS A LETTER FROM THORTON TO THIS EFFECT. THE NEGOTIATIONS WERE HANDELED BY THEN DIRECTOR FRANK BIRKENHAUER. NO SPECIAL ADVANTAGE OR CONDITION WOULD RESULT FROM GRANTING THIS VARIANCE. THE VARIANCE IS NOT IN ANY WAY FOR A USE NOT ALLOWED IN OTHER PROPERTIES IN THE TOWNSHIP.
THE PROPOSED DESIGN IS IN KEEPING WITH NATURAL FEATURES OF THE NEIGHBORHOOD. DRAWINGS HAVE BEEN SUBMITTED WITH THIS APPLICATION TO SHOW THE DESIGN AND LOCATION OF THE PROPOSED SIGNAGE.

THANK YOU FOR YOUR CONSIDERATION IN THIS MATTER

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

carpentersigns@cs.com
www.carpentersigns.com

COLERAIN
EST. 1794

NOTICE OF REFUSAL

November 2, 2017

BZA CASE NO.: _____

APPLICATION NO.: Z2017-0373

TO APPLICANT: Bob Carpenter
CSS Inc.
9437 Harrison Ave.
Cleves, OH 45002

Dear Mr. Carpenter,

Your application dated November 2, 1017 for a zoning certificate for a **Ground Mounted Sign** at premises designated at **8195 Colerain Ave., Cincinnati, OH 45239** is hereby refused on this **3rd day of November, 2017** under **Section 15.5.4, Section 15.8.3(D), Section 19.9.1(B), Section 15.9.1(C), 15.9.1(D), and 15.9.2(B)** of the Zoning Resolution, in that;

Section 15.5.4 requires landscaping surrounding the sign equal in size to the area of the proposed sign. The dimensions of the landscaping depicted on the plans are not provided. Section 15.8.3(D) allows for only one ground mounted sign per parcel in the B-2 zoning district. The site contains one additional freestanding sign and a non-conforming billboard. Section 15.9.1(B) restricts the number of off premises signs to one per lot and the property contains an additional large non-conforming billboard. Section 15.9.1(C) prohibits off premises signs on properties containing a principal structure. The site contains a principal structure. Section 15.9.1(D) requires that the setback of an off-premises sign be the same for a building in the B-2 zone which is 50 feet and the proposed setback is 10 feet. Section 15.9.2(B) requires a spacing of 500 feet between off premises signs and there is another off premises sign within 200 feet of the proposed location.

An appeal from this decision to the Colerain Township Board of Zoning Appeals is governed under Section 4.4 of the Zoning Resolution and can be found on the web site at www.colerain.org.

