**VILLAGE OF EVENDALE**

**BOARD OF ZONING APPEALS**

Minutes from the December 4, 2019 Meeting

Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Pursuant to written notice, the meeting of the Board of Zoning Appeals (BZA) was called to order by Chairman David Harwood at 6:00 pm on Thursday, December 4, 2019, in the Police Conference Room. In attendance were BZA members Doug Lohmeier and Tom Shanks. Member Rhett McGregor was absent. Supporting the BZA was Andrew E. Rodney, AICP (Building, Planning, & Zoning Manager).

Those present who planned on providing testimony were duly sworn in by Mr. Harwood.

**Old Business:**

1. V-19-09: American Retail dba Watson’s, 2721 E. Sharon Road. **[Tabled from November 14, 2019]**

Applicant (Sean Re) proposes to place a wall sign on the north façade of the building at 2875 E. Sharon Road (Parcel #611-0030-0160) within an IF-1, Industrial Flex – 1 zoning district. The Applicant is requesting the following Variance from Chapter 1262 of the Village Codified Ordinances:

* 1. Variance #1 – To erect a sign of 300 square feet on the north building façade. Per Schedule 1262.14, the maximum permitted wall sign area is 200 square feet.

Mr. Harwood summarized the proposed changes as noted in the Staff Report, which included a reduction from the original request of 400 square feet to the revised request for 300 square feet.

Mr. Re showed on the plan resubmittal the proposed 300 square foot wall sign on the north façade.

A motion was made by Mr. Shanks and seconded by Mr. Lohmeier to approve the Variance as requested for a 300 square foot wall sign on the north façade finding the Standards for Variance were met in this case. There was no further discussion. The motion passed by a 3-0 vote.

**New Business:**

There was no new business to discuss.

**INTERNAL BUSINESS:**

1. Approval of the November 14, 2019 meeting minutes.

A motion by Mr. Lohmeier was seconded by Mr. Shanks to approve the minutes as submitted. There was no further discussion. The motion passed by a 3-0 vote.

A motion by Mr. Shanks was seconded by Mr. Lohmeier to adjourn the meeting. There was no further discussion. The motion passed by a 3-0 vote.

The meeting adjourned at 6:10pm.

Attest:

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David Harwood, Chairman

Board of Zoning Appeals

Meeting Minutes prepared by Andrew E. Rodney, AICP, Building, Planning, & Zoning Manager.