



## COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

Regular Meeting

4200 Springdale Road - Cincinnati, Ohio 45251

**Wednesday, March 28, 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 12/20/2017, 1/24/2018 and 2/28/2018:

**BZA2017-19** – Request for off-site signage 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.

**BZA2018-01** – Request for fence variance from Section 12.8.1.

Location: 3216 Springdale Road

Applicant/Owner: Nita Beckman

**BZA 2018-02** – Request for accessory structure height variance from Section 10.2.3(B) and 12.2.1(B)(3).

Location: 6114 Blue Rock Road

Applicant/Owner: Ralph Meierjohan

7. Unfinished Business: None.
8. Approval of Minutes: February 28, 2018 meeting.
9. Next Meeting: May 23, 2018.
10. Administrative Matters: None.
12. Adjournment.



Staff Report:	Board of Zoning Appeals
Case#	BZA2017-19
Variance Request:	Freestanding Sign Variances
Location:	8195 Colerain Ave.
Meeting Date:	March 28, 2018
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 119 square feet in size with no EAS (based on 218 feet of frontage on Lina Place plus 20 feet on Galbraith times 0.5). An additional driveway sign could be legally installed per section 15.8.3(F) at the proposed location with “The Place” as the message 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:** DENIAL 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 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

Phone  
513-381-7915



FAX  
513-381-6915

9437 Harrison Ave.  
Clevs, 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



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.

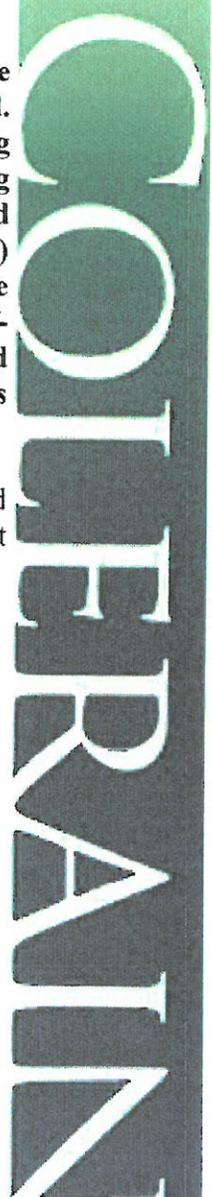
An appeal from this decision to the Colerain Township Board of Zoning Appeals is governed under Section 4.4 of the Zoning Resolution and can be found on the web site at [www.colerain.org](http://www.colerain.org).

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

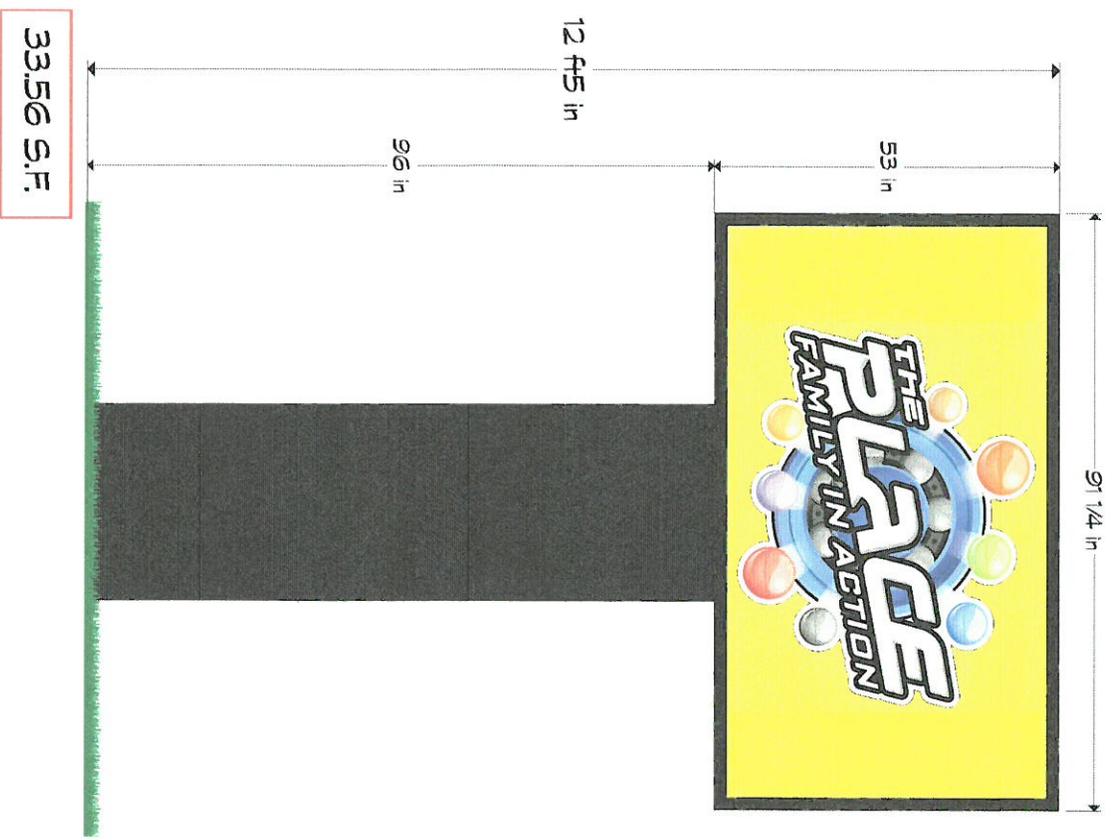
NOTE: ANY APPEAL FROM THIS REFUSAL MUST BE FILED WITH THE BOARD OF ZONING APPEALS WITHIN 20 DAYS FROM THE DATE OF THIS NOTICE. FOR FURTHER INFORMATION, CONTACT THE ZONING DEPARTMENT AT 385-7505.

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

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



# Proposed EMC



**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

**The Place**  
 3211 Linda Pl  
 Cincinnati, OH 45239

Date: **Oct 31, 2017**

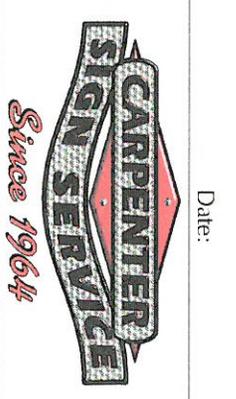
File: **The Place**

Rev: **UL**

We are an **Underwriters Laboratories** Listed Sign Company

Landlord Approval:  X

9437 Harrison Ave.  
 Cleves, Ohio 45002  
 carpentersigns@cs.com  
 Ph 513.381.7915  
 Fax 513.381.6915  
 carpentersigns.com



Date:

GALBRAITH RD

<==10' SETBACK

<====PROPOSED

4 X 8 EMC SIGN

3203

3215 3209

3196

COLERAIN AVE

8131

8129

Linapi

3173

SKATIN'  
PLACE



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,

A handwritten signature in blue ink, appearing to read 'Andrew E. Nystrom', is written over a horizontal line.

Andrew E. Nystrom  
Staff Counsel  
Thorntons Inc.



Staff Report: Board of Zoning Appeals  
Case# BZA2018-01  
Variance Request: Privacy Fence  
Location: 3216 Springdale Rd.  
Meeting Date: March 28, 2018  
Prepared by: Marty Kohler, Senior Planner

Property owner Nita Beckman has requested a variance from Section 12.8.1 for a proposed 6 foot tall privacy fence in the front and side yard.

### **Case History:**

The subject property is located on the north side of Springdale Road between Loralinda Dr. and Season Dr. The property is zoned R-6 Urban Residential and is surrounded on all sides by the same zoning. The property adjacent to the east is occupied Giggity's Bar which is a Non-Conforming Use in a residential zoning district, however, a Non-Conforming Certificate has not been issued for the business.

In 2008 a variance was granted to the applicant property owner for a privacy fence between Giggity's Bar and the applicant's property in the front and side yards. The justification was to screen the incompatible commercial use and prevent Giggity's patrons from trespassing on her property. The fence was approved according to a submitted plan which indicated that the fence was set back from the front right-of-way by 20 feet. This fence was constructed according to the plan and is still on the property.

### **Current Proposal**

The applicant is proposing to construct a 6' privacy fence within the Springdale Road front and side yard along the west property line separating the owner's property from the residential neighbor's property to the west at 3220 Springdale Rd. The privacy fence would terminate 10 feet behind the sidewalk and continue to the back of the public sidewalk at 4 feet in height and 50 percent open. Four foot tall fences that are 50 percent open are permitted in the front yard.

The owner's justification for the fence is to buffer her from the neighbor to the west. She objects to the neighbor trespassing on the property and to lights which she claims are shining onto her property. Staff has verified that the lights are not in violation of zoning regulations. The applicant has disputed staff's findings regarding the light situation and has been advised that this dispute can be appealed to the BZA, however, the applicant has decided not to follow this course of action. The adjacent property owner at 3220 Springdale Road has also applied for a privacy fence in the same location as the applicant. The adjacent owner's application for the fence was also refused based on the front and side yard location, however, the adjacent neighbor has not appealed this refusal.

Planning and police staff have spent considerable time trying to help resolve numerous disputes between the neighbors to no avail. Zoning variances are applied to properties on a permanent basis

regardless of property ownership or adverse relations between property owners. The nature of the neighbor dispute is civil in nature and will probably not be resolved with the construction of a fence.

