

**BOARD OF ZONING APPEALS
MEETING MINUTES SUMMARY
September 8, 2021**

Paul Culter called the regular Sharonville Board of Zoning Appeals meeting of September 8, 2021 to order at 6:30 p.m.

Roll Call

- ◆ In attendance for roll call were Board of Zoning Appeals Members: Paul Culter, Andrew Sasser, Matt Eggenberger, Daniel Kloppenburg, Dan Ison, and Tom Pernik.
- ◆ Also in attendance were Community Development staff: Mr. John Creech (Director of Community Development – Board Secretary), Ms. Jamie Kreindler (City Planner), and Ms. Lauren Dahlager (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 August 11, 2021 were approved as written and distributed.

Old Business

- ◆ None

New Business

- ◆ **Request for variance to extend pavement less than 1' off the property line in the rear yard at 10710 Plainfield Road – James Lee Byrd – Sharonville Zoning Ordinance 1125.10(e)**
 - This item was tabled until next month's meeting as the Applicant was not in attendance.
- ◆ **Request for variance to keep an abandoned sign on the property at 10863 Reading Road – Nguyen Thomas – Sharonville Zoning Ordinance 1153.20**
 - The Applicant, Mr. Nguyen Thomas, is requesting a variance to keep an abandoned sign on the property at 10863 Reading Road. This property is zoned SM-D, which stands for Support Mixed-Downtown.
 - According to Sharonville Zoning Ordinance 1153.20, the sign on the Applicant's property is considered to be abandoned, and the time period to fix or remove the sign has lapsed. As stated in the Applicant's letter to the Board, Mr. Thomas is requesting that the sign be allowed to stay on the property for another year. The Applicant stated that he is in the process of finding a new tenant to lease the property.
 - As shown on the submitted site plan, the sign is located in the front corner of the property to the south. The Applicant is requesting to keep the abandoned sign at 10863 Reading Road for another year because he is working with a new hair salon to open at the property.

- enters into a contract for the sale or lease of the property during the time period.
2. Prior to the transfer or lease of the property, the owner is required to disclose to purchaser of any relevant zoning regulations pertaining to the property.
3. There may be no increase in the numbers of trucks and trailers currently being stored on the property.
4. The property is to be maintained in good condition, which includes removing all the overgrowth and garbage and generally providing a better upkeep to the property so that it is in line with other investments in the area.

◆ **Request for appeal to keep an abandoned sign on the property at 11171 Dowlin Drive – Montu Bedi – Sharonville Zoning Ordinance 1153.20**

- The Applicant, Mr. Montu Bedi, is requesting an appeal to keep an abandoned free-standing sign on the property at 11171 Dowlin Drive. This property is zoned GB (General Business). According to Sharonville Zoning Ordinance 1153.20, the sign on the Applicant's property is considered to be abandoned, and the time period to fix or remove the sign has lapsed. The Applicant was sent a courtesy notice from Code Enforcement Officer, Donna Hollingsworth, and given until 8/27/2021 to correct the abandoned sign on the property. At this time, the Applicant is requesting a variance to keep the abandoned free-standing sign on the property until March 31, 2022.
- The high rise sign is situated along the north bound side of I-75 and has been out of use for a number of years. As stated in the Applicant's letter to the Board, Mr. Bedi is in the process of redeveloping the site to conform to the existing zoning regulations. Current possibilities for redevelopment include a Super 8 hotel conversion, senior lodging facility, or Lodging Cottages. Due to the Covid-19 pandemic, Mr. Bedi explains that the unforeseen challenges added extra delays to his redevelopment plans. In his letter, he apologizes for the inconvenience and acknowledges his intention to move forward with redeveloping the site at 11171 Dowlin Drive.
- The motion for passage by Mr. Eggenberger was seconded by Mr. Pernik. Mr. Creech proceeded with a Roll Call Vote on passage.
- The motion was approved unanimously with the condition(s) below:
 1. A temporary appeal is granted until March 31, 2022, or sooner, if the owner enters into a contract for the sale or lease of the property during the time period.
 2. Prior to the transfer or lease of the property, the owner is required to disclose to purchaser of any Board of Zoning Appeals requirements to modify or improve the sign.
 3. A temporary appeal from removing the sign does not grandfather the sign from having to comply with zoning regulations and design standards. When a new use occupies the building, a permit will be required to update the sign to current zoning code standards.
 4. If the sign has not been updated by March 31, 2022, a demo permit will be required to remove the sign from the property.
 5. A blank sign face or secure cover for the sign face shall be installed within 60

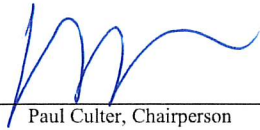
days.

Discussion

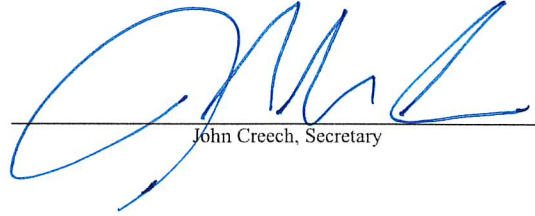
- ◆ None

Adjournment

- ◆ The motion to adjourn the meeting was made by Mr. Pernik. Mr. Culter adjourned the meeting at 7:11 p.m.



Paul Culter, Chairperson



John Creech, Secretary