

**BOARD OF TRUSTEES**

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M. Tim Williams



950 Locust Corner Road  
Cincinnati, Ohio 45245

(513) 752.6262

Fax # (513) 752.8981

[www.piercetownship.org](http://www.piercetownship.org)

Pierce Township Board of Zoning Appeals Hearings  
950 Locust Corner Road  
March 27<sup>th</sup>, 2024  
5:00 pm  
**Agenda**

- I. Call to Order: Fred Heyse, BZA Chair
- II. Roll Call: Mr. Motz \_\_\_\_\_ Mr. Sander \_\_\_\_\_ Mr. Holte \_\_\_\_\_ Mr. Lembke \_\_\_\_\_  
Mr. Neukam \_\_\_\_\_ Mr. Heyse \_\_\_\_\_ Mr. Buhr \_\_\_\_\_
- III. Pledge of Allegiance
- IV. Welcome to Mr. Steve Neukam
- V. Nomination and Selection of Chair and Vice-Chair
- VI. Review and Approval of:
  - a. Hearing Minutes from January 24<sup>th</sup>, 2024
- VII. **Oath taken by all attendees and staff wishing to speak during these hearings**
  - a. Staff presentation
  - b. Applicant presentation
  - c. Discussion by the Board
  - d. Open public comment
  - e. Motion to close public comment
  - f. Additional discussion by the Board
  - g. Motion to approve/deny/approve with modification(s)
- VIII. New Business (Public Hearings):
  - 1) Case BZA2024-001: An application for one (1) dimensional variance(s), from Pierce Township Zoning Resolution, 4.06(F)(12) “Solar panels are permitted when attached to the roof of a principal or accessory building”, to install 8’ tall ground mounted solar panels (74’ X 11’ in area). Submitted by Michael Luggen for property located at 763 Old Locust Hill Road Pierce Township, Ohio 45245.
  - 2) Case BZA2024-002: An application for a dimensional variance(s), per Article 4 Residential Zoning Districts and Use Regulation, to construct a detached garage outside of a rear yard. Article 4.05-1 states that states, “Detached Accessory Garages or Other Buildings are permitted in the rear yard only.” Submitted by Ronald J & Peggy A Boehl for property located at 917 Belmont Boulevard Pierce Township, Ohio 45245.
  - 3) Case BZA2024-003: An application for a dimensional variance(s), from Pierce Township Zoning Resolution, 12.10 B) to construct (3) three signs (1 Wall Sign Permitted per Tenant) – (1) Drive Thru; (2) Pickup Signs for the

Kroger Company. 12.10 B) 1) states, “each business or tenant within a GB zoning district shall be permitted one wall sign for each side of the building that faces a public roadway.” Submitted by Brooke Alini (Atlantic Sign Company) for property located at 262 W Main St Pierce Township, Ohio 45102.

IX. Other business:

X. Adjournment

Next Meeting: as needed

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Board of Zoning Appeals  
Meeting Minutes  
CASE# BZA2023-007  
January 24<sup>th</sup>, 2024

The Board of Zoning Appeals of Pierce Township, Clermont County, Ohio met at 5:00pm, on Wednesday January 24<sup>th</sup> 2024, at the Pierce Township Administration Building, 950 Locust Corner Road.

### **CALL TO ORDER/ROLL CALL**

Chair Fred Heyse called the meeting to order. Board members answering roll call, Mr. Brad Motz, Mr. Bob Sander, Ms. Linda Spitzmiller, Mr. Ray Lembke, Mr. Fred Heyse, and Mr. John Buhr. Members absent, Mr. Ryan Holte. Mr. Buhr is filling in for the absence of Mr. Holte. Township personnel who were also present: Mr. Eddie McCarthy, Pierce Township Director of Community Development and Planning.

### **PLEDGE OF ALLEGIANCE**

Chair Fred Heyse led everyone in the Pledge of Allegiance.

### **NOMINATION AND SELECTION OF OFFICERS**

The Board postponed the nomination of officers until the Board of Trustees either appoint new officials, or reappoint current members with expired terms.

### **APPROVAL OF MINUTES FROM OCTOBER 18, 2023 MEETING**

Mr. Lembke made a motion to approve the October 18, 2023 Meeting Minutes, seconded by Mr. Buhr. Roll call on motion; Mr. Motz; abstain. Mr. Sander; aye, Mr. Lembke; aye. Mr. Heyse; aye. Mr. Buhr; aye.

### **OATH TAKEN BY ATTENDEES**

Chair Fred Heyse administered the oath to attendees.

### **NEW BUSINESS**

#### **CASE #BZA2023-007 59 GLADIOLA WAY**

Chair Fred Heyse opened the hearing on case #BZA2023-007 59 Gladiola Way.

### **STAFF REPORT**

Mr. McCarthy presented a staff report for case #BZA2023-007. An application for a setback variance per Article 7 Planned Unit Development, to construct an awning. The site is located at 59 Gladiola Way, Pierce Township, Ohio, 45102, Parcel # 290109.190. and the application has been submitted by applicant, Jeff Oslin, on behalf of

owner(s) Elizabeth and Thomas Yingling. The applicant has further submitted application materials to consider a deck encroachment into the 25' greenspace buffer, as the deck had already been constructed.

Mr. McCarthy also gave a brief history regarding the application process for the site. A deck permit was approved for the property in July 2023. In January 2024, the deck was constructed with a 1' encroachment into the 25' greenbelt.

Several Board members discussed the drainage easement that the deck and awning would cover, Mr. McCarthy addressed that anything built into the easement is ultimately in the HOA's discretion to enforce or not.

## **PRESENTATION FROM APPLICANT**

The property owner, Mr. Tom Yingling, gave his presentation regarding the deck and awning proposal. Mr. Yingling stated that the deck contractor didn't know about the greenbelt buffer when the deck was built, and that the awning will only cover the deck and not exceed the floorplan of the deck.

The Board further discussed the application details regarding setbacks, and weighting the possibility of setting precedent going forward regarding incorrectly built structures that have been permitted, and whether or not the greenbelt would be further encroached upon if the awning was put over the existing deck.

## **PUBLIC COMMENT**

Mr. Lembke made a motion to open public comment, seconded by Mr. Buhr. Roll call on motion, all aye.

With no public comment to be made, Mr. Lembke made a motion to close public comment, seconded by Mr. Sander. Roll call on motion, all aye.

## **MOTION**

Mr. Lembke discussed restricting the request to forbid enclosing the space underneath the proposed awning to prevent deviations from the character of the neighborhood by inadvertently allowing additional finished space.

Mr. Lembke made a motion to approve encroachment variance for the deck structure into greenbelt buffer, seconded by Mr. Motz. Roll call on motion. Mr. Motz; aye, Mr. Sander; nay, Mr. Lembke; aye, Mr. Heyse; aye, Mr. Buhr; aye. Motion passes for request #3.

Mr. Lembke made a motion to approve the awning encroachment into the greenbelt buffer, as well as the setback variance for the awning, with the condition that the roof structure does not extend past the deck footprint, and that the deck & awning may not be enclosed or screened in by any vertical walls. This decision was made on the basis that the home was built deeper into the rear yard of the property, and that the appearance of the neighborhood would not be fundamentally impacted by this addition. This motion was seconded by Mr. Buhr. Roll call on motion. Mr. Motz; aye, Mr. Sander; nay, Mr. Lembke; aye, Mr. Heyse; aye, Mr. Buhr; aye. Motion passes for request #1 & #2.

## **ADJOURNMENT**

At 6:31 PM, Mr. Lembke made a motion to adjourn seconded by Mr. Buhr.

Roll call on motion: All, aye.

---

Fred Heyse, Chair

Date



**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-001**

## **Dimensional Variance: 763 Old Locust Hill Road (272814D033.)**

**Summary:** An application for one (1) dimensional variance(s), from Pierce Township Zoning Resolution, 4.06(F)(12) “Solar panels are permitted when attached to the roof of a principal or accessory building”, to install 8’ tall ground mounted solar panels (74’ X 11’ in area).