### **Zoning Regulations**

Section 12.8.1 requires that fences in all residential and business districts may be erected as a privacy fence to a maximum height of 6 feet in a rear yard only. Such fence may encroach into the side yard up to a maximum distance equal to 25 percent of the side wall length. The applicant has the ability to legally construct a fence that is four feet in height and 50 percent open in the front and side yard which may address the trespass concern.

### **Staff Findings:**

1. The fence height variance requested is substantial since the zoning resolution prohibits privacy fences in the front and part side yard of principal buildings.
2. The granting of the variance would grant a consideration that is not available to other property owners in the neighborhood.
3. The property in question would likely yield a reasonable return without the variance.
4. The granting of the variance would probably not have a negative impact on neighboring property but would create a precedent to allow for privacy fences in front yards if requested by similar properties.
5. Approval of the fence variances would not affect the delivery of government services.
6. There are no unusual topographic or site configuration issues related to this property which would prevent the reasonable application of the front yard regulations. The expressed nature of the hardship is based on an adverse relation between neighbors and not a physical attribute of the property.
7. By taking into consideration the benefit to the applicant if the variance is granted, as weighed against the potential detriment to the health, safety and welfare of the neighborhood and broader community, staff finds that substantial justice would not be done by granting the variance for a front yard and partial side yard privacy fence.

**Staff Recommendation:** DENIAL OF THE VARIANCE REQUEST.

APPLICATION FOR APPEAL  
COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

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

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

Application number: BZA \_\_\_\_\_

Owner: NITA Beckman Applicant: NITA Beckman  
Property Address: 3216 Springdale Rd  
City: Cincinnati State/Zip: OHIO 45251  
Applicant Address: 3216 Springdale Rd  
City: Cincinnati State Zip OHIO 45251  
Phone: \_\_\_\_\_

Auditor's Book-Page-Parcel Number: 510 -- 0112 -- 0083

Zoning Classification: R6

Appeal to (check one): Refusal to issue Zoning Certificate 22018-0009 Citation for Violation 12.8.1

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:

Nita L. Beckman  
**RECEIVED**

Signature of Applicant (if not the Owner):

FEB 06 2018

COLERAIN ZONING

(over)

**Subject:** [No Subject]  
**From:** nita beckman (nitabeckman@yahoo.com)  
**To:** atin6o@gmail.com;  
**Date:** Tuesday, February 6, 2018 7:04 AM

## Safety and Security:

### Why I want a 6 foot fence

In June 2017 I spoke with my neighbor. I let her know I was changing the chain link fence to wood privacy fence. She replied, "That Lord Jesus Christ you are saving me money, I don't have to put a vinyl fence up. she continued saying she could have her friends over and have a party. Robert was with her at that time, he would sometimes mow my lawn. A couple of days later she is knocking on my door. You have to have a permit, you need to go to zoning. So I go to zoning and she is already there speaking to someone. I told her I already had a permit. He explained that that permit is good for a year only. I thought the permit was good for as long as I live there. So I filled out paper work for a permit and paid for it that day.

One day I was getting ready to leave and there was a car parked behind my vehicle I heard voices but didn't know where they were coming from. I look over and 2 guys and the neighbor are coming onto my property from the side of the bar. In one of their hands is my application for a permit. They told me who they were. We start talking about the fence and the neighbor is there and I explained to her what she had said and that we've lived here for 10 years and I don't know what the problem is. We have been neighbors for 10 + yrs. The neighbor told me I was racist. I told her to get off my property. I asked them if they could call the police and they said they couldn't, so I went in side to call Colerain Police. Zoning explains I can only have one fence not two. I said ok I will have it fixed. They had sent me a letter and I had went to talk to my attorney. I had let him know what was going on. The attorney had called zoning but did not get a return call.

The fence was fixed and I called zoning to let them know.

If I go outside into the side or front yard the neighbor would come out and walks around and watches to see what I'm doing. She had garden lights my property on the side and I asked if I could move them and she said yes. So I moved them while she was outside. She then starts putting sticks into the ground on the side of the house. I said you have to have it surveyed by a licensed surveyor so you know where your property line is. She replies **Zoning showed me where my property line is.** I went up to zoning and talked to the guys that came to my house. I asked them about the property line and said that it has to be surveyed by a licensed surveyor.

The neighbor continues with coming out when my children or family or friends would pull in to my driveway.

Neighbor starts putting in stakes by the gas and water line. There is now marking from the gas company. I go to zoning to see what I need to do. I was told to call a number to get them to mark where the gas and water is located, also told that I should get it surveyed. This is not my fence and the neighbor is going where Zoning had said the property line is. So I called the number and they ask me if I was the one digging I said no. They said I didn't need to call but the person digging does. I spoke with the attorney and to let them know what I was told to do... **I explained this is not my fence.**

## Safety and Security:

I'm outside in my front yard and neighbor is yelling at me and walking back and forth in front of my house said. For the blood of Jesus, Michael is crying in his grave, you started this. Praise the lord: I call the police and was told I had to go inside the house. Why? I'm on my property and neighbor is yelling at me. They said to defer the situation I needed to go inside. The police came and suggested I go downtown and file harassment.

One day I'm outside in front going to the side and I'm Video taping and neighbor comes out and then as I'm on the side neighbor comes around as I'm video taping and puts up her arm and says Hi.(I have this on video)

I was also told by Colerain that if the neighbor trespasses to call . So on Oct 4 I called, neighbor had put sticks with nails on top on my side of the property. They came and made a report.

I went to Zoning to make a complaint. In their codes the good side is to be on the neighbor side. I showed them the sticks with nails(someone could of gotten hurt) also that the lattice on the sticks on the side of the house. Zoning had the neighbor fix it.

On Dec 8 I called Jena. The neighbor put flood lights and shined them **IN ON and OVER my house and property**. I had no reply.

On Dec 27 I call Colerain Police for nuisance. They came and he said he would email Jena and have her give me a call.

I went up on Dec 29 and spoke to Jena and she had Chris take the complaint. He asked me to send him the pictures .I said if he could to come and see it at night the pictures doesn't show well. He says he doesn't work nights. So I sent the pictures to him. Then I call to see what they are **doing about the bright lights shining in my home on my home and on property**. The flood lights are very bright and are on all night long and they do not have a shade on them. Jena comes on Jan 9 along with Sargent Cordie to look at the lights. They did not come onto my property or into my house to see the affects of the **BRIGHT SHINING LIGHTS**. Jena took some pictures from the neighbors side not mine. I was advised to go to the Trustee's meeting. I had told Jena I would was going to the meeting. I was under the impression Jena was going to talk to The Attorney Lawrence Barbieri and The Trustees. But the meeting ran late and the Trustees let them leave at 11.

So I go up to Zoning to see what was going on. I was informed that they are working on it and they wanted to have a meeting with me. I said ok. It would be Jena Chris and Sargent Cordie.

I said my Children wanted to come to this meeting also, but the day the meeting was chosen they couldn't make it.

**Rules and Regulation and Codes for Colerain Township Zoning.**

**Zoning Violations:****Outdoor/interior lighting shining into neighboring dwelling unit:-12.9.4(C)****Outdoor/interior lighting too bright 12.9.4(D)**

*Jena said that the lights on my property is the same zoning code as the neighbors.*

*Jena had mentioned the flood lights that on in the Tree. The neighbor has flood lights in the front tree shining in my house and on my property. The only lights that are a Violations: are the one's shining in my basement. Jena said I could have a fence next to the neighbors. I said I would like a 6ft., She explained I would have to go in front of the zoning board.*

***I have been asked if I could put bushes in front of my basement windows?I said I couldn't the gas line is there.***

***I have been asked if I use my basement. I said it is a man cave.***

***WHY AM I BEING ASKED THESE QUESTIONS:***

***I have blinds and blackout curtains and the lights still manage to shine through until morning.***

***I was at Kroger Northgate and the neighbor says ;You better wipe that smile off your face, You are going to get what you deserve. I asked an employee if the had security and they reply no. I went home a called Colerain police and told them the neighbor had threaten me. and told them what she had said You better wipe that smile off your face, You are going to get what you deserve. He said it was to veg of a threat. So nothi***

***This is what I have been dealing with since June. If I go outside on to my property she comes out and stands by her fence or walks around to see what I or we are doing.. If someone comes to my house she comes out. Today I had a rep from Lowes to give me and estimate on a fence. While we were out in the yard, she comes out and stands by her fence. This way when I go out into my front yard and walk around my property I don't have to worry about someone watching, following me or yelling or Threatening me. Also I can block out some of the lights. Also the light are a violation of Colerain rules and regulations and also a nuisance ,light pollution and is also known as trespassing over my property line.***

***I have enclose pictures .***



# CAGIS Online Map

JAN 19 2018

COLERAIN ZONING



Hamilton County  Ohio

Printed: Jan 19, 2018 ©CAGIS



# Installation Proposal – Fencing

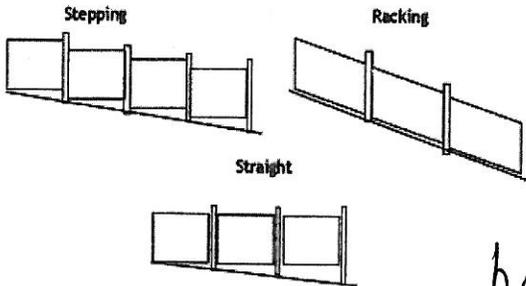
Date: 2-5-18

Store #	2338	Sales Specialist	Justin Hazelwood
Customer Name	Nita Beckman	License #	
2nd Contact Name		Home Phone	(513) 598-5494
Job Site Address	3216 Springdale Rd.	Work/Cell Phone	
City, State and Zip	Cincinnati OH	Customer Email	