Jenna M. LeCount, AICP
Director of Building, Planning & Zoning

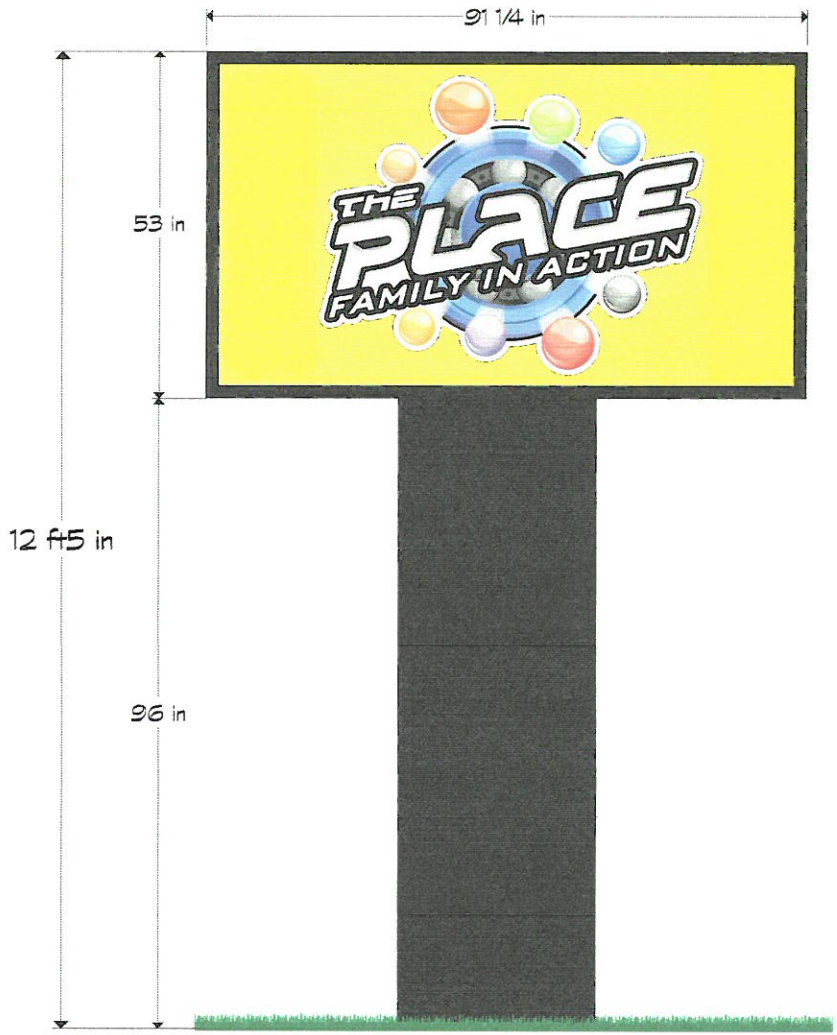
NOTE: ANY APPEAL FROM THIS REFUSAL MUST BE FILED WITH THE BOARD OF ZONING APPEALS WITHIN 20 DAYS FROM THE DATE OF THIS NOTICE. FOR FURTHER INFORMATION, CONTACT THE ZONING DEPARTMENT AT 385-7505.

Colerain Township • 4200 Springdale Road • Colerain Township, Ohio 45251
dmeloy@colerain.org • www.colerain.org
Phone (513) 385-7500 • Fax (513) 245-6503

Trustees: Michael Inderhees, Greg Insco, Jeffrey F. Ritter
Fiscal Officer: Heather E. Harlow
Administrator: Daniel P. Meloy

COLERAIN

Proposed EMC



33.56 S.F.

EMC SPECIFICATIONS:

10mm Physical Pixel Spacing
RGB Full Color with True Pixel
73.8 quintillion Colors
Photocell & Temp Unit Included
60 Month Parts & Labor Warranty
Broadband Wireless Communication
Full Motion Video (up to 60 fps)
UL Energy Verified

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.

Customer Approval: X Date: Landlord Approval: X Date:

