

**WEST CHESTER TOWNSHIP  
BOARD OF ZONING APPEALS  
March 14, 2022 – Regular Meeting**

MEMBERS PRESENT: Mr. Hackney, Mr. Riddell, Ms. Glenn  
MEMBERS ABSENT: Mr. Simmons, Mr. Thomas, (*Alternate Position Vacant*)  
STAFF PRESENT: Tim Dawson – Community Development Planner  
CALL TO ORDER: 6:00 PM  
ADJOURNMENT 6:20 PM

Meeting was held at West Chester Township Hall.

Mr. Hackney called the meeting of the West Chester Board of Zoning Appeals to order.

Mr. Dawson called the role. A quorum was established.

Ms. Glenn made a motion to approve the minutes of the January 10, 2022 meeting of the BZA, seconded by Mr. Riddell. Motion passed by unanimous vote.

Mr. Hackney swore in staff.

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**BZA 22-02 Signarama for Serenity Baptist Church - 9000 Cox Road**

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Mr. Dawson presented the staff report including a PowerPoint presentation, current zoning in the area, aerials, background of request, staff comments and case history. Mr. Dawson stated the applicant has requested a variance from Article 11.083(d) – to allow wall signage exceeding 4% of the front building wall elevation.

Mr. Dawson explained the signage request is 96 sf of signage, where 56 sf would be permitted. Mr. Dawson also explained the cross is not considered signage and the lettering was the only signage under review by the BZA.

**Applicant:**                **Rebecca McPherson**  
                                     **2519 E. Crescentville Road**

**Pastor Don Hooker**  
**9000 Cox Road**

Mr. Hackney swore in the applicants.

The applicant provided information on the request that signage is not internally lit and would only be illuminated by spotlights shining back onto the sign.

Clarification was provided on the lettering section of the sign.

The applicant provided to the Board that the building is new and has never had signage on it.

Pastor Hooker added context of the need for the size of signage and that the external illumination already exists onto the building. He further added that he has contacted the neighbors and explained the project to them with no issues.

**Proponents:**                **None**

**Opponents:**                **None**

**Neutral:**                      **None**

#### **Board Deliberation – Signarama for Serenity Baptist Church**

With no further comments, the public comments were closed and the Board moved into deliberation.

Mr. Riddell noted the distance the church was from the road and how the perspective allowed for signage that would be fitting of the neighborhood. Mr. Riddell noted the sign requirements are not always fitting for projects, especially with churches.

Ms. Glenn had no issue with the request after questions were answered on neighbors and lighting.

The Board had no issues overall with the request.

**Mr. Riddell made a motion to approve case BZA 22-02 Signarama for Serenity Baptist Church, as submitted.**

**Ms. Glenn seconded the motion.**

**Aye: Mr. Hackney, Ms. Glenn, Mr. Riddell**

**Nay: None**

**The case was approved.**

### **ADMINISTRATIVE MATTERS**

Approval of Resolutions:

Ms. Glenn made a motion to approve BZA Resolution 22-02 Signarama for Serenity Baptist Church as submitted. Mr. Riddell seconded. Motion was approved unanimously.


Mr. Dawson noted the BZA had one case submitted for the April 11, 2022 meeting.


The Board adjourned the March 14, 2022 meeting at 6:20 p.m.

**These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under supervision of the Secretary from an audiotape and may be obtained upon written request. Any charges for preparing such transcripts shall be borne by the person requesting same and must be prepaid.**

**BZA Chairman:**

**BZA Secretary:**

  
Cliff Hackney - Acting

  
Aaron Wiegand

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS  
RESOLUTION OF APPROVAL  
APPLICATION NO. BZA 22-02**

WHEREAS, Signarama for Serenity Baptist Church on February 11, 2022, filed application no. 22-02 with the Board of Zoning Appeals under Article 8, Subsection 8.022 of the West Chester Zoning Resolution requesting a variance from Article 11.083(d) to allow wall signage exceeding 4% of the front building wall elevation, as applied to the property located at 9000 Cox Road, Parcels M5610-013-000-036 & M5620-058-000-059 , Section 10, Town 3, Range 2 (West Chester Township, Butler County); and

WHEREAS, a public hearing was held on said application on March 14, 2022, notice of which was given to parties of interest in writing and also by publication in a newspaper of general circulation in the Township at least ten (10) days prior to the date of the hearing in accordance with Section 519.15 of the Ohio Revised Code; and

WHEREAS, Article 8 et. seq. of the West Chester Zoning Resolution empowers the Board to authorize variances that will not be contrary to the public interest, and

WHEREAS, the Board has considered all of the information and testimony presented at the public hearing and concludes that the requested variance is not contrary to the public interest and is consistent with the West Chester Zoning Resolution, paying particular attention to Section 8.053, with conditions.

THEREFORE BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby approve the requested variance from Article 11.083(d) to allow wall signage exceeding 4% of the front building wall elevation to install approximately 96 square footage of wall signage on the west elevation.

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

Adopted and journalized at a regularly scheduled meeting of the West Chester Township Board of Zoning Appeals in session on the 14<sup>th</sup> day of March, 2022



Cliff Hackney  
Acting BZA Chairman



Tim Dawson  
Acting BZA Secretary