<b>Preparation:</b> <input type="checkbox"/> Pre-installation inspection <input type="checkbox"/> Provide appropriate protection to home during installation <input type="checkbox"/> Obtain and post any necessary permits <input type="checkbox"/> Dedicated project support staff will be in contact with you every step of the way	<b>Additional Considerations:</b> <input type="checkbox"/> Clear fence line <input type="checkbox"/> Add tension wire or wire mesh <input type="checkbox"/> Remove/haul away old fencing material <input type="checkbox"/> Custom work:
<b>Installation:</b> <input checked="" type="checkbox"/> Mark and prepare post hole locations <input checked="" type="checkbox"/> Install posts and backfill holes with concrete <input checked="" type="checkbox"/> Install fence material, including gates, hardware, and fasteners	<b>Clean-up/Final Inspection:</b> <input checked="" type="checkbox"/> Complete final cleanup and haul away all job related debris <input checked="" type="checkbox"/> Test product and perform complete inspection with customer

## Notes & Product Description

New fence to be installed to the following grade specification (circle one):



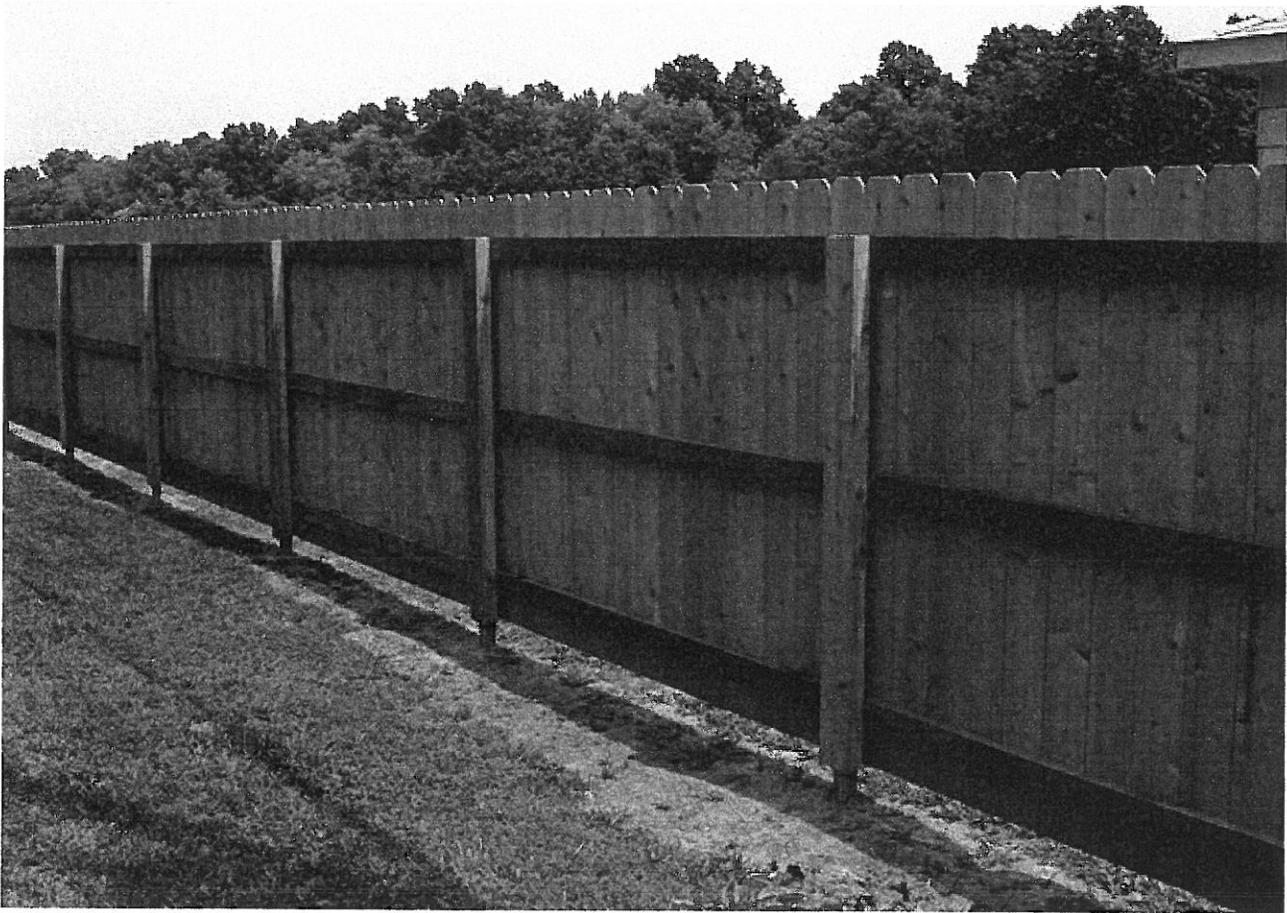
Install 55' LF of treated Privacy, or Arborely Vinyl 6'.

Price is installed with customer handling permit on their own.  
Quote includes 10% off material.

	55' vinyl	55' Wood	total 89 LF 89 LF' Vinyl
<b>Total Investment</b>	\$1,613.91	\$1,109.49	\$2,723.53

All installation services are guaranteed by Lowe's labor warranty. Additional charges may apply for permit fees. Professional installation available through independent contractors licensed and registered where applicable. License numbers and certifications held by or on behalf of Lowe's Home Centers, LLC and/or Lowe's Home Centers, Inc.: AL #8187; AK #39289; AR #0037290514; AZ #ROC291645; CA #991832, Bond #106055877;; CT #HIC0639387, #MCO.0903044; DE #1993102010; FL #CCC1326824, #CGC1508417, #CRC1327732, #FRO4517; GA #RBCO005306; HI #C-33489; IL #104014837; KS-Arkansas City #R-2010-0036, Wichita #5495, Johnson County #2012-6366; KY-Lexington #11562; IA #C110383; ID #RCE-38637; IN-Hammond #017105-02; LA-LMP2481, CBC#16533, #554408; MA #148688, #35194; MD #91680-22; MI #2102144445; MN #BC629859; MS #R17568; MT #161006; NC #70220; ND #30316; NE #23319; NM #382385; NY-New York City #1291730, #1291733, #1375178, #1351065, Nassau #H1777890000, #H1777890100, #H1777890200, Suffolk #43906-H, #48295-ME, #44066-MP, #41444-HF, Buffalo #556853, Putnam #PC2742-A, Tonawanda #CN0391, Rockland #H-11092-B6-00-00, Westchester #WC-23319-H10; NV#0079079; OH-Columbus #G5872, #HIC4565, Lancaster #500596, Warren #4266; OK #48191, 80000341, 002337; OR #202237; PA-Sunbury #751, Johnstown #0467; RI #20575; SC #G116664G118696; TN #64743, #3070; TX #TACLB24674E, #EC-29349; UT #9002087-5501; VA #2701036596A; WA #LOWESH863DH; WV #WV014656; and WI #1133309. License number(s) and certifications may be subject to change in accordance with local or state government processes. For the most current listing of license numbers and certifications held by or on behalf of Lowe's Home Centers, LLC and related entities, please visit <http://www.lowes.com/licensesnumbers>.

**IMPORTANT:** This is an estimate only. This estimate is subject to change and does not bind you or Lowe's. This estimate is not a contract nor will it modify any future contract you may sign with Lowe's for the installation services. You may accept this proposal only by signing the appropriate Exterior Solutions Installed Sales Contract with Lowe's and making payment according to the terms and conditions therein. (Estimate good for 30 days). Installation fees will be and additional charges may be based on total product required to fulfill order (including waste), which exceeds actual area square footage. If you would like to discuss the measurements or would like a copy of this document, please contact the Lowe's Store Associate. Please review your contract carefully for all charges prior to signing.



This is Neighbor's Side

Fence not good-side out – 12.8.4

Razor wire on fencing – 12.8.5 (NOTE: barbed wire is not prohibited)

Outdoor/exterior lighting shining into neighboring dwelling unit – 12.9.4(C)

Outdoor/exterior lighting too bright 12.9.4(D)

Outdoor sales on vacant lot – 12.10.5(A)

Outdoor storage on vacant lot – 12.10.6(A)

Outdoor storage in front yard – 12.10.6(C)

Outdoor storage over 6' in height – 12.10.6(D)

Outdoor storage not screened – 12.10.6(E)

Lawn Parking – 13.4.3 (C)

Gravel driveway (new) – 13.4.3(C)

Living or running home occupation from RV – 13.6.2

Recreational vehicles (including boats) in front of house (more than 3 days), not setback properly – 13.6.12 & 13.6.5

More than one RV on one-acre or less or more than two RVs on a lot over an acre – 13.6.4

RV exterior not intact – 13.6.7

RV not roadworthy – 13.6.8

RV not registered/licensed – 13.6.9

RV not on paved surface or pavers, surface not clean or weedy – 13.6.10

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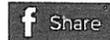
## Dealing With Light Pollution From a Neighbor

### Rules and remedies regarding light pollution as a neighborhood nuisance.

By Brian Farkas (/law-authors/brian-farkas.html),



(<https://plus.google.com/share?url=https%3A%2F%2Fwww.nolo.com%2Flegal-encyclopedia%2Fdealing-with-light-pollution-from-neighbor.html>)



(<https://www.facebook.com/sharer/sharer.php?u=https%3A%2F%2Fwww.nolo.com%2Flegal-encyclopedia%2Fdealing-with-light-pollution-from-neighbor.html>)

#### Need Professional Help? Talk to a Real Estate attorney.

Please answer a few questions to help us match you with attorneys in your area.