**Proposal:** Site two ground mounted solar arrays (non-roof mounted) on a vacant site.

**Owner/Applicant:** Michael Luggen

**Property Location:** 763 Old Locust Hill Road Pierce Township, Ohio 45245 (272814G095.)

1. Arrays proposed on 767 Old Locust Hill Road (Vacant Site)

### **Property Profile:**

**Acreage:** 5.68 acres (767 Old Locust Hill)

**Current Use:** Single Family Residential

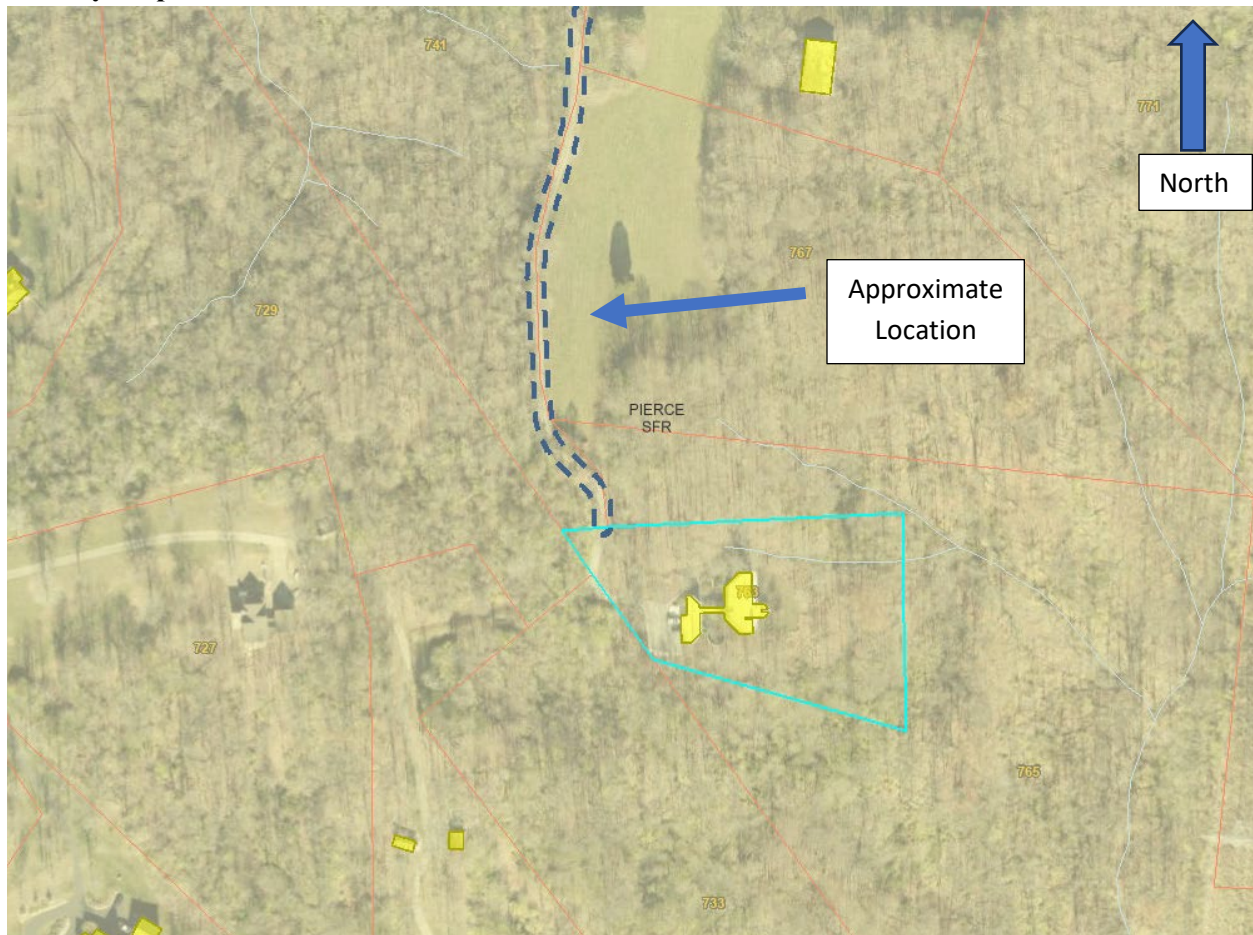
**Zoning:** Single Family Residential (SFR)

**Prepared By:** Eddie F. McCarthy, Director of Community Development and Planning

**Action Required:** The BZA shall make a decision on the variance application in accordance with 3.08: Variances B) 2).

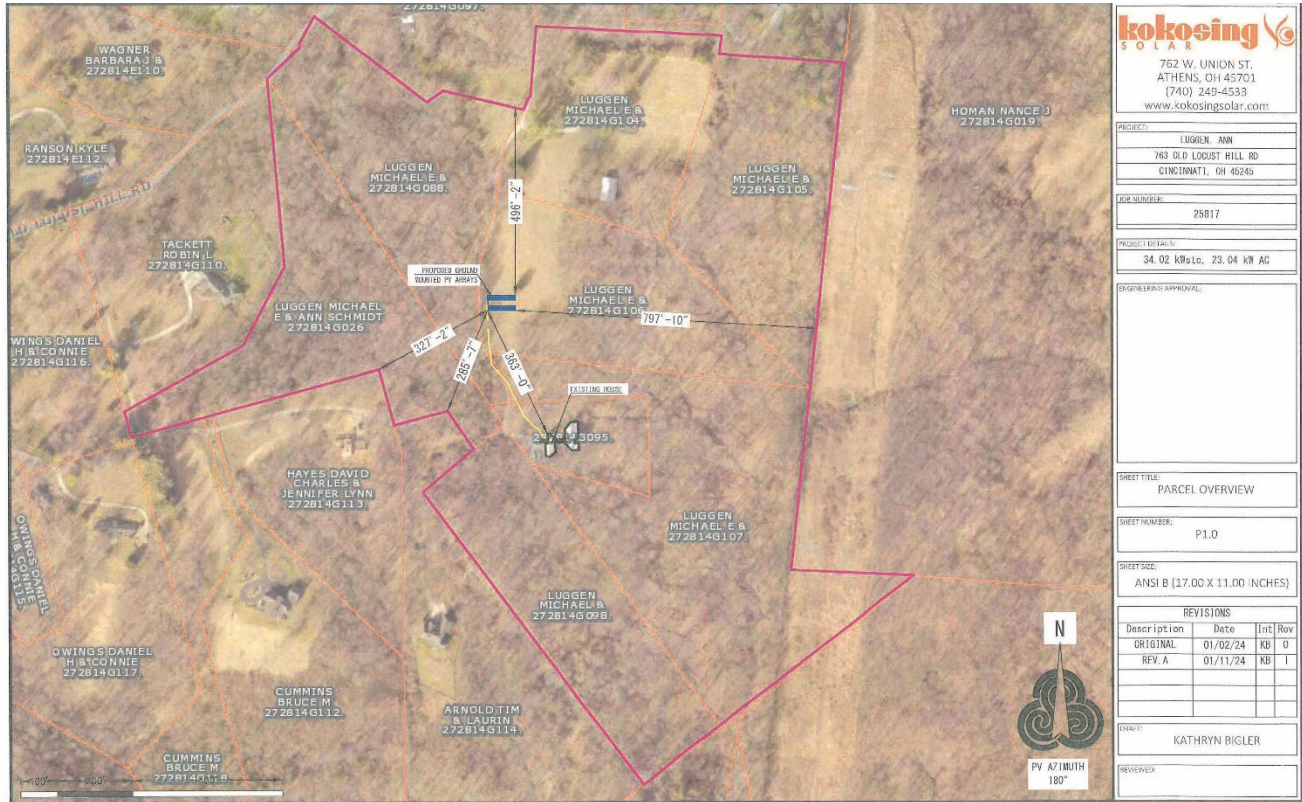
**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-001**

**Vicinity Map:**



**Proposal:** Construct two ground mounted solar arrays totaling 814 sq. ft in area (non-roof mounted) on a vacant site.

**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
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Existing (Facing South)



**Staff Analysis and Recommendation:**

**Summary – Action:** The Board of Zoning Appeals shall consider a Variance to permit two ground mounted solar arrays. Secondly, although not requested, the arrays are proposed on a vacant site, which conflict with the Zoning Resolution.

