

**BOARD OF ZONING APPEALS
MEETING MINUTES SUMMARY
May 12, 2021**

Paul Culter called the regular Sharonville Board of Zoning Appeals meeting of May 12, 2021 to order at 6:30 p.m.

Roll Call

- ◆ In attendance for roll call were Board of Zoning Appeals Members: Paul Culter, Dan Ison, Matt Eggenberger, Glen Lovitt, and Tom Pernik. Andrew Sasser was absent with notice.
- ◆ Councilman Rob Tankersley was also in attendance to provide insight on behalf of City Council where applicable.
- ◆ Also in attendance were Community Development staff: Mr. John Creech (Director of Community Development – Board Secretary), Ms. Jamie Kreindler (City Planner), and Ms. Sydney Yee (Urban Planning Co-Op).

Approval of Meeting Minutes Written Summary and Audio Recording

- ◆ The written summary of minutes and audio recording from the regular Board of Zoning Appeals meeting of April 14, 2021 were approved as written and distributed.

Old Business

- ◆ None

New Business

- ◆ **Request for variance to install a free-standing sign at 6125 East Kemper Road with a reduced setback from the street right-of-way (ROW) – C. Joseph McCullough – Sharonville Zoning Ordinance 1153.10(e)**
 - C. Joseph McCullough, business owner of the law firm White Getgey & Meyer Co. LPA located at 6125 East Kemper Road, is requesting a variance to install a free-standing sign with a reduced setback from the street right-of-way (ROW). This property is zoned OB (Office Business).
 - According to Sharonville Zoning Ordinance 1153.10(e), a free-standing sign “shall not be less than twenty-five feet from another business lot or street right-of-way line [...]” This Applicant is requesting a reduced setback variance up to zero feet (0’) from the street right-of-way (ROW). As indicated in the Applicant’s letter to the Board, visible signage from the roadway is necessary in order for his guests and clients to clearly identify the business. The public ROW in front of the Applicant’s property appears to be 25’ wider than other properties along this section of East Kemper Road but is largely a grassy area.
 - The proposed free-standing sign has a mounting structure that is 116” wide and 72” in height. The sign itself is 65” x 30” and reads “White Getgey & Meyer Attorneys at Law.” As shown in the submitted site plan and renderings, it is intended to be installed

facing East Kemper Road.

- Mr. Pernik inquired about a temporary sign near the proposed location of the permanent sign and indicated that it could cause a potential blind spot to drivers on East Kemper Road. Mr. McCullough stated that the traffic coming off of Reed Hartman Highway will be turning right, and the proposed sign will not cause any blind spots.
- The Board suggested adding a third condition to ensure that the proposed sign will stay as close to the parking lot as possible.
- The motion for passage by Mr. Pernik was seconded by Mr. Ison. Mr. Creech proceeded with a Roll Call Vote on passage.
- The motion was approved unanimously with the conditions below:
 1. The sign and sign structure shall be maintained in a safe and attractive condition in accordance with code section 1153.16.
 2. If any part of the sign and/or sign structure is located in the public right-of-way (ROW), it may be subject to removal at the property owner's expense in the case of a road widening project and/or any other purpose.
 3. The sign and sign structure shall not be located further than 5' from right-of-way (ROW).

◆ **Request for variance to install a new privacy fence at 4148 Tepe Court back-to-back with existing fences of neighboring properties – Steve and Jenny Daugherty – Sharonville Zoning Ordinance 1159.04(p)(5)**

- The Applicants, Steve and Jenny Daugherty, are requesting a variance to install a new privacy fence back-to-back with existing fences of neighboring properties. Their property is located at 4148 Tepe Court in a R1-B (Residential One-Family) zone.
- According to Sharonville Zoning Ordinance 1159.04(p)(5), back-to-back fences are not permitted, unless there is a separation of 2'-6" or greater. On one adjoining side of the Applicants' property, there is not an existing fence. However, on the property lines to the north and south of their property, existing fences are in place. The Applicants are requesting a variance to install a 6' privacy fence on all sides in the rear yard of their lot, including the sections where there are existing fences on two neighboring properties.
- Mrs. Daugherty stated that she offered to take down the deteriorating neighboring fence and replace it with a privacy fence, but the neighbors would not agree to that.
- The motion for passage by Mr. Lovitt was seconded by Mr. Pernik. Mr. Creech proceeded with a Roll Call Vote on passage.
- The motion was approved unanimously with the conditions below:

1. The privacy fence shall be maintained in good condition and replaced as necessary to remain in compliance with the approved variance.
2. As shown on the submitted site plan, the privacy fence will be installed only in the rear of the house and will not be higher than 6' in height.
3. The Applicants apply for a Conditional Use Permit from the City Planning Commission.

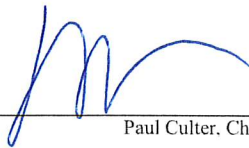
Discussion

◆ **10511 Thornview Drive**

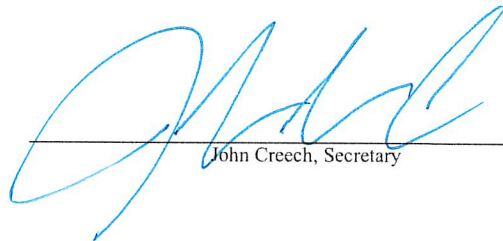
- The Board discussed whether they should rehear the 10511 Thornview Drive fence case that was previously denied at the meeting on Wednesday, April 14, 2021.
- The Applicant, Mr. Kyle Davis, did not attend last month's meeting regarding his case and was unable to attend this month's meeting. However, he is available for next month's meeting scheduled on Wednesday, June 9, 2021.
- Mr. Creech suggested that the Board hear this case again next month.

Adjournment

- ◆ The motion by Mr. Ison to adjourn the meeting was seconded by Mr. Eggenberger. Chairperson Mr. Culter adjourned the meeting at 7:15 p.m.



Paul Culter, Chairperson



John Creech, Secretary