Please select area of real estate

When one thinks of a neighbor disturbing the peace and quiet, noise is usually the first violation that comes to mind – music blasting, teenagers hosting a late-night party, or a creaky old garage door. But light can be another equally annoying – and legally significant -- disturbance. If your neighbor’s houselights, yard lights, or security lights shine into your line of vision, this can ruin your enjoyment of your property. What should you do?

#### Light Pollution May Constitute a Legal Nuisance

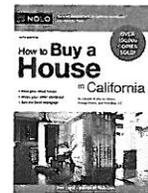
Like noisiness (<http://www.nolo.com/legal-encyclopedia/noise-ordinance-noisy-neighbor-30308.html>), light pollution is recognized as a "nuisance" (<http://www.nolo.com/dictionary/private- nuisance-term.html>) by courts in most parts of the United States. A nuisance is a type of conduct that disturbs a neighbor’s use or enjoyment of property. A neighbor who blasts loud music late at night would be an obvious example of a nuisance. In addition, many cities have passed noise ordinances limiting the times or decibel levels at which residents can make noise.

While not all municipalities have specific laws about light pollution, that doesn't leave you without a legal remedy. You could bring a lawsuit on “common law” nuisance grounds.

Most outdoor lights (such as those affixed to porches or garage doors) come with shielding or shades to block the light rays from traveling upwards towards the sky or sideways into neighbors’ property; the lamp’s rays should be pointed parallel to the ground.

#### RELATED PRODUCTS

[MORE +](#)



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If you can see a shining bulb from a distance, the light system is poorly designed. You should be able to see only lit ground, instead of the bulb itself.

## Alert Your Neighbor to the Issue

Your first step should be to walk over to your neighbor's door, perhaps with a plate of cookies, and nicely explain the situation. It is very likely that your neighbor simply does not realize that, for example, the porch light shines directly into your bedroom window, or that the exterior security light is partially pointed into your lawn. Remember, these lights were probably installed on your neighbor's property in the daytime, and the neighbor has never seen the view from your side of the property.

Explain how the light is affecting you, or invite your neighbor over to your house in the evening to see the result. Chances are, your neighbor will be willing to speak with a contractor about re-pointing the lights or installing appropriate shades to ensure that the light does not "leak" into your property.

Perhaps your neighbor is more resistant, refusing to understand why the light is such a big deal to you. You might offer to split the cost of the shades or the contractor's consultation fees. This might cost you a few hundred dollars, but that's at least as much as you'd end up spending in a lawsuit against your neighbor.

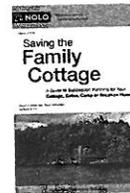
## Send a Demand Letter

If your neighbor doesn't take you up on your offer to pitch in on adjustments, your next move might be to retain an attorney to send a demand letter. A demand letter would outline whatever applicable local statutes or housing association regulations your neighbor is violating through the bright lighting and state your request that the situation be brought into compliance or stop causing a nuisance.

Attorney demand letters tend to get more attention than a simple neighborly request; having seen that you mean business, your neighbor might acquiesce and re-point the lights.

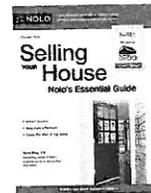
## Suggest Mediation

A dispute over lighting could lend itself nicely to mediation (<http://www.nolo.com/legal-encyclopedia/how-prepare-mediate-neighbor-dispute.html>). In mediation, a third-party neutral would sit down with you and your neighbor and help you both to craft a solution. A mediator might be able to help generate some ideas where your neighbor could have the security lighting, but in a way that doesn't encroach on your peace and enjoyment of your property.



**Saving the Family Cottage**

([https://store.nolo.com/products/saving-the-family-cottage-cott.html?utm\\_source=nolo-utm\\_medium=content&utm\\_campaign=related-products](https://store.nolo.com/products/saving-the-family-cottage-cott.html?utm_source=nolo-utm_medium=content&utm_campaign=related-products))