The proposed arrays face a number of challenges, illustrated below:

1. *Conflict 4.06(F)(12):* Solar panels are permitted only when placed on the roof of a structure. The proposed panels are ground mounted

**Pierce Township  
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Case Number: BZA2024-001**

2. *Conflict 5.05 B) 4):* The accessory use is not located on the same lot as the principal use for which it serves; the arrays are proposed on 767, rather than 763 Old Locust Hill, the location of the dwelling.

*Staff Comment* – A lot combination is recommended as a condition, should the Board recommend approval.

3. Proposed proximity to the ROW may create future conflict with the rural nature/character of the area.

*Staff Comment:* Evergreen and canopy tree plantings along the northern and western viewsheds of the proposal would mitigate visibility from 741 and 729 Old Locust Hill Road, should those properties develop in the future, while ensuring the southern facing arrays remain functional.

**Staff Analysis:**

Staff has reviewed the proposal (Date Stamped February 26, 2024) in accordance with 3.08: Variances B) 2), specifically:

The following factors shall be considered and weighed by the BZA to determine practical difficulty:

- (a) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions;

**Staff Comment:** *Unique circumstances do not appear to exist on this property.*

- (b) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

**Staff Comment:** *The property may continue as a residential property in the absence of an approval.*

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- (c) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;

**Staff Comment:** *The variance is substantial and appears to be the minimum necessary to best achieve the applicant's goals.*

- (d) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

**Staff Comment:** *Character does not appear to be adversely affected at this time but may in the future due to the siting location near the right of way. Evergreen and canopy tree plantings along the northern and western viewsheds of the proposal would mitigate visibility from 741 and 729 Old Locust Hill Road, should those properties develop in the future, while ensuring the southern facing arrays remain functional.*

- (e) Whether the variance would adversely affect the delivery of governmental services including, but not limited to water, sewer, police and fire protection, trash pickup;

**Staff Comment:** *No effect*

- (f) Whether special conditions or circumstances exist as a result of actions of the owner;

**Staff Comment:** *It does not appear that the owner created the circumstances for the variance.*

- (g) Whether the property owner's predicament can feasibly be obviated through some method other than a variance;

**Staff Comment:** *The applicant could conceivably utilize a roof mounted array but it appears that this may result in a less efficient solar panel system*

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- (h) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and

**Staff Comment:** *The applicant's request appears to meet the spirit and intent of the Resolution. The requirement for roof placement appears to inherently limit the size, scope and location of a solar array in residential areas, so as to prevent the creation or impression of a commercial sized enterprise. The present proposal is in a rural area and not visible from adjoining properties.*

*In 2020, a similar request (VC2020-004) was received at 27 Locust Hill Road for a similarly sized array that was approximately 2' taller in height. Shared characteristics included a rural/secluded area and ground mounted system that would not be visible from adjoining properties. Due to the lack of impact on nearby sites and rural nature of the area, said proposal was approved.*

*One issue that needs to be addressed is the fact that accessory structures may not be located on sites without primary structures.*

- (i) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

**Staff Comment:** *The applicant does not appear to be obtaining a special privilege as a result of this variance. Theoretically, the applicant is proposing a structure that could be placed on the roof. The proposal is not substantially egregious in scope, so as to necessitate circumventing regulations intentionally. Staff contends that properties with smaller acreage, differing terrain and less vegetation appear to create a limiting effect on properties similar to the subject lot; in this manner, "one size fits all" regulations that are intended for worst case scenario circumstances in smaller and more dense areas can inadvertently impact properties wherein the effects are far less intense or even nonexistent.*

No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.

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Case Number: BZA2024-001**

**Staff Recommendation and Board of Zoning Appeals Decision:**

**Upon review of the foregoing, staff has determined that the literal enforcement of this resolution will result in practical difficulty in accordance with 3.08 of the Zoning Resolution.**

**Staff recommends that the Board of Zoning Appeals consider conditional approval of the application in accordance with 3.08: Variances B) 2), contingent upon the following:**

1. The subject lot must be combined with the parcel on which the dwelling is sited.
2. An approval letter from the Homeowner's Association
3. Evergreen and canopy tree plantings along the northern and western viewsheds of the proposal
4. The applicant must comply with all federal, state and local regulations.

**Determination(s):**

**3.08: Variances**

A) Review Procedure The review procedure for variances shall be as follows:

1) Step 1 – Application

- (a) An application for variance may be made by the person having legal authority, including an authorized agent, or by a governmental officer, department, board or bureau. (b) The completed application shall include a copy of maps, data, and any other requirements specified in Section 3.04 (Common Review Requirements) and shall be submitted to the Zoning Inspector.
- (c) Each application shall be signed by the owners, or the authorized agent for the owner, attesting to the truth and correctness of all facts and information presented with the applications.
- (d) The Zoning Inspector shall transmit a copy of the application to the BZA.

2) Step 2 – Public Hearing with the Board of Zoning Appeals

- (a) The BZA shall fix a reasonable time for the public hearing on the variance application, give at least 10 days of notice in writing to the owner and owners of adjoining properties, and give notice of such public hearing by one publication in one or more newspapers of general circulation in the County at least 10 days before the date of such hearing.
- (b) At the hearing, the BZA may continue the hearing in order to obtain additional information or to cause further notice, as it deems proper to be substantially interested in



**Pierce Township  
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March 27, 2024  
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said variance application. In the case of a continued hearing, persons previously notified and persons already heard need not be notified of the time of resumption of said hearing unless the BZA so decides.

**3) Step 3 – Decision**

(a) Within 30 days after the hearing concludes (Step 2), the BZA shall make a decision on the variance application.

(b) A certified copy of the BZA’s decision shall be transmitted to all parties in interest. Such decision shall be binding upon the Zoning Inspector who shall incorporate the terms and conditions of the decision in the permit to the applicant or appellant, whenever the BZA authorizes a zoning permit.

(c) Failure to comply with the conditions of a decision shall be deemed a violation of this zoning resolution.

(d) Any party adversely affected by a decision of the BZA may appeal the decision to the Clermont County Court of Common Pleas.

**B) Review Criteria**

1) The BZA shall have the power to authorize upon appeal in specific cases, filed as hereinbefore provided, such variances from the provisions or requirements of this resolution as will not be contrary to the public interest. Where an applicant seeks a variance, said applicant shall be required to supply evidence that demonstrates that the literal enforcement of this resolution will result in practical difficulty for an area/dimensional variance or unnecessary hardship for a use variance. The following factors shall be considered and weighed by the BZA.

**2) Area/Dimensional Variance**

The following factors shall be considered and weighed by the BZA to determine practical difficulty:

(a) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are:

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exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions;

(b) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

(c) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;

(d) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

(e) Whether the variance would adversely affect the delivery of governmental services including, but not limited to water, sewer, police and fire protection, trash pickup;

(f) Whether special conditions or circumstances exist as a result of actions of the owner;

(g) Whether the property owner's predicament can feasibly be obviated through some method other than a variance;

(h) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and

(i) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.

RECEIVED  
FEB 26 2024

950 Locust Corner Road  
Cincinnati, Ohio 45245



Luggen

\$400  
Check # 276

(513) 752.6262  
Fax # (513) 752.8418  
[www.piercetownship.org](http://www.piercetownship.org)

### PIERCE TOWNSHIP ZONING OFFICE

Appeal No. BZA2024-001

Appeal from Decision of Zoning Inspector

Or

Request for Variance

Appeal and \$400.00 fee filed  
With Township Inspector  
On 2/26/24

NOTICE: This appeal must be typewritten or printed and must be filled within thirty (30) day of the date of the decision being appealed.

