

**BOARD OF ZONING APPEALS  
MEETING MINUTE SUMMARY  
February 12, 2020**

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**Chairperson Paul Culter called the regular Sharonville Board of Zoning Appeals meeting of February 12, 2020 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, and Tom Pernik. Additionally, Councilman Rob Tankersley was also in attendance to provide insight on behalf of City Council where applicable.
- ◆ Also in Attendance were Community Development Staff: John Creech (Director of Community Development - Board Secretary), Sarah Dircks (City Planner - Presenting), and Gina Good (Administrative Specialist – Recording Minutes).

**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 January 8, 2020 were approved as written and distributed.

**Old Business**

- ◆ None

**New Business**

- ◆ Zoning Variance to reduce the minimum setback requirement for an above ground pool within a Single Family Residential (R1-B) zoned property - 10563 Lemarie Drive - Frank Sienkiewicz Jr. – Sharonville Ordinance 1125.18
  - Mrs. Dircks explained the Sharonville Zoning Ordinance 1125.18 requirements for residential pools:
    - A. To be installed in the rear yard, no closer than 15’ from abutting property lines.
    - B. To be enclosed by a fence no less than 4’ in height
    - C. Maintain lighting not to be excessively bright upon adjoining properties. And if desired, Planning Commission may require compact hedges to be installed to insulate the pool.
  - The existing pool according to CAGIS online map is 6’ away from the side yard property line, and it is just over 3’ away from the existing side yard fence.
  - The applicant informs the Board he cannot move the pool from the current location. If he needs to move the pool his only option would be to disassemble the pool.
  - According to those who have testified during the meeting, the Board determined the primary concern with the pool is more of a visual issue as opposed to a safety issue.
  - The motion for passage by Mr. Ison was seconded by Mr. Pernik. Mr. Creech proceeded with a Roll Call Vote on passage.

- Motion was approved, but not unanimously, with the conditions below:
  1. Applicant is required replace the existing fence gate on the south side of the pool with a 6' ft privacy fence.
  2. Applicant is required to replace a portion of the existing chain link fence with a 6' ft privacy fence. The applicant shall work with the Department of Community Development to determine a suitable amount of screening required on the northern property line to provide privacy for the neighbor from the north.
  3. Pool area including required privacy fencing shall be maintained in good repair and replaced as necessary to remain in compliance with the approved setback variance.
  
- ◆ Zoning Variances to (1) allow two Signature Sign not directly facing Interstate I75 and to (2) increase the amount of Signature Signage from 220 sq. ft. to 440 sq. ft.– Tommy Reed, Atlantic Sign Company on behalf of Delta Marriott – Sharonville Ordinance 1147.05
  - Tommy Reed from Atlantic Sign Company on behalf of owners 11320 Chester Road LLC (Delta Marriott), located in the Northern Lights District General Business zoned district is requesting a variance to allow for two Signature Signs not directly facing I-75 (to be erected on building walls perpendicular to the highway) and to increase the amount of Signature Signage from 220 sq. ft. to 440 sq. ft.. This sign proposal request is for the former Ramada hotel, 11320 Chester Road, which is currently under renovation to become a Delta Marriot Hotel.
  - Sharonville's Ordinance 1147.05 (Northern Lights Overlay District Development Standards), permits one (1) 220 sq. ft. Signature Signage mounted on the wall of building facing I-75.
  - The motion for passage by Mr. Pernik was seconded by Mr. Ison. Mr. Creech called Roll Call Vote on passage.
  - Motion approved unanimously. As per all variance, the applicant was advised that:
    1. The proposed sign once built shall be maintained in good repair and replaced as necessary to remain in compliance with the approved sign variance.
    2. Building Permit approval will be required prior to any construction. Board approval only reduces the setback requirement and does not guarantee building approval.

**Adjournment**

- ◆ The motion by Mr. Eggenberger to adjourn the meeting was seconded by Mr. Pernik. Chairperson Mr. Culter adjourned the meeting at 7:28 p.m.

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Paul Culter, Chairperson

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John Creech, Secretary