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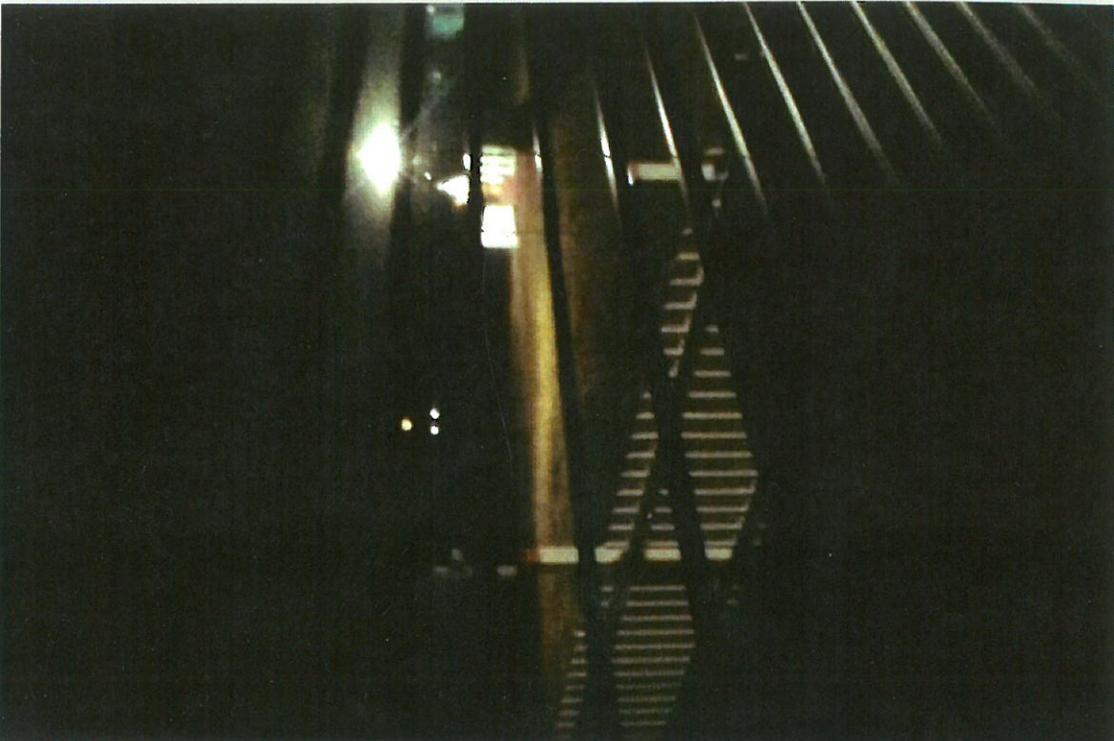
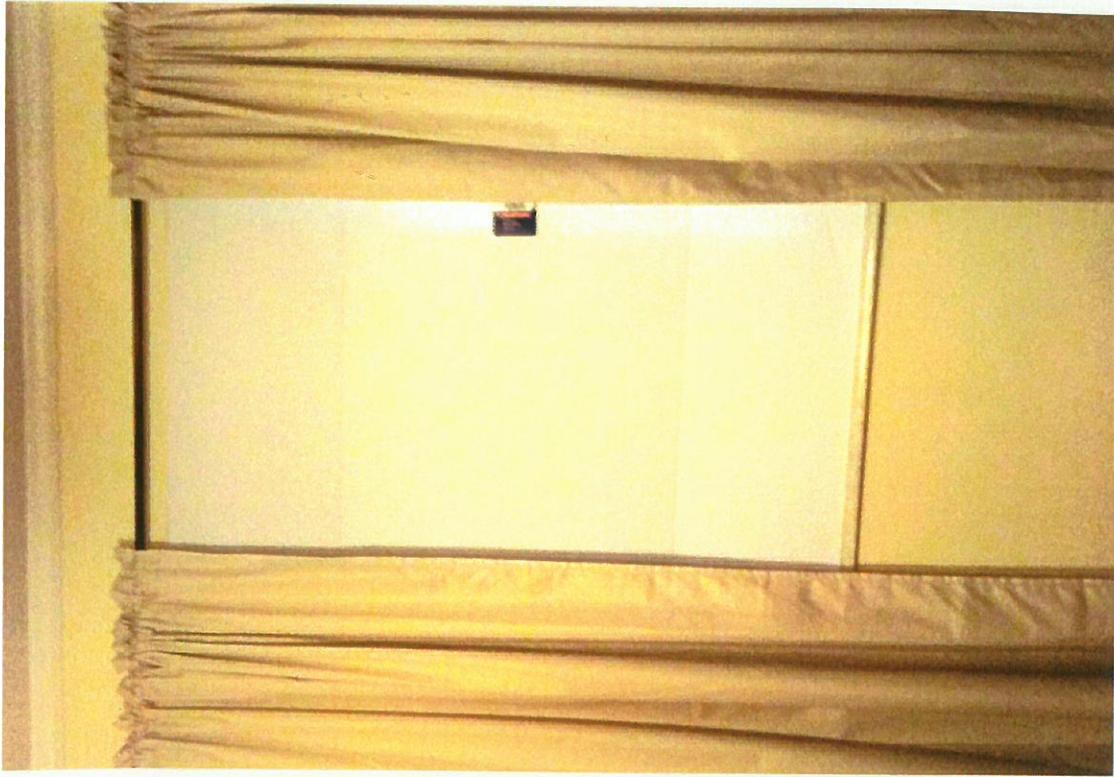
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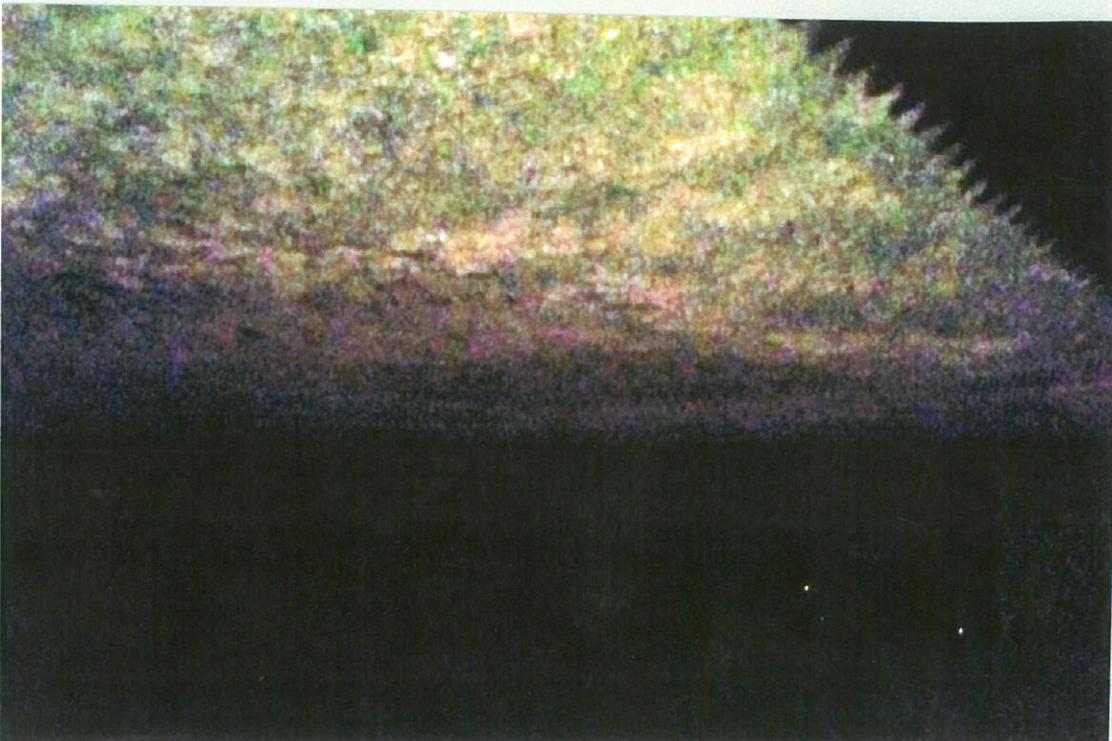
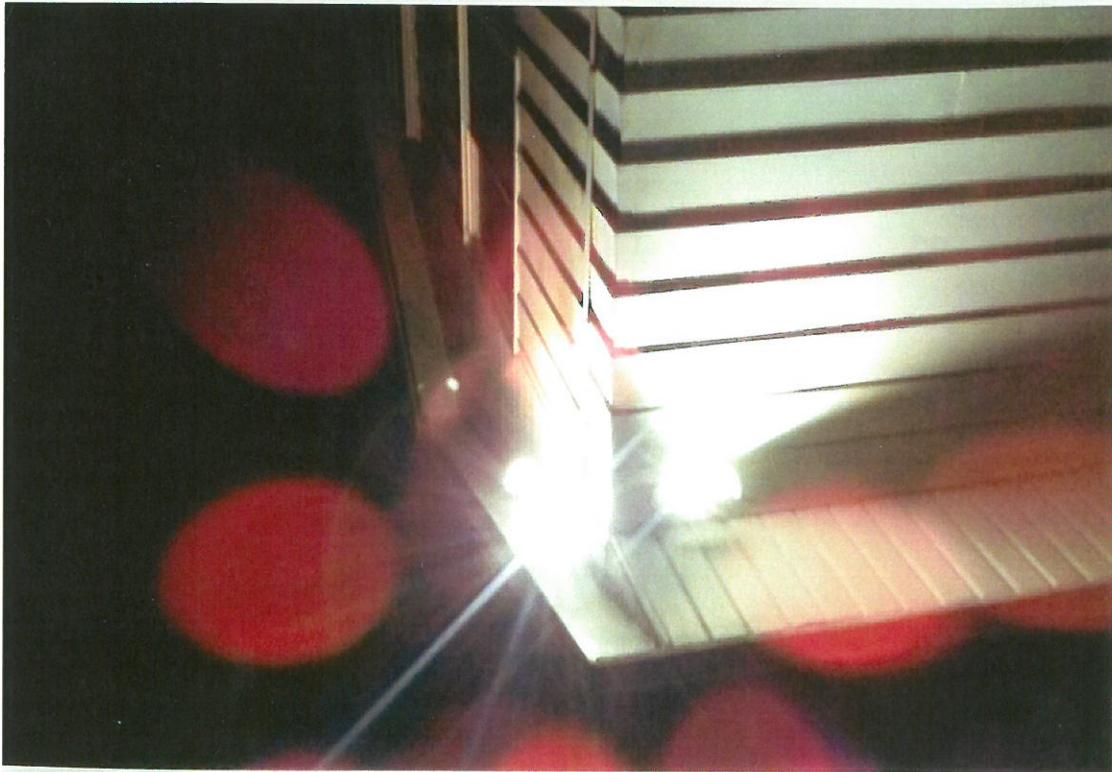


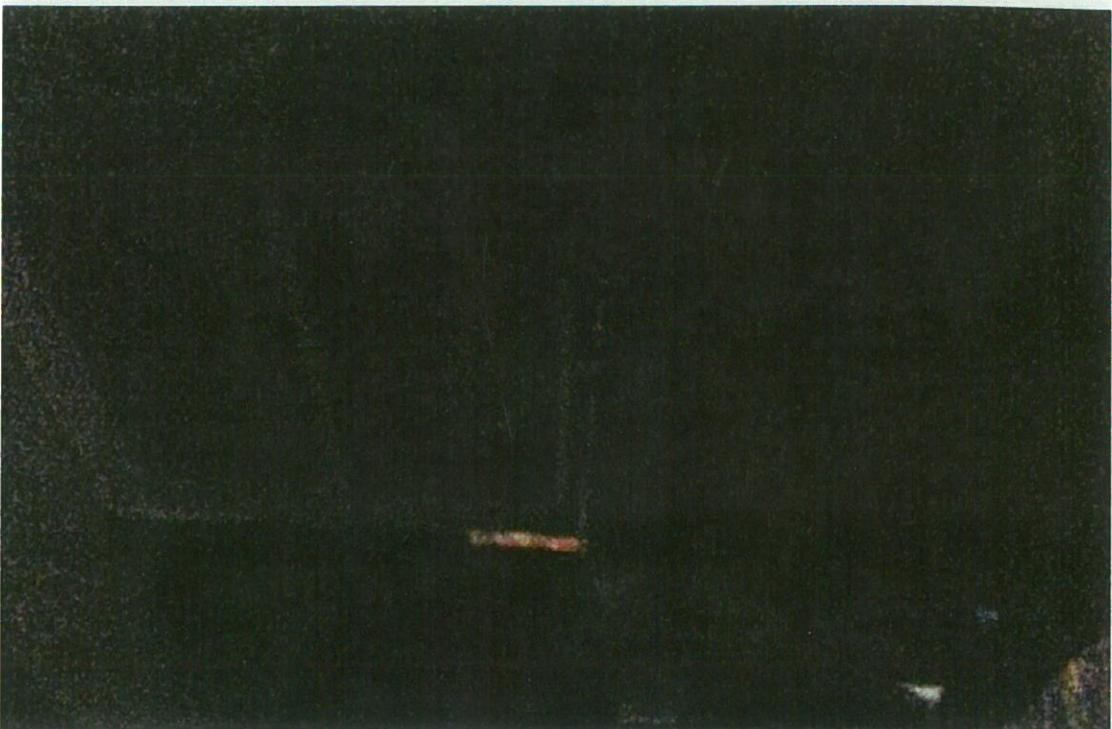


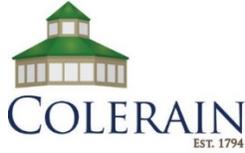












Staff Report: Board of Zoning Appeals  
Case# BZA2018-02  
Variance Request: Accessory Building Height  
Location: 6114 Blue Rock Rd.  
Meeting Date: March 28, 2018  
Prepared by: Marty Kohler, Senior Planner

Property owner Ralph Meierjohan has requested a variance from Sections 10.2.3(B) and 12.2.1(B)(3) for a proposed accessory structure exceeding the maximum allowable height.