TO THE PIERCE TOWNSHIP BOARD OF ZONING APPEALS

1. Michael Luggen  
Name

763 Old Locust Hill Rd  
Address

513-753-5858  
Phone Number

Hereby requests the Board of Zoning Appeals to authorize issuance of a Zoning Certificate for:

A ground-mounted solar electric system comprised of 84 modules, 2 arrays <sup>made up of</sup>  
(approximately 74' x 12' each, with 15' interior spacing + 42 modules on each array)  
This system has been designed to optimally offset customers electric usage  
by 90% and has been placed in the location cited for most optimal solar gain  
with the least amount of shading.

Or grant a variance on the property described herein.

Attached hereto is a copy of the decision rendered by the Zoning Inspector.

\* Contractor applied for zoning and was called by Andrew Higgins and told that there is no zoning required for roof-mounted solar but that the township does not allow ground-mounted solar.

2. Applicant is Owner  
Capacity in which you appear

Of the property which is the subject of this appeal. Such property is located on the east  
North, South, East, West

Side of Old Locust Hill Rd and is known as No. 763  
Street or Road

State name of plot and lot number therein or amount of acreage, Section, Town, and Range number thereof:

Parcel # 272814G095, 1.65 acres and surrounded on all sides by The  
Buggen's 7 other parcels totalling (w/ property in question) 47.44 acres.  
(729, 741, 733, 769, 771, 767 + 765 Old Locust Hill Rd)

3. State the section or sections of the Zoning Resolution under which it is claimed this application or appeal may be granted: 4, 05 (F) (12)

4. State fully the facts on which this application or appeal is based. (Attach additional sheets if necessary.)

Township only allows roof mounted solar, but for many customers who lack  
available roof space and/or proper orientation, solar (and the ability to  
mitigate rapidly rising electric costs) would not be feasible. This particular home  
is surrounded by trees and shading would also prevent optimal solar generation.

5. Give names and addresses of the owners of all abutting lots or property as well as those on the other side of the street, or streets, immediately opposite said property:

Nance Homan 863 Locust Corner Rd. • David Hayes 727 Old Locust Hill Rd  
Barbara Wagner 15 Locust Hill Rd • Tim Arnold 731 Old Locust Hill Rd  
Kyle Ranson 17 Locust Hill Rd • Phillip DePriest 858 State Rt. 749  
Robin Tackett 721 Old Locust Hill Rd

6. Is there any case pending in court or summons involving the use of the premises or the ownership thereof? Yes \_\_\_\_\_ No X if yes, please explain: \_\_\_\_\_

7. Are there any restrictive covenants, any restrictions of record by deed or otherwise which would prevent the proposed use of the premises? Yes \_\_\_\_\_ No  if yes, what are they?

\_\_\_\_\_  
\_\_\_\_\_

8. Is there any petition pending to change the zoning regulations affecting these premises?

Yes \_\_\_\_\_ No  proposed change. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

9. Has any previous application or appeal been filed in connection with these premises?

Yes \_\_\_\_\_ No  if yes, when? \_\_\_\_\_

10. Attach a plot layout, drawn to scale, showing the actual shape and dimension of the lot, of the building and accessory building(s) existing and the lines within which the proposal building shall be erected or altered. *See enclosed*

I hereby depose and say that all the above statements and the statements contained in all exhibits transmitted herewith are true.

*Michael Puzger*  
Appellant

Subscribed and sworn to be me this 23<sup>rd</sup> day of February, 2024.

My commission expires 21<sup>st</sup> June, 2028.



*[Signature]*  
Notary Public

Luggen properties surrounding  
 Stated parcel for variance  
 (# 2728146095)

Auditor Home

Search by

Name \* LUGGEN

Owner

Type in: LastName FirstName

Options

Sort by: Parcel ID ▼ Ascending ▼

Results/page: 15 ▼

Search

\* required

Data Current as of 16/Feb/2024

Results

Click rows to view property details

Displaying 1 - 8 of 8

All	Parcel ID ▲	Owner Name	Parcel Address	Last Sale	Price
<input type="checkbox"/>	272814G026.	LUGGEN MICHAEL E & ANN S...	729 OLD LOCUST HILL RD	12/05/2014	
<input type="checkbox"/>	272814G088.	LUGGEN MICHAEL E & SCHMI...	741 OLD LOCUST HILL RD	08/20/1996	
<input type="checkbox"/>	272814G095.	LUGGEN MICHAEL E & SCHMI...	763 OLD LOCUST HILL RD	11/01/1987	\$162,332.00
<input type="checkbox"/>	272814G098.	LUGGEN MICHAEL & SCHMIDT...	733 OLD LOCUST HILL RD	05/31/1996	\$50,000.00
<input type="checkbox"/>	272814G104.	LUGGEN MICHAEL E & SCHMI...	769 OLD LOCUST HILL RD	05/06/2013	
<input type="checkbox"/>	272814G105.	LUGGEN MICHAEL E & SCHMI...	771 OLD LOCUST HILL RD	08/20/1996	
<input type="checkbox"/>	272814G106.	LUGGEN MICHAEL E & SCHMI...	767 OLD LOCUST HILL RD	08/20/1996	
<input type="checkbox"/>	272814G107.	LUGGEN MICHAEL E & SCHMI...	765 OLD LOCUST HILL RD	08/20/1996	



- Selection Manager
- Select page all
- Select all
- Deselect page all
- Deselect all
- Search Manager
- View List - Map
- Reports
- Mailing List
- Property Record Card ▲
- Current Tax Bill ▼

Printable Version

Results Page: [1]

Go

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Application No. \_\_\_\_\_

Applicant Name: Kokosing Solar (Christine Mcmillian)

Date: 1-11-24

Address: 762 W. Union St

Phone: 740-331-4984

City, State & Zip Code: Athens, OH 45701

Email: Christine.mcmillian@kokosing.biz

Parcel Address: 763 Old Locust Hill Rd

Parcel No. 2728146095

City, State & Zip Code: Cincinnati, OH 45245

Parcel Owner Name (if different than applicant): Michael + Ann Luggen

Parcel Owner Address (if different than applicant): Same

Current Zoning District: \_\_\_\_\_ Current Use (if any): residence

Type of Work (check applicable box): New Construction:  Remodel/Expansion:  Fence:  Minor Lot Split

Signage:  Change of Use:  Accessory Structure (detached garage, shed, etc):  Other:

Architect/Engineer: Vector Engineering

General Description of Work: ground mount solar electric system, 84 panels (= 1842sf)

1. Size of Building/Sign/Etc.: Total Sq. Ft.: 1842 Length: 73'3" ft. Width: 6'8" ft. Height: 8' ft. 2 arrays each:

2. Approx. Cost of Work: \$ 107,998 3. Lot Size: multiple adjacent parcels (see pages 2-3 of plans) sq. ft./acres

4. Setbacks from Property Lines: Front: 496' ft. Rear: 797' ft. Side: 329 ft. Side: 285 ft.

NA 5. For Sign Applicants: A. Sign Type: NA  
(e.g. ground mounted, pole mounted, wall mounted, etc.)

NA B. Size of Text/Graphics (within sign area): Total Sq. Ft.: \_\_\_\_\_ Length: \_\_\_\_\_ ft. Width: \_\_\_\_\_ ft.

