



RESOLUTION

GRANTING

APPEAL NO. 2025-02

WHEREAS, MSP Design, 3700 Park 42 Drive, Suite 190B, Cincinnati, OH, Appellant, on February 3, 2025 filed Appeal No. 2025-02 under Section 383.1 of the Zoning Resolution, requesting Condition Use approval to construct a monument-style freestanding sign on the interior of the Cincinnati Hills Christian Academy property located at 11312 Snider Road, Symmes Township, Hamilton County, Ohio; and

WHEREAS, a public hearing was held on said appeal on March 3, 2025, notice of such hearing was given by first class mail to parties of interest and also by publication in a newspaper of general circulation in the Township at least ten (10) days prior to the date of said hearing in accordance with Section 303.15 of the Ohio Revised Code; and

WHEREAS, Section 41 et seq. of the Zoning Resolution and the Symmes Township District Maps designate said premises to be in the "A" Residence District; and

WHEREAS, Article XXXV provides, in part, that a school be permitted as a Conditional Use provided that it is properly integrated in the overall neighborhood and that said use shall be evaluated by the Board of Zoning Appeals on an individual basis; and

WHEREAS, according to testimony offered at the public hearing, the appellant is requesting Conditional Use approval to construct an eleven-point two (11.2) foot tall freestanding monument-style donor sign along the sidewalk leading to the sports field. The proposed sign would contain twenty-five-point seven (25.7) square feet of signage and include a sixty-seven (67) square-foot cabinet base; and

WHEREAS, according to further testimony offered at the public hearing, the proposed sign is a modification to a previously approved Conditional Use in March 2024 for a new sports complex;

WHEREAS, Section 385 and 386 provides for the General Considerations and Specific Criteria pertaining to Conditional Uses; and

WHEREAS, according to further testimony offered at the public hearing, the proposed use and development shall comply with the spirit and intent of the Zoning Resolution and with district purposes. School uses are permitted in residential districts through the Conditional Use process and the existing and proposed use would comply with the spirit and intent of the Zoning Resolution. Additionally, Section 318-1.4 of the Zoning Resolution allows freestanding ground-mounted signs for school uses in residential districts.; and

WHEREAS, according to further testimony offered at the public hearing, the proposed use and development shall not have an adverse effect upon adjacent property or the public health, safety, morals and general welfare. Due to the orientation and location within the interior of the site, the proposed freestanding sign would not likely be visible or have an adverse effect on the surrounding properties; and

WHEREAS, according to further testimony offered at the public hearing, the proposed use and development should respect, to the greatest extent practicable, the natural, scenic and historic features of significant public interest. There are no known features of significant public interest on the property; and

WHEREAS, according to further testimony offered at the public hearing, the proposed use and development shall, as applicable, be consistent with objectives, policies and plans related to land use adopted by the Township Trustees. Symmes Township has an adopted Land Use Plan for

this area. The proposed freestanding sign would be located entirely within an area, along with the majority of the school property and sports field, that is designated as Public/Semi-Public/Institutional, which allows for schools and other related institutional or community uses; and

WHEREAS, according to further testimony offered at the public hearing, the proposed signage complies with the specific conditional use criteria as per Section 386 as follows:

Section 386(l) provides measures shall be taken to minimize the impact of potential nuisances such as noise, odor, vibration, and dust on adjacent properties. No noise, odor, vibration, or dust would occur as a result of the proposed freestanding sign.

Section 386(o) provides landscaping shall be installed in accordance with one of the following buffers as described in detail in Article XXXII, Sections 326 through 331.2, inclusive. The required landscaping for the site has been addressed as part of previous cases and there is landscaping proposed around the base of the proposed freestanding sign.

Section 386(p)(3) provides signage shall be regulated as one sign permitted at a maximum of thirty-two (32) square feet. The freestanding sign would have a signage surface area of approximately twenty-five point seven (25.7) square feet and would be four point two (4.2) feet tall on top of a base made of brick that is two point four (2.4) feet tall. However, the sign has an adjacent brick column which is eleven point two (11.2) feet tall, which is greater than the ten (10) foot tall maximum height that is permitted. Nonetheless, the proposed freestanding sign would only be visible internally.

Section 386(s) provides all exterior lighting shall be directed away from adjacent residential properties and not exceed zero-point five (0.5) foot candles at the property line when abutting a Residential Use or Residential District. The proposed sign would be illuminated by low linear lighting aiming at base of the sign.

WHEREAS, Section 381, empowers this Board to approve by resolution those uses listed as conditional uses; and

WHEREAS, Section 383.6 provides that the Board shall approve the conditional use, approve the conditional use subject to further specified approvals or modifications necessary to achieve full compliance with all standards, or disapprove the conditional use; and

WHEREAS, it is the consensus of this Board, after careful consideration of all the facts, testimony, and evidence submitted, the approval of the requested Conditional Use is appropriate at this particular location and in the particular manner proposed in that the proposed plan, as revised by the applicant at the hearing, complies with the standards and conditions set forth in Article XXXV of the Zoning Resolution; and

NOW, THEREFORE BE IT RESOLVED that upon consideration of the foregoing, the Symmes Township Board of Zoning Appeals does hereby grant a Conditional Use for Cincinnati Hills Christian Academy as per the plans submitted and revised at the hearing in accordance with the authority granted in Section 381 and does hereby determine that a conditional use and zoning certificate may be issued to the applicant consistent with the terms set forth in this Resolution; and

SUBJECT TO THE FOLLOWING CONDITIONS:

1. That, the proposed freestanding sign shall be permitted to have a maximum height of eleven point two (11.2) feet where a maximum height of ten (10) feet is permitted under Section 318-1.4.
2. That, the site shall be permitted to have a maximum of eight (8) signs of thirty-two (32) square feet where one (1) sign at a maximum of thirty-two

(32) square feet is permitted under Section 386(p)(3).

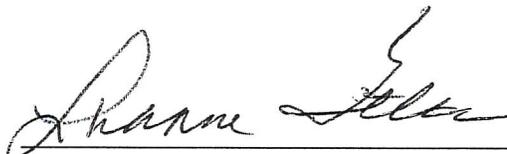
3. That, the proposed freestanding monument sign shall be constructed in compliance with the submitted plans; and
4. That, the proposed freestanding sign shall not be relocated or enlarged without the approval of this Board;
5. That, the proposed freestanding sign be maintained in a satisfactory condition at all times;
6. That, the Zoning Certificate and Building permit for the proposed freestanding sign be obtained within six (6) months and all work be completed within one year (1) from the date of adoption of this Resolution;
7. That, the proposed freestanding sign comply in all other respects with the Zoning Resolution and the lawful requirements of the Hamilton County Building Commissioner;

BE IT FURTHER RESOLVED, that all plats, plans, applications and other data submitted be and are hereby made a part of this Resolution.

ADOPTED at a regularly scheduled meeting of the Symmes Township Board of Zoning Appeals in session this 3rd day of MARCH 2025.

Ms. Bucco – ‘aye’, Ms. Harlow – ‘aye’, Mr. Trick – ‘aye’ and Mr. Snider – ‘aye’.

APPROVED: MARCH 3, 2025



Luanne Felter, Zoning Secretary



Jennifer Harlow, Board Vice-Chairperson