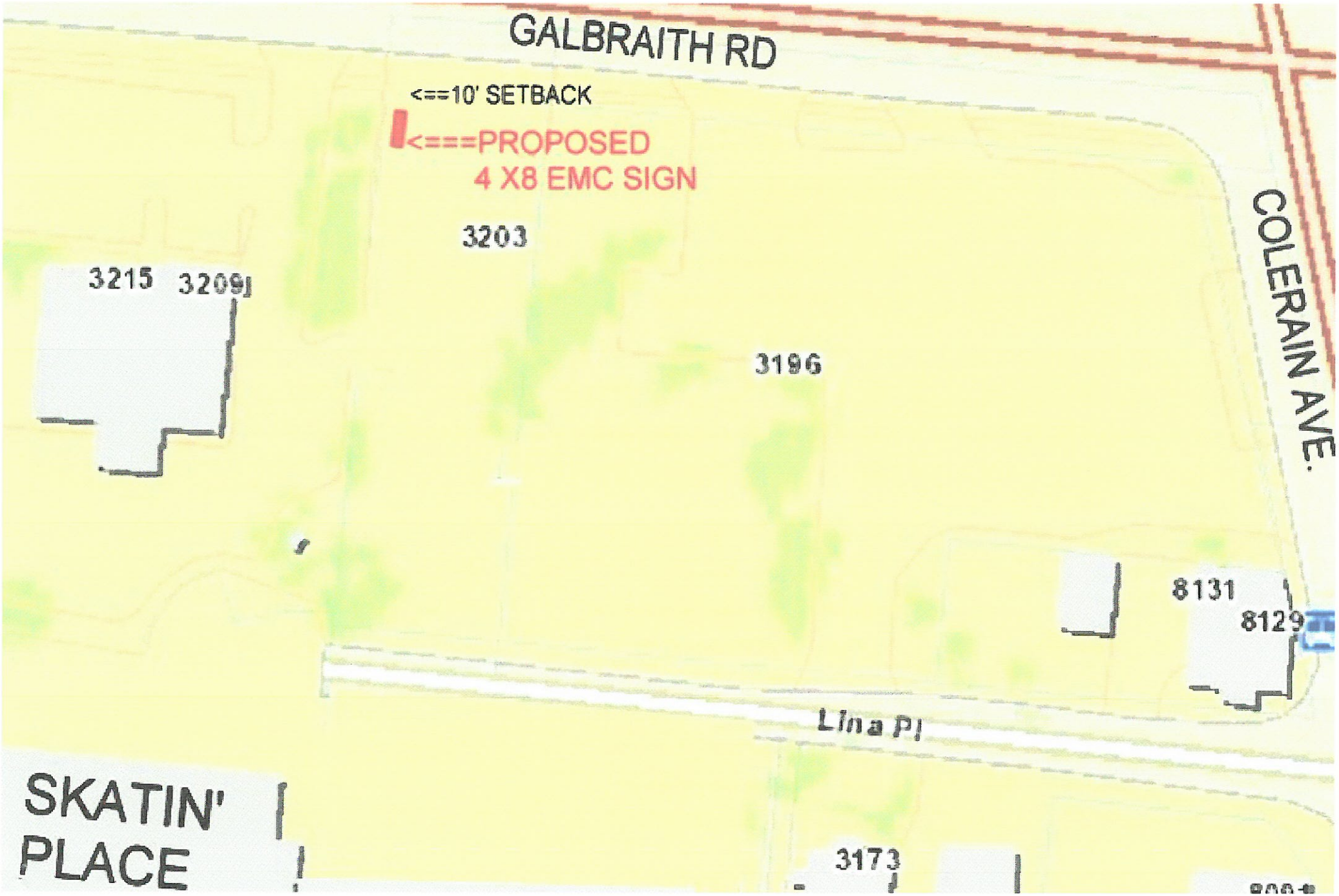
The Place
3211 Lina Pl
Cincinnati, OH 45239

File: The Place
Date: Oct 31, 2017 Rev:

We are an Underwriters Laboratories Listed Sign Company

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

CARPENTER SIGN SERVICE
Since 1964


GALBRAITH RD
<==10' SETBACK
<===PROPOSED
4 X8 EMC SIGN
3203
3215
3209
3196
COLERAIN AVE.
8131
8129
Lina Pl
SKATIN'
PLACE
3173

May 15, 2015

Roller Fun LLC
2880 Herman Road
Hamilton, Ohio 45013

RE: Signage Commitment

Dear Roller Fun LLC:

Please accept this letter as proof of Thorntons Inc.'s commitment to continue to work with Roller Fun, LLC on the location, design and placement of a sign for Roller Fun, LLC after the closing on the properties subject to the Contract for the Purchase and Sale of Real Estate between Thorntons Inc. and Roller Fun, LLC.

Thorntons Inc. commits to, in good faith, work with Roller Fun, LLC on the placement, location, and design of a two (2) sided sign to be placed on the property that Roller Fun, LLC will convey to Thorntons Inc. The design, placement and location of any such sign shall require the prior written approval of Thorntons Inc. Any such signage approved by Thorntons Inc., shall not exceed thirty two (32) square feet of area. Such sign shall also be subject to municipal approval and shall be approved, constructed and maintained in accordance with any and all state, local and federal laws. Additionally, if approved the construction of any such sign shall be done in such a manner so as to not interfere with operation or visibility of Thorntons Inc.'s business. Any and all permitting, construction, utilities, maintenance, or other cost associated with the sign, shall be at the sole cost and expense of Roller Fun, LLC.

Sincerely,

Andrew E. Nystrom
Staff Counsel
Thorntons Inc.