NA C. Type of illumination (if any): \_\_\_\_\_

NA 6. For Change of Use Applicants: A. Proposed new use: \_\_\_\_\_

NA B. No. of Employees: \_\_\_\_\_ C. No. of Office/Apartment Units: \_\_\_\_\_ **(Please complete back page)**

7. Acknowledgement: It is the responsibility of the applicant to review the property deed for covenants, easements, and/or other restrictions that may inhibit the issuance of a zoning certificate or violate a subdivision regulation. Pierce Township does not administer or enforce private agreements. Consequently, violators of deed covenants or other restrictions are liable for potential legal actions from private owners, home owners associations and/or other vested parties.
8. Applications for Zoning Permits must include applicable documentation which may include one or more of the following:
  - a. A plat of the lot to be developed with dimensions, lot and parcel number, with evidence that the lot has been surveyed.
  - b. A site plan drawn to scale showing the location and dimensions of proposed and existing buildings, driveways, parking areas, landscaping, signage, topography and/or other public or private features necessary to demonstrate compliance with the Zoning Resolution.
  - c. Photographs, drawings, renderings, product specifications, material data sheets, informational brochures and/or similar information that helps to demonstrate compliance with the Zoning Resolution.
9. Please contact Zoning Department staff with any questions or concerns using the contact information listed on the front page of this application. The Pierce Township Zoning Resolution, Zoning Map and Permit Fee schedule can be found online at: [www.piercetownship.org](http://www.piercetownship.org) (Go the Zoning Department page for links to the Resolution, Map and Fee Schedule).
10. As owner(s) of the property located at 763 Old Locust Hill Rd, we hereby grant permission to Members of the Board of Zoning Appeals and Staff of Pierce Township to enter the property for visual inspection of the exterior premises. The purpose of said inspection is to review the existing conditions of the subject site as they are related to the application filed.

I hereby state that the above information, together with all submitted materials, is a true statement and covenant and agree to comply with the laws of the State of Ohio and with the Pierce Township Zoning Resolution relating thereto.

Applicant Signature: Christine McMillan

Date: 1-11-24

**(FOR TOWNSHIP USE ONLY)**

Fee Amount Paid: \$ \_\_\_\_\_ Date: \_\_\_\_\_

After application review, a Zoning Permit is hereby:      APPROVED      DENIED      OTHER

Comments/Conditions of Approval:

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_



# PROJECT DESCRIPTION

THIS SUPPORT STRUCTURE MOUNTED SOLAR PHOTOVOLTAIC (PV) SYSTEM SHALL BE INSTALLED AT THE SINGLE FAMILY RESIDENCE IN CINCINNATI, OH. THE ENERGY PRODUCED BY THIS PV SYSTEM SHALL BE INTERCONNECTED WITH THE UTILITY GRID THROUGH THE EXISTING ON-SITE ELECTRICAL EQUIPMENT VIA A LINE SIDE TAP IN THE MAIN SERVICE DISCONNECT. THIS SYSTEM DOES NOT INCLUDE STORAGE BATTERIES.

# NOTES

- 1) ALL DIMENSIONS SHALL BE FIELD VERIFIED BY INSTALLER PRIOR TO INITIATING CONSTRUCTION.
- 2) ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 3) ALL EQUIPMENT SHALL BE LISTED FOR ITS SPECIFIC APPLICATION BY UL OR EQUIVALENT AGENCY.
- 4) ALL EQUIPMENT SHALL BE RATED FOR THE ENVIRONMENT IN WHICH IT IS INSTALLED.
- 5) ACCESS TO ELECTRICAL COMPONENTS OVER 150 VOLTS-TO-GROUND SHALL BE RESTRICTED TO QUALIFIED PERSONNEL.
- 6) ALL CONDUCTORS SHALL BE COPPER, RATED FOR 600 VOLTS AND 90 DEGREES C WET ENVIRONMENT OR AL EQUIVALENT, UNLESS OTHERWISE NOTED.
- 7) UNSPECIFIED EQUIPMENT DIMENSIONS SHALL BE DETERMINED ACCORDING TO APPLICABLE CODES UPON INSTALLATION.
- 8) PV MODULES FRAMES SHALL BE BONDED TO RACKING RAIL PER THE MODULE MANUFACTURE' S LISTED INSTRUCTION SHEET.
- 9) PV MODULE RACKING RAIL SHALL BE BONDED TO BARE COPPER EGC VIA WEBB LUG OR EQUIVLENT LISTED EQUIPMENT.
- 10) GROUNDING ELECTRODE CONDUCTOR (GEC) SHALL BE CONTINUOUS AND/OR IRREVERSIBLY SPLICED/WELDED.
- 11) ALL JUNCTION BOXES, COMBINER BOXES, AND DISCONNECTS SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS.
- 12) WORKING SPACE AROUND ELECTRICAL EQUIPMENT SHALL COMPLY WITH 2017 NEC 110.26.

# SCOPE OF WORK

## ELECTRICAL EQUIPMENT

- (84) HANWHA Q.PEAK DUO BLK ML-G10+ 405 MODULE (1842 sq-ft)
- (3) SMA SB 7.7-US INVERTER
- (3) SMA CELL MODEM
- (1) LOAD CENTER
- (1) PV PRODUCTION METER
- (1) EXT. AC DISCONNECT - FUSED

## MOUNTING AND RACKING

- (2) APA RACKING READY RACK KIT

# SITE SPECIFICATIONS

BUILDING DISCRIP: SINGLE FAMILY RESIDENCE  
 BUILDING TYPE: RESIDENTIAL  
 LANDSCAPE: SUBURBAN  
 UTILITY: DUKE ENERGY  
 AHJ:  
 OCCUPANCY CATEGORY: I1  
 EXPOSURE CATEGORY: C  
 DESIGN WIND SPEED: 115 MPH (ASCE 7-10)  
 DESIGN SNOW LOAD: 20 PSF (ASCE 7-10)

# GOVERNING CODES

2017 NATIONAL ELECTRIC CODE  
 2017 OHIO BUILDING CODE  
 2017 OHIO FIRE CODE  
 2019 OHIO RESIDENTIAL CODE  
 UNDERWRITERS LABORATORIES (UL) STANDARDS  
 OSHA CFR 1910.269



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PROJECT:  
 LUGGEN, ANN  
 763 OLD LOCUST HILL RD  
 CINCINNATI, OH 45245

JOB NUMBER:  
 25817

PROJECT DETAILS:  
 34.02 kWstc, 23.04 kW AC

ENGINEERING APPROVAL:

# LUGGEN, ANN

763 OLD LOCUST HILL RD, CINCINNATI, OH 45245

84 HANWHA 405 - 34.02 KWSTC

PROJECT MANAGER: ADAM BROWN

PHONE: 740-249-4533 ext. 134

EMAIL: adam.brown@kokosing.biz

SOLAR CONSULTANT: JOHN MILLER

SITE VISIT TECH: ERIC CAIN

DESIGN ENGINEER: KATHRYN BIGLER

SHEET TITLE:  
 COVER

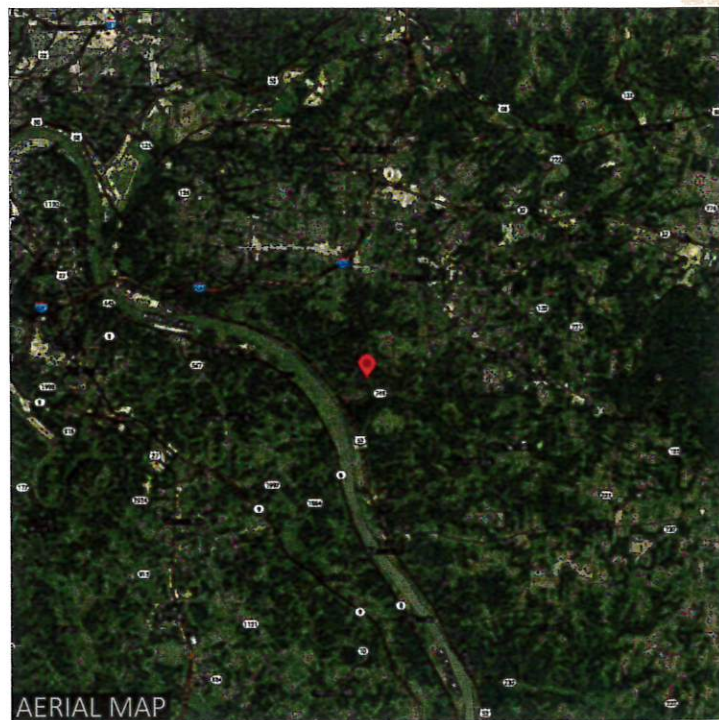
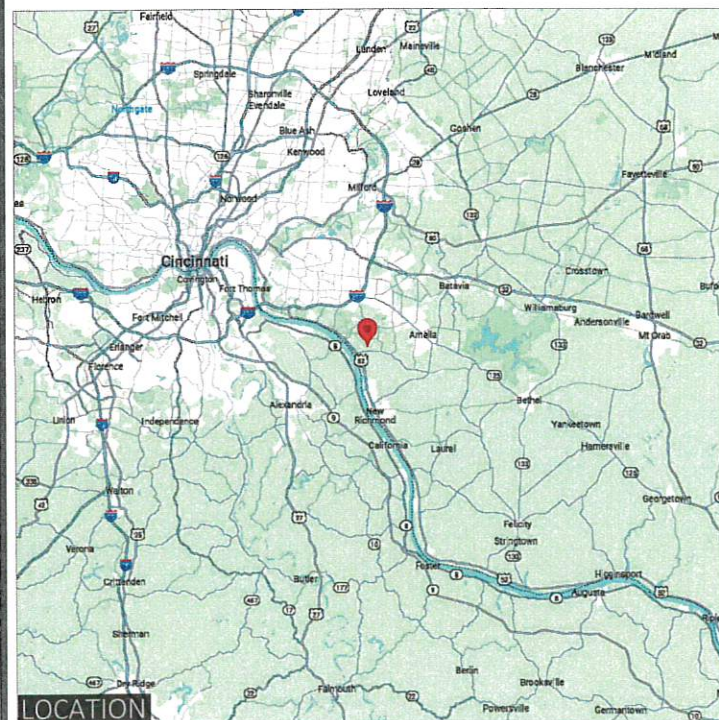
SHEET NUMBER:  
 T1.0

