



BUTLER COUNTY BOARD OF ZONING APPEALS

Butler County Government Services Center
315 High Street | Hamilton, Ohio 45011

Meeting Agenda
Tuesday, January 16, 2018
7:00 p.m.

I. Opening

- A. Roll Call Mr. Gary Salmon
 Mr. Thomas Bevington
 Mr. Alan Daniel
 Mr. Bryan Price
 Mr. Chad Norvell

II. Approval of Minutes

- A. December 19, 2017

III. New Business

- A. BZA18-01V Wilson Electronic Displays/Elk Creek Baptist Church
 7175 Elk Creek Road
 Middletown, Ohio 45067

IV. Adjournment

REGULAR MEETING: Tuesday, January 16, 2018
Butler County Government Services Building
Conference Room 1
315 High Street, 1st Floor
Hamilton, OH 45011

CALL TO ORDER:

Mr. Bevington brought the meeting to order at 7:00 p.m.

ROLL CALL:

Present: Mr. Thomas Bevington, Chair
Mr. Chad Norvell
Mr. Bryan Price
Mr. Gary Salmon
Mr. Alan Daniel

STAFF MEMBERS: James Fox, Zoning & Floodplain Manager
Stephanie Foley, Administrative Secretary

Approval of Minutes:

December 19, 2017

Mr. Salmon made a motion to approve the December 19, 2017 meeting draft Minutes. Mr. Daniel seconded the motion. Motion carried 5-0.

AYES: Salmon, Daniel, Price, Norvell, Bevington

New Business:

BZA18-01V

Wilson Electronic Displays/Elk Creek Baptist Church
7175 Elk Creek Road
Middletown, Ohio 45067

Mr. Bevington swore in the applicant, Jim Molnar, 300 Hamilton Avenue, Dayton, Ohio 45403. The applicant introduced the proposal for a shorter right of way and a taller sign than zoning currently allows.

Testimony in favor of: Mr. Molnar specified that he was requesting the right of way be shortened from a 40 foot setback to a 20 foot setback, and that instead of a 4 foot tall sign, they request permission for a 5 foot 4 inch tall sign. Mr. Molnar referenced an aerial map that shows where current zoning allows their sign. The placement would be in the middle of the church parking lot. Mr. Molnar referenced another aerial map that shows where the proposed placement would be. The sign would be placed right in front of the chapel. Mr. Molnar also explained that he is requesting an extension to the sign height to allow for flower planters to be placed around the base of the sign.

Questions and Comments:

- Mr. Norvell asked if the new sign would be about even with the old sign, just closer to the new building, and Mr. Molnar confirmed.
- Mr. Salmon asked the distance from the building to the sign. The applicant said 10 feet, approximately.
- Mr. Fox asked the applicant if the distance from the middle of Elk Creek Road to the front of the sign would be 20 feet. Mr. Milnar said it would. Mr. Fox further explained that there is a concern about the exact distance of the right of way in that area of Elk Creek Road. The county will not allow the sign to be built in the right of way. Mr. Fox asked if the applicant would be okay with putting the sign right up to the edge of the right of way. Mr. Fox told the applicant that he would have to verify the right of way with the Engineer's Office.

No testimony in opposition to

No neutral testimony

No other questions or comments

Staff Comments

The request is to erect a sign closer to the front property line and taller than zoning allows.

1. The property is zoned A-1 Agricultural.
2. This area is residential in character.
3. The applicant is seeking a variance, said applicant shall be required to establish to the board, proof by a preponderance of the evidence that an unnecessary hardship will prevail unless the variance is granted.
4. The spirit and intent of the zoning resolution is not to allow this type of variance, but since this will not change the character of the area and the hardship that exists with the septic system in the rear yard the staff will recommend approval with the following condition:
 - a. A Building Permit is required.
 - b. The old sign must be removed after the new sign is installed.
 - c. The new sign must be out of the county right of way.

Mr. Norvell made the motion to approve **BZA18-01V** subject to staff comments. Motion was seconded by Mr. Salmon. Motion carried 5-0.

AYES: Norvell, Price, Salmon, Bevington, Daniel
NAYES: None
ABSTAIN: None

ADJOURNMENT:

Mr. Salmon made a motion to adjourn and it was seconded by Mr. Price. Meeting adjourned.
AYES: Salmon, Price, Norvell, Bevington, Daniel

These minutes represent a summary of the proceedings and do not purport to be the entire record. A complete transcription of these proceedings was taken from an audio tape by James M. Fox under supervision of the Secretary and may be obtained upon written request. Any charges associated with preparing such transcript shall be borne by the person requesting such same and must be prepaid.

Hamilton, Ohio
January 16, 2018

Tom Bevington, Chair

James M. Fox, Secretary

Stephanie Foley, Administrative Secretary