### **Case History:**

The subject property is part of the former 34 acre Paradise Resort Campground on the north side of Blue Rock Rd. between Church Rd. and Sheits Rd. The former campground has been demolished and divided into five single-family lots averaging 6.7 acres in size. The lots are accessed by a shared private lane. The property is somewhat hilly and heavily wooded. The applicant's lot is the furthest from Blue Rock Rd. and borders the Orchard Hill residential development to the rear. The subject property and all surrounding property is zoned R-2 Estate Residential District.

### **Current Proposal**

The applicant is proposing to construct a new house and detached garage on six acres. A Zoning Certificate was issued for the house, however, the application for the detached garage was refused due to the proposed height exceeding the maximum allowance of 15 feet measured at the mean height of the roof. The proposed height is 21.5 feet. The proposed 3,600 square foot garage is about 1200 feet from Blue Rock Rd. and 85 feet to the closest neighboring property.

The applicant's justification for the variance is that the property is wooded and hidden from neighboring properties. It is the applicant's intention to store large recreational vehicles in the garage.

### **Zoning Regulations**

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

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

Section 10.2.3(B) restricts the height of accessory buildings to 15 feet. Section 12.2.1(B)(3) specifies that the height of the building with a gable roof is measured at the mean height of the eaves and ridge of the roof. The proposed building measures 21.5 feet to the median roof height which exceeds the maximum allowable height by 6.5 feet.

The proposed building is permitted to be within 5 feet of the rear and side property lines and cannot exceed the size of the house. The proposal meets these requirements. If the garage is attached to the house the permissible height is three floors.

**Staff Findings:**

1. The height variance requested is substantial since the proposed building exceeds the maximum height by about 43%.
2. The granting of the variance would grant a consideration that is not available to other property owners in the neighborhood.
3. The property in question would likely yield a reasonable return without the variance. The property can reasonably be used as a single family dwelling within the limits of the zoning regulations.
4. The granting of the variance would probably not have a negative impact on neighboring property but would create a precedent to allow for tall accessory buildings if requested by neighboring properties.
5. Approval of the height variance would not affect the delivery of government services.
6. There are no unusual topographic or site configuration issues related to this property which would prevent the reasonable application of the height regulations.
7. By taking into consideration the benefit to the applicant if the variance is granted, as weighed against the potential detriment to the health, safety and welfare of the neighborhood and broader community, staff finds that substantial justice would be done by not granting the variance for additional height for an accessory garage building.

**Staff Recommendation:** DENIAL OF THE VARIANCE REQUEST.

APPLICATION FOR APPEAL  
COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

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

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

Application number: BZA 2018-002

Owner: Ralph Meyerjohan Applicant: Meyerjohan Building Group

Property Address: 6114 Blue Rock Rd

City: CINCINNATI State/Zip: Ohio 45247

Applicant Address: 7750 DENNER LANE

City: CINCINNATI State Zip Ohio 45247

Phone: 513-313-8605

Auditor's Book-Page-Parcel Number: 510 -- 0240 -- 0253

Zoning Classification: R-2

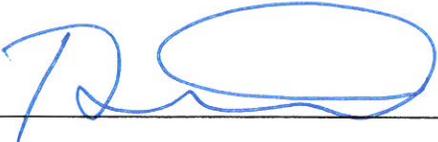
Appeal to (check one): Refusal to issue Zoning Certificate  Citation for Violation

Required Documents:

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

Office use only:	Appeal Fee:	<u>\$350.00</u>
	Legal Notice:	<u>30.00</u>
	Mailing/adjacent Property Owners:	<u>3.00</u>
	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): \_\_\_\_\_

RECEIVED

FEB 05 2018

(over)

COLERAIN ZONING

February 1, 2018

RE: Application # Z2018-0015  
Notice of Refusal  
6114 Blue Rock Road Cincinnati, Ohio 45247

To: Colerain Township Board of Zoning Appeals

I am writing regarding the Notice of Refusal that I received about the accessory building I planned to build next to the location where I am building my new home at 6114 Blue Rock Road, Cincinnati, Ohio 45247. The variance specifies that the accessory building has a height of 6.5' more than zoning allows for this type of structure. The structure except for the height would be accepted in the zoning district where it would be built.

I am appealing this Notice of Refusal because the accessory building has 6 acres of wooded area around it which is my property and all the adjacent homes have 5 plus acres surrounding their homes. The reason for the height of the accessory building is that I planned on storing my family RV in it which will allow for a more ascetic appearance for the community versus having it out on the side of my home or on the driveway.

I would appreciate your reconsideration of the appeal.

Sincerely,



Ralph Meierjohan

**RECEIVED**  
FEB 05 2018  
**COLERAIN ZONING**

February 1, 2018

RE: Application #Z2018-0015  
Notice of Refusal  
6114 Blue Rock Road Cincinnati, Ohio 45247

To: Colerain Township Board of Zoning Appeals

I will be residing at San Mar Ridge located at 6124 Blue Rock Road, Cincinnati, Ohio 45247. I have no objections to Mr. Meierjohan building an accessory building on his property that exceeds the zoning height standards as I do not feel it will be a detriment to the appearance of the Community.

Sincerely,

A handwritten signature in black ink, appearing to be 'TB', written over a horizontal line.

Timothy Back

**ARIC A. HASSEL**

6075 Orchard Hills Lane  
Cincinnati, Ohio 45252  
Mobile: (513) 508-3004  
[arichassel@icloud.com](mailto:arichassel@icloud.com)

---

February 6<sup>th</sup>, 2018

To Whom it May Concern:

My wife and I own Parcel 510-0241-0050-00 in Colerain Township with a mailing address of 6075 Orchard Hills Lane, Cincinnati, Ohio 45252. It is our understanding that Ralph Meierjohan, who owns the property adjacent to our lot (Parcel 510-0240-0255-00), is planning to construct an outbuilding with a height that requires approval from Colerain Township. We do not object Mr. Meierjohan's intentions to build the 22' tall outbuilding.

Regards,



Aric A. Hassel

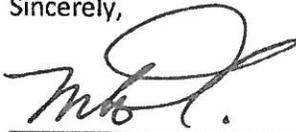
February 1, 2018

RE: Application #Z2018-0015  
Notice of Refusal  
6114 Blue Rock Road Cincinnati, Ohio 45247

To: Colerain Township Board of Zoning Appeals

I will be residing at San Mar Ridge located at 6104 Blue Rock Road, Cincinnati, Ohio 45247. I have no objections to Mr. Meierjohan building an accessory building on his property that exceeds the zoning height standards as I do not feel it will be a detriment to the appearance of the Community.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Trischler", written over a horizontal line.

Michael Trischler

February 1, 2018

RE: Application #Z2018-0015  
Notice of Refusal  
6114 Blue Rock Road Cincinnati, Ohio 45247

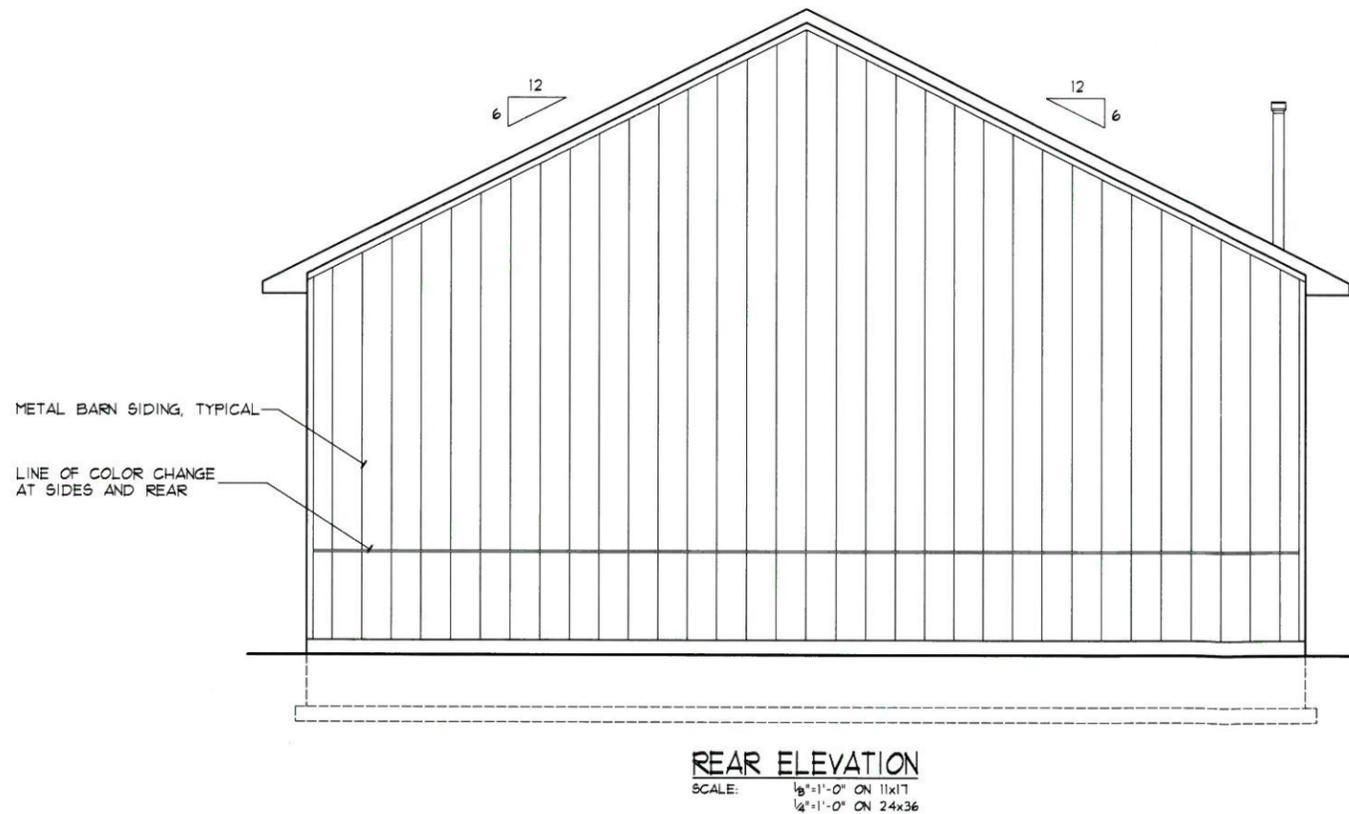
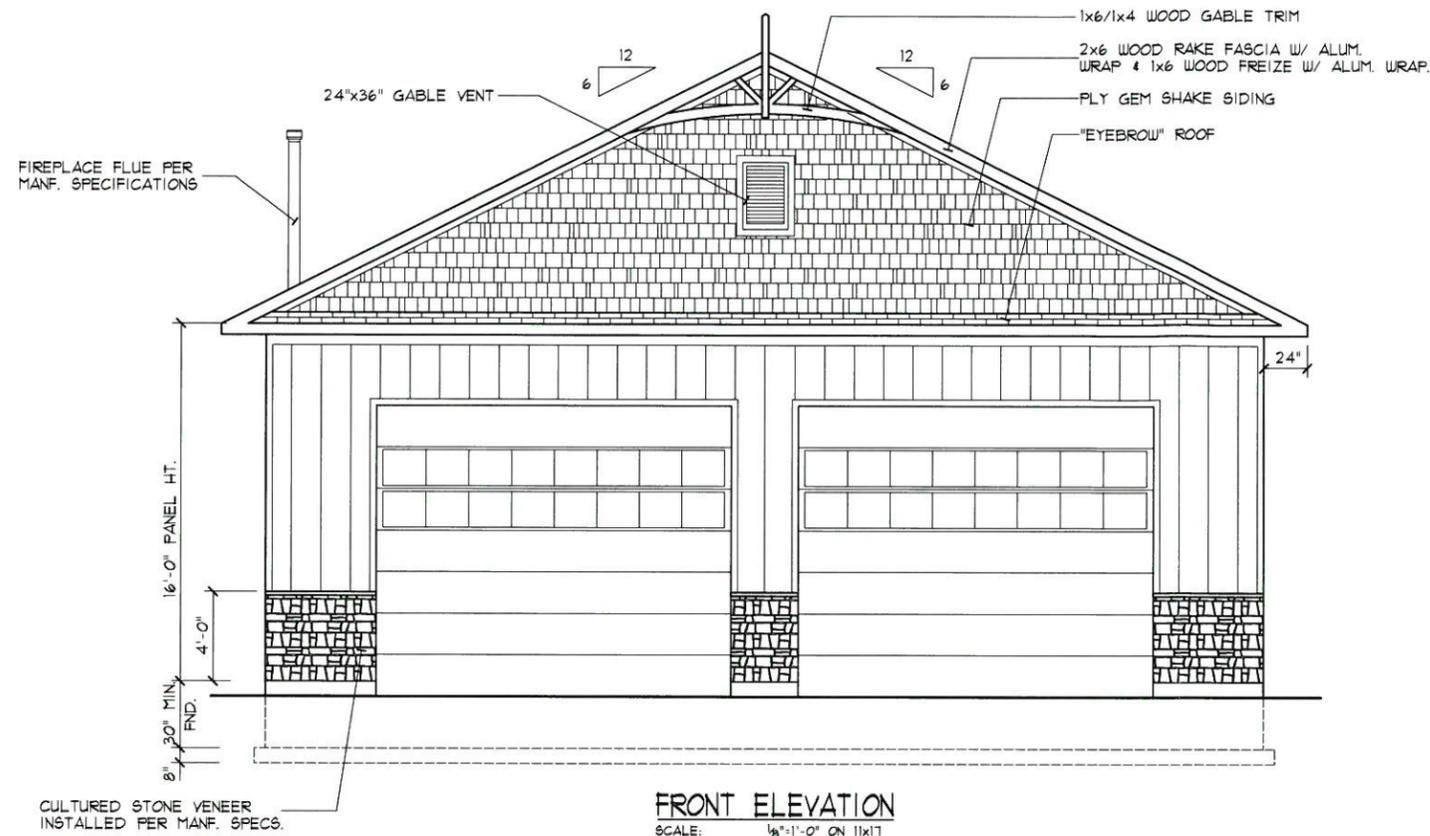
To: Colerain Township Board of Zoning Appeals

I will be residing at San Mar Ridge located at 6094 Blue Rock Road, Cincinnati, Ohio 45247. I have no objections to Mr. Meierjohan building an accessory building on his property that exceeds the zoning height standards as I do not feel it will be a detriment to the appearance of the Community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ronald Kinross", is written over a horizontal line.

Ronald Kinross



## GENERAL NOTES

1. THESE CONSTRUCTION DOCUMENTS ARE PREPARED BASED ON THE 2013 RESIDENTIAL CODE OF OHIO
2. DIMENSION NOTES: EXTERIOR DIMENSIONS TO FACE OF FOUNDATION. INTERIOR DIMENSIONS TO FACE OF STUDS. INTERIOR PARTITIONS 3 1/2" UNLESS NOTED OTHERWISE.
3. WOOD LINTELS: (UNLESS NOTED OTHERWISE) 2x4 STUD OPENINGS UP TO 3'-0", USE (2) 2x8's, OPENINGS UP TO 6'-0", USE (2) 2x10's, OPENINGS 6'-0" & LARGER, USE (2) 2x12's w/ 1/2" PLYWOOD PLATE. PROVIDE 3 1/2"x3" SOLID WOOD BEARING TO TOP OF FOUNDATION OR BASEMENT BEAM @ EACH END, TYPICAL.
4. WOOD ROOF/FLOOR TRUSSES: APPLICANT SHALL SUBMIT TRUSS DESIGN DATA, FABRICATOR TYPE, & MANF. SEALED DRAWING(S) w/ LAYOUT SHEET PRIOR TO FRAME INSPECTION FOR BUILDING DEPARTMENT APPROVAL. ALL TRUSSES SHALL BE CONNECTED TO WALL PLATES w/ SIMPSON H2.5 OR EQUAL, UNLESS OTHERWISE SPECIFIED BY TRUSS MANUFACTURER. LUMBER SPECIES & GRADE TO BE INCLUDED ON ENGINEERED ROOF TRUSS DRAWINGS. MAX. DEFLECTION LIMITS FOR ROOF TRUSSES AND GIRDERS WITH CEILING = L/240.
5. DESIGN LOADS: (LIVE LOADS)  
 FLOOR LOAD-40 PSF  
 STAIR-40 PSF  
 ROOF-20 PSF PLUS 20 PSF ON BOTTOM CORD  
 GARAGE-50 PSF  
 DECK-40 PSF  
 BALCONY-60 PSF  
 WIND-90MPH  
 MAX ASSUMED SOIL BEARING CAPACITY=1,500 PSF.  
 MAX. DEFL. LIMITS: FLOORS= 1/360, WALLS= h/240.
6. LUMBER GRADE: ALL FLOOR JOISTS & TRUSS MEMBERS SHALL BE OF #1 KD. SOUTHERN YELLOW PINE w/ Fb=1730 PSI FOR 2"x8", Fb=1500 PSI FOR 2"x10", & Fb=1440 PSI FOR 2"x12" & E=1,700,000. ALL STUDS TO BE OF STUD GRADE S.P.F. w/ Fb=650 PSI & E=1,200,000.
7. CONCRETE:  
 FOOTINGS - 2,500 PSI  
 FOUNDATION WALLS, BASEMENT SLAB - 3,000 PSI  
 EXTERIOR CONC. SLABS & GARAGE SLAB - 3,500 PSI CLASS 'C'  
 CONCRETE SUBJECT TO FREEZING REQUIRES 5%-7% AIR ENTRAINMENT.  
 STEEL REINFORCING BAR YIELD STRENGTH SHALL BE 60,000 PSI, UNLESS NOTED OTHERWISE.
8. ALL EXTERIOR WALLS SHALL BE SHEATHED w/ 1/16" O.S.B. SHEATHING.  
 ALL SHEATHING EDGES TO BE FASTENED @ 6" O.C. MIN.  
 & ALL VERTICAL SEAMS TO BE BACKED BY BLOCKING (EQUAL TO STUD SIZE).
9. PRESSURE TREATED (P.T.) MATERIAL: ALL WOOD FRAMING MATERIAL IN DIRECT CONTACT w/ MASONRY WALLS &/OR CONC. FLOOR SLABS SHALL BE OF PRESSURE TREATED MATERIALS w/ NO CCA TREATMENT & SIMPSON Z-MAX OR EQUAL FASTENERS & CONNECTORS.
10. PREFAB FIREPLACES: BUILDING INSPECTOR SHALL BE PROVIDED MANUFACTURER'S CUTS ON PREFAB FIREPLACE UNITS @ FRAMING INSPECTION.
11. PROVIDE FIRESTOPPING @ TOP OF WALLS IN STUD CAVITIES AND/OR VERTICALLY AT THE CEILING AND FLOOR LEVEL AND @ CONCEALED (FURRED) SPACES HORIZONTALLY EVERY 10' MIN. INCLUDING ALL DROPPED CEILING & SOFFITS

### ELEVATION NOTES

1. PROVIDE 3:1 MAXIMUM GRADE SLOPE, TYPICAL
2. SLOPE FINAL GRADE DOWN 6" MIN. IN THE FIRST 10' AWAY FROM BUILDING.
3. PROVIDE WATERPROOFING MEMBRANE TAPE AT ALL WINDOWS. INSTALLED PER MANF. SPECS.

### SHEET INDEX

SHEET	DESCRIPTION
1	ELEVATIONS, GENERAL NOTES
2	ELEVATIONS, TYPICAL WALL SECTION
3	FOUNDATION PLAN
4	GARAGE FLOOR PLAN
ATTACHMENTS	
-	-
-	-

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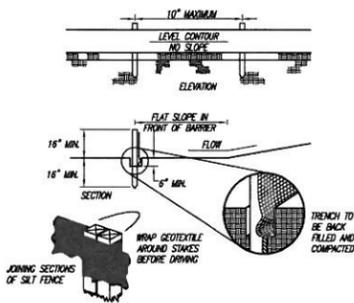
COLERAIN ZONING





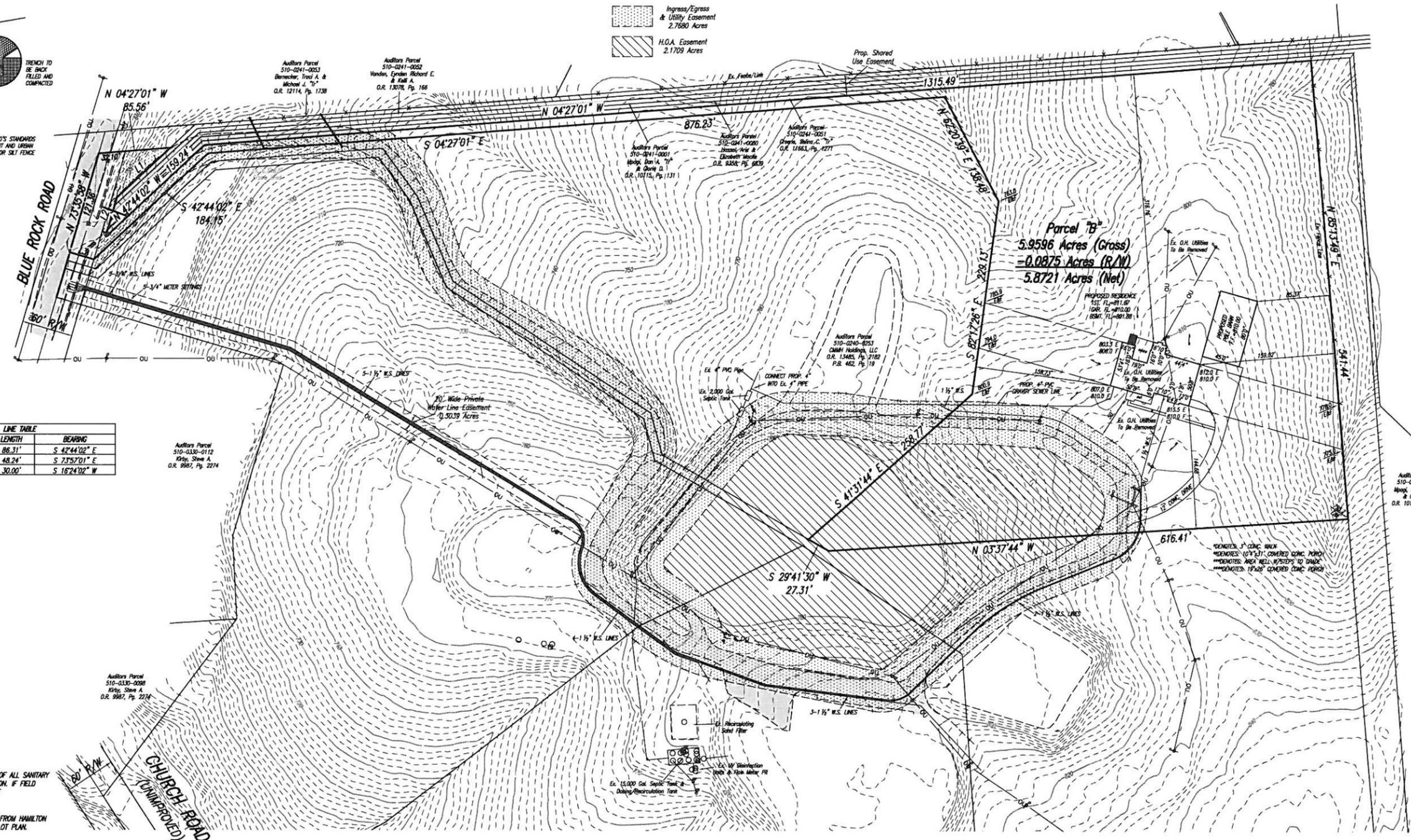


**SPECIFICATIONS FOR SILT FENCE**



SEE THE RAINWATER AND LAND DEVELOPMENT, OHIO'S STANDARDS FOR STORMWATER MANAGEMENT, LAND DEVELOPMENT AND URBAN STREAM PROTECTION MANUAL, CURRENT EDITION, FOR SILT FENCE SPECIFICATIONS.

LINE TABLE		
	LENGTH	BEARING
L1	86.31'	S 42°44'02" E
L2	48.24'	S 73°57'01" E
L3	30.00'	S 16°24'02" W



- NOTES:**
- BUILDER TO VERIFY THE LOCATION AND ELEVATION OF ALL SANITARY AND WATER SERVICE LATERALS PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS ARE DIFFERENT FROM PLAN, CONTACT THE ENGINEER/SURVEYOR.
  - TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED FROM HAMILTON COUNTY GIS AND WAS VISUALLY VERIFIED FOR THIS PLOT PLAN.
  - DISCHARGE LOCATION OF ALL DOWNSPOUTS TO BE A MINIMUM 10' FROM ADJACENT PROPERTY LINE.
  - FINISH GRADE SHALL SLOPE MIN. 6" IN FIRST 10' FROM NEW RESIDENCE & FINISH GRADE FOR DISTURBED PORTION OF SITE SHALL HAVE MAX. SLOPE OF 3:1.
  - THE COUNTY OF HAMILTON DOES NOT ACCEPT ANY PRIVATE EASEMENT SHOWN ON THIS PLAN AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY INSTALLATIONS IN SAID EASEMENT. THE APPLICANT AGREES, AS A CONDITION OF APPROVAL OF THIS PLAN, THAT THERE WILL BE INCLUDED IN THE DEED OF CONVEYANCE OF EVERY LOT IN THIS SUBDIVISION SUBSERVIENT TO AN ACCESS EASEMENT A CONDITION REQUIRING THE GRANTEE, HIS HEIRS AND ASSIGNS, TO CONTINUOUSLY MAINTAIN THE EASEMENT AREA FOR THE PURPOSE DESIGNED AND A CONDITION THAT WITHIN SUCH EASEMENT NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD OR CHANGE THE USE OF THE EASEMENT, SUCH CONDITIONS BEING FOR THE MUTUAL BENEFIT OF THE OWNERS OF ALL LOTS ON WHICH SIMILAR EASEMENTS ARE RESERVED.

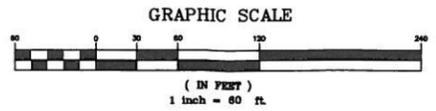
**EROSION NOTES:**  
 BUILDER IS RESPONSIBLE FOR ALL INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL AS LISTED BELOW.

ALL GRADED AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE IN ACCORDANCE WITH STATE HIGHWAY ITEM 659.

EROSION CONTROL WILL BE ACCOMPLISHED BY STRATEGICALLY PLACING STRAW BALES AND OR SILT FENCES IN SWALES AND RUNOFF AREAS. SUCH BALES OR SILT FENCES TO BE REPLACED AND EXPANDED AS NECESSARY TO AFFORD NECESSARY CONTROL.

STAKED STRAW BALES AND SILT FENCES TO BE ENTRENCHED 4-6 INCHES BELOW GRADE.

ALL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY STRIPPING OF VEGETATION OR EXCAVATION.



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**BUILDER:**  
 MEIERJOHN BUILDING GROUP  
 4010 NORTH BEND ROAD  
 CINCINNATI, OHIO 45211



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Date	1-23-18
Drawn By	G.R.
Checked By	C.A.
Scale	1" = 60'

**PLOT PLAN**  
**SANMAR RIDGE**  
 SECTION-21, TOWN-2, RANGE-1  
 COLERAIN TOWNSHIP  
 HAMILTON COUNTY, OHIO

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