SHEET SIZE:  
 ANSI B (17.00 X 11.00 INCHES)

REVISIONS			
Description	Date	Int	Rev
ORIGINAL	01/02/24	KB	0
REV. A	01/11/24	KB	1

DRAFT:  
 KATHRYN BIGLER

REVIEWED:



# SHEET INDEX

- T1.0 COVER
- P1.0 PARCEL OVERVIEW
- A1.0 SITE PLAN
- A1.1 PV LAYOUT
- A2.0 MOUNTING & RACKING
- A2.1 MOUNTING & RACKING- PROFILE VIEW
- E1.0 ELECTRICAL RISER
- E2.0 ELECTRICAL CALGS
- E3.0 SAFETY PLACARDS
- D1.0 PV MODULE DATASHEET
- D2.0 INVERTER DATASHEET
- D3.0 RACKING DATASHEET
- D4.0 GROUNDING DATASHEET



PROJECT:	LUGGEN, ANN
	763 OLD LOCUST HILL RD
	CINCINNATI, OH 45245

JOB NUMBER:	25817
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PROJECT DETAILS:	34.02 kW <sub>stc</sub> , 23.04 kW AC
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ENGINEERING APPROVAL:	
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SHEET TITLE:	PARCEL OVERVIEW
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SHEET NUMBER:	P1.0
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SHEET SIZE:	ANSI B (17.00 X 11.00 INCHES)
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REVISIONS			
Description	Date	Int	Rev
ORIGINAL	01/02/24	KB	0
REV. A	01/11/24	KB	1

DRAFT:	KATHRYN BIGLER
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REVIEWED:	
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WAGNER  
BARBARA J &  
272814E110.

RANSON KYLE  
272814E112.

OWINGS DANIEL  
H & CONNIE  
272814G116.

OWINGS DANIEL  
H & CONNIE  
272814G115.

OWINGS DANIEL  
H & CONNIE  
272814G117.

TACKETT  
ROBIN L  
272814G110.

LUGGEN MICHAEL  
E & ANN SCHMIDT  
272814G026.

HAYES DAVID  
CHARLES &  
JENNIFER LYNN  
272814G113.

CUMMINS  
BRUCE M  
272814G112.

CUMMINS  
BRUCE M  
272814G118.

ARNOLD TIM  
& LAURIN  
272814G114.

LUGGEN  
MICHAEL E &  
272814G104.

LUGGEN  
MICHAEL E &  
272814G105.

LUGGEN  
MICHAEL E &  
272814G106.

272814G095.

LUGGEN  
MICHAEL E &  
272814G107.

LUGGEN  
MICHAEL E &  
272814G098.

HOMAN NANCE J  
272814G019.

PROPOSED GROUND  
MOUNTED PV ARRAYS

EXISTING HOUSE

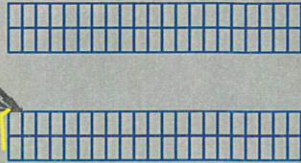
N

PV AZIMUTH  
180°





(N) INVERTER #1- #3  
 (N) PV LOAD CENTER  
 (N) PV METER



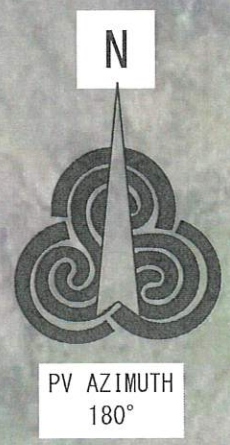
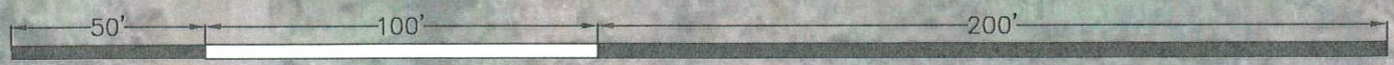
CALL 811 BEFORE YOU DIG!  
 (N) 3" PVC CONDUIT  
 (N) 1" PVC CONDUIT IN TRENCH (450')

WATERLINE CROSSING

UTILITY TRANSFORMER

(N) EXT. AC DISCONNECT  
 (E) UTILITY METER  
 (E) MAIN SERVICE DISCONNECT

(E) SEPTIC



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 CINCINNATI, OH 45245

JOB NUMBER:  
 25817

PROJECT DETAILS:  
 34.02 kWstc, 23.04 kW AC

ENGINEERING APPROVAL:

SHEET TITLE:  
 SITE PLAN

SHEET NUMBER:  
 A1.0

SHEET SIZE:  
 ANSI B (17.00 X 11.00 INCHES)

REVISIONS			
Description	Date	Int	Rev
ORIGINAL	01/02/24	KB	0
REV. A	01/11/24	KB	1

DRAFT:  
 KATHRYN BIGLER

REVIEWED:



PROJECT:	LUGGEN, ANN
	763 OLD LOCUST HILL RD
	CINCINNATI, OH 45245

JOB NUMBER:	25817
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PROJECT DETAILS:	34.02 kWstc, 23.04 kW AC
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ENGINEERING APPROVAL:	
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SHEET TITLE:	PV LAYOUT
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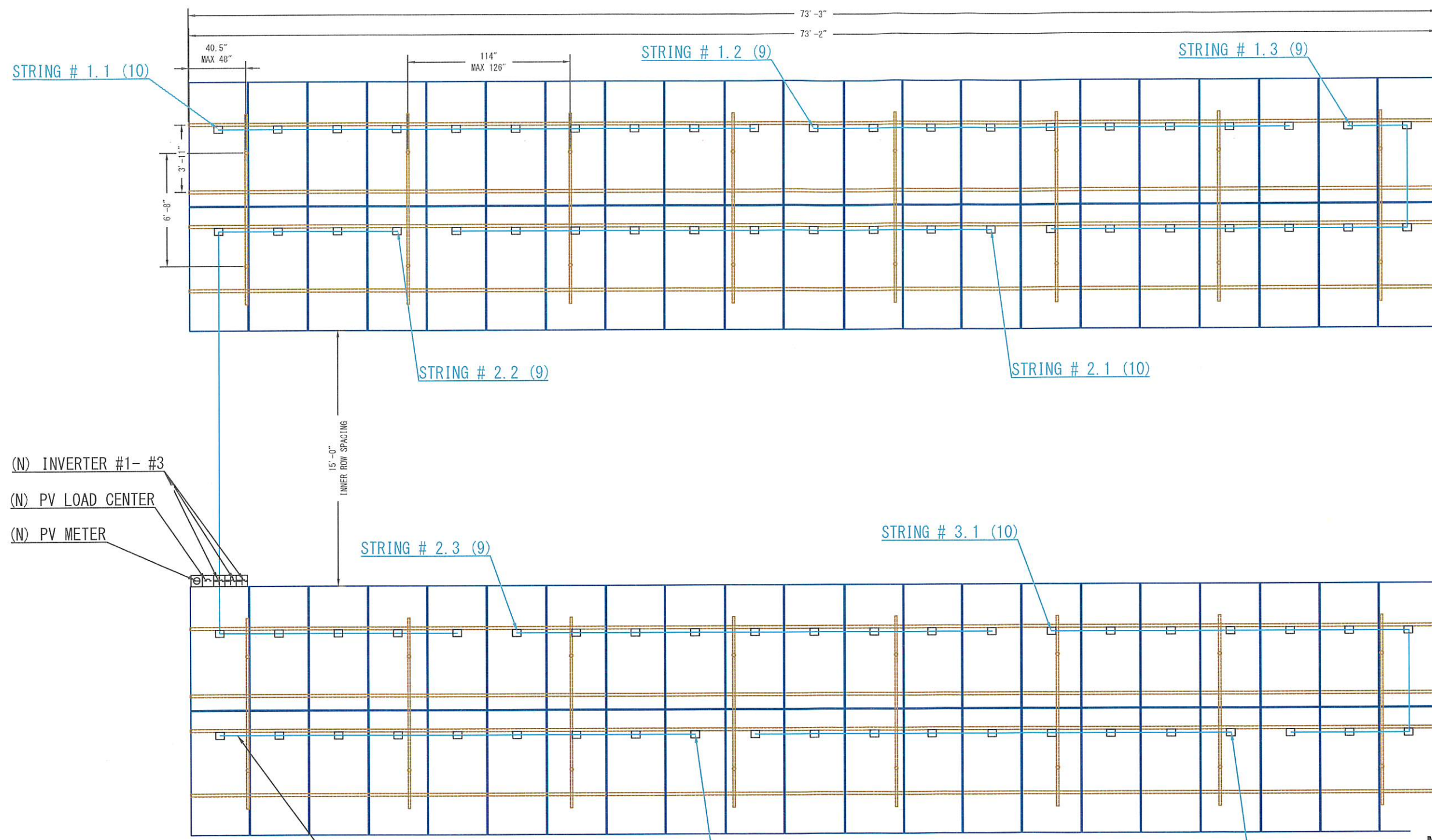
SHEET NUMBER:	A1.1
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SHEET SIZE:	ANSI B (17.00 X 11.00 INCHES)
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REVISIONS			
Description	Date	Int	Rev
ORIGINAL	01/02/24	KB	0
REV. A	01/11/24	KB	1

DRAFT:	KATHRYN BIGLER
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REVIEWED:	
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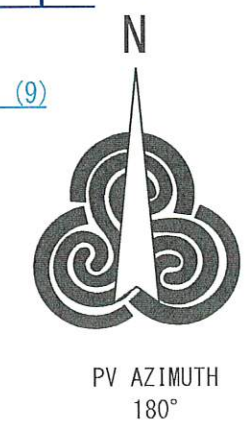


- (N) INVERTER #1- #3
- (N) PV LOAD CENTER
- (N) PV METER

WIRES UNDER ARRAY MUST BE PROTECTED AND INACCESSIBLE TO UNQUALIFIED PERSONNEL. WIRE TIGHT FITTINGS MUST BE INSTALLED.

**Array Tilt:** 25°  
**Module Wattage:** 405 watts  
**Module Quantity:** 84 modules  
**Orientation:** Portrait  
**Panel Front Lip:** 30"  
**NS Spacing:** 80"  
**System Size:** 34.02 kW  
**Foundation Type:** Screw  
**Frost Depth:** ≤ 36"  
**Foundation Size:** 61"

Row	Row Qty	Length	Post Sets	E/W Span	Cantilever	Max Span	Max Cant.
2x21	2	73' 3"	8	114"	40.5"	126"	48"





PROJECT:	LUGGEN, ANN
	763 OLD LOCUST HILL RD
	CINCINNATI, OH 45245

JOB NUMBER:	25817
-------------	-------

PROJECT DETAILS:	34.02 kW <sub>stc</sub> , 23.04 kW AC
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ENGINEERING APPROVAL:

SHEET TITLE:	MOUNTING & RACKING
--------------	--------------------

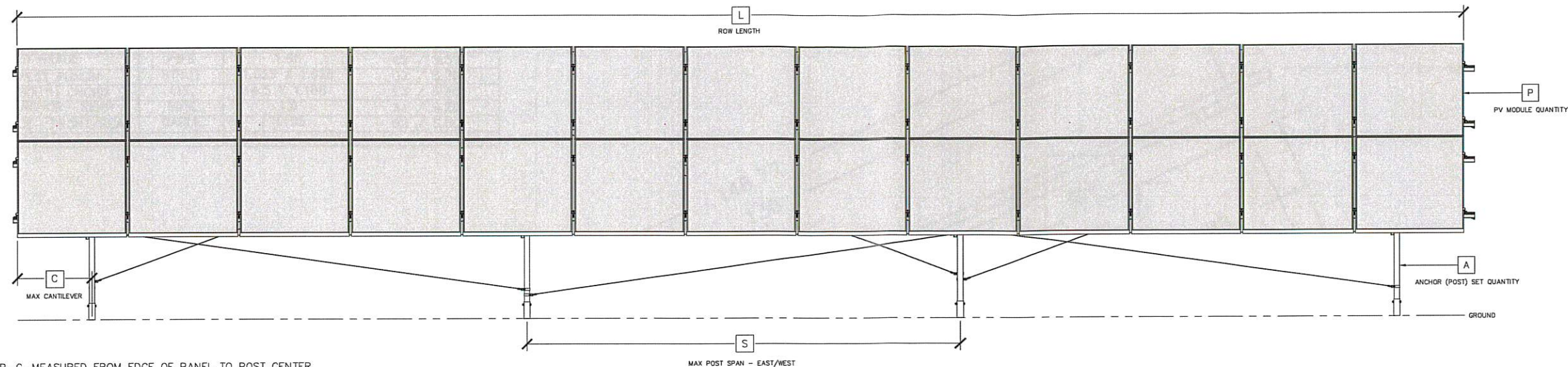
SHEET NUMBER:	A2.0
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SHEET SIZE:	ANSI B (17.00 X 11.00 INCHES)
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REVISIONS			
Description	Date	Int	Rev
ORIGINAL	01/02/24	KB	0
REV. A	01/11/24	KB	1

DRAFT:	KATHRYN BIGLER
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REVIEWED:

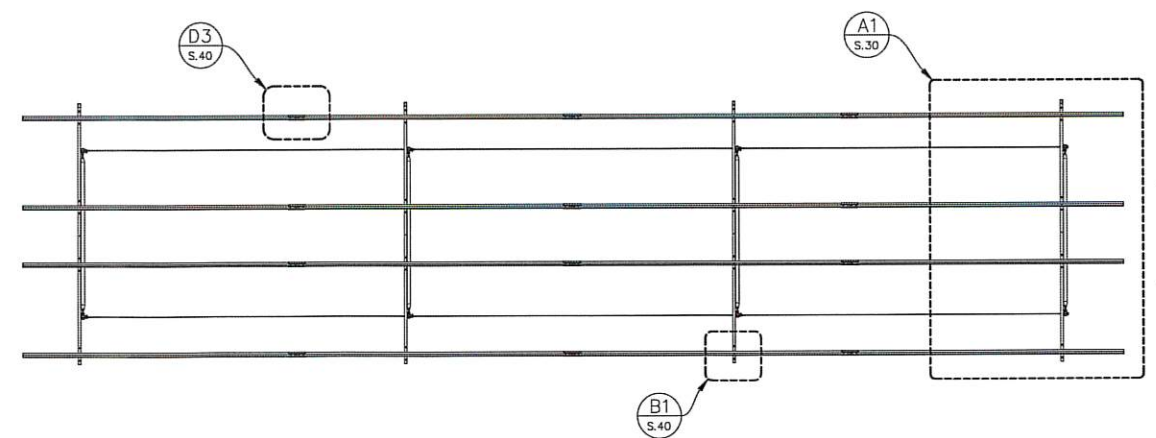


NOTES: MAX CANTILEVER, C, MEASURED FROM EDGE OF PANEL TO POST CENTER.  
MAX SPAN, S, MEASURED CENTER-TO-CENTER.  
C & S DIMENSIONS FROM STATE LETTER AND REQUIRED SITE DESIGN CRITERIA.  
POST QUANTITY, A, AS REQUIRED TO SATISFY DIMENSIONS C & S, ROW LENGTH, L, & PANEL QUANTITY P, PER TABLES IN STATE LETTER.

IMAGE REFERENCE ONLY. NOT INDICATIVE OF REQUIRED QUANTITIES OR DIMENSIONS.

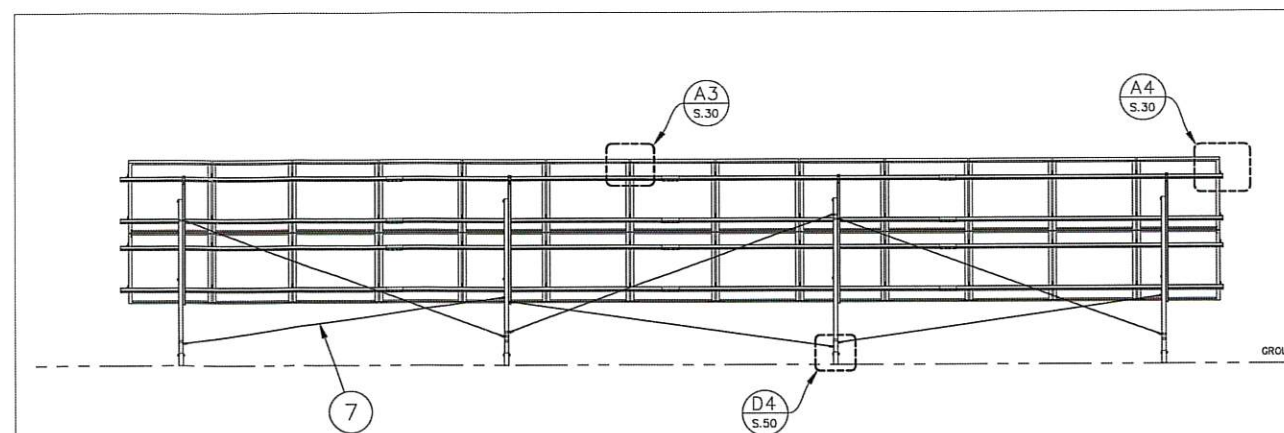
D1 ELEVATION VIEW (FRONT) - 25°

SEE A2.1 MOUNTING &  
RACKING PROFILE VIEW  
FOR ADDITIONAL DETAILS.



PV MODULES REMOVED FOR CLARITY.

B4 PLAN VIEW - 25°



A4 ELEVATION VIEW (REAR) - 25°

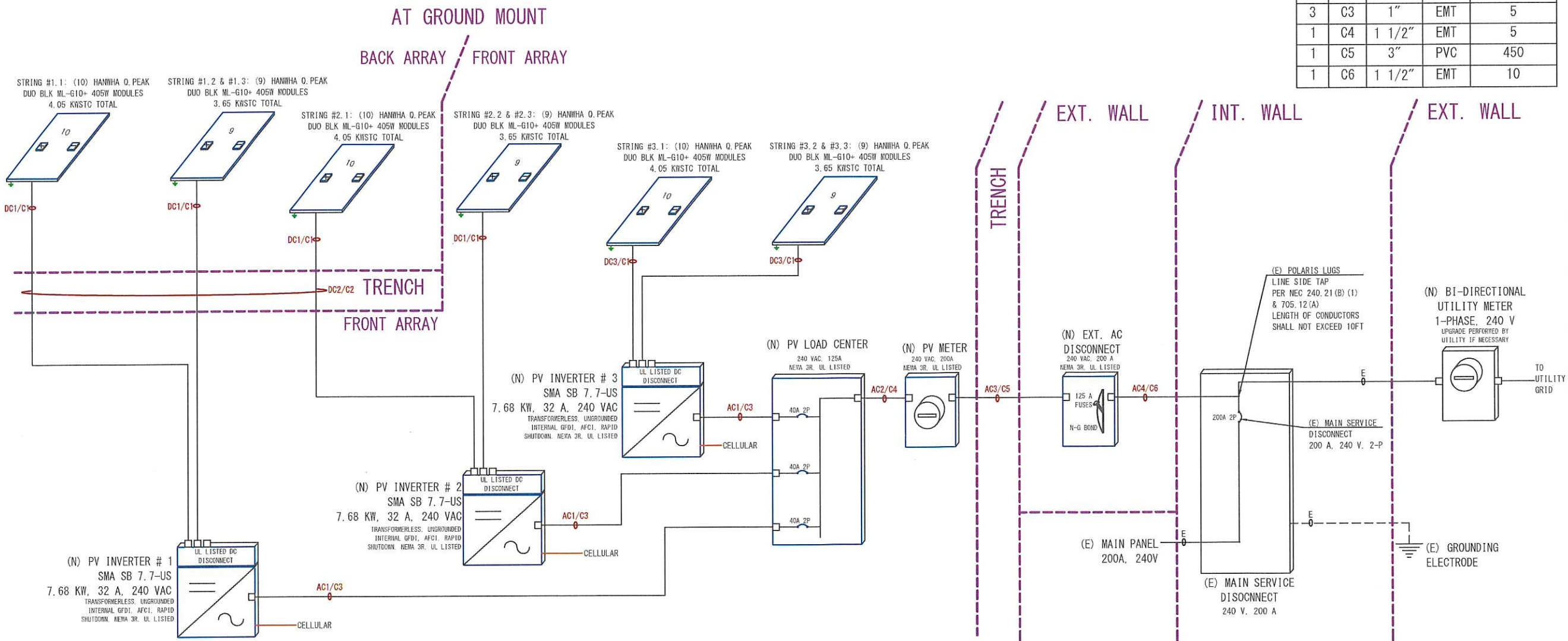


NOTES:  
 N = NEW  
 E = EXISTING  
 INT = INTERIOR  
 EXT = EXTERIOR  
 • WIRE RUNS MUST BE INSTALLED PER NEC AND MANUFACTURER'S SPECIFICATIONS  
 • ROMEX, MC CABLE OR FMC PERMITTED  
 • VERIFY SERVICES N-G COMPLIES WITH NEC 250.120  
 • UNSPLICED COMBINED AC/DC GROUNDING CONDUCTOR THROUGH ALL RACKING SYSTEM PER NEC 690.47 INSTALLED PER NEC 250.64(E)  
 • GROUND TERMINALS SHALL BE MADE 18" ABOVE EARTH

DC WIRE SCHEDULE										
MF	TAG	PHASE/NEUTRAL CONDUCTOR				EGC/GROUND CONDUCTOR				EST. DIST. (ft)
		QTY	MTL	MIN SIZE	TYPE	QTY	MTL	MIN SIZE	TYPE	
1	DC1	10	CU	AWG #10	PV Wire	1	CU	AWG #10	BARE	100
1	DC2	8	CU	AWG #10	PV Wire	2	CU	AWG #10	THWN-2	25
1	DC3	10	CU	AWG #10	PV Wire	1	CU	AWG #6	THWN-2	75

AC WIRE SCHEDULE										
MF	TAG	PHASE/NEUTRAL CONDUCTOR				EGC/GROUND CONDUCTOR				EST. DIST. (ft)
		QTY	MTL	MIN SIZE	TYPE	QTY	MTL	MIN SIZE	TYPE	
3	AC1	2	CU	AWG #6	THWN	1	CU	AWG #6	THWN	5
1	AC2	2	CU	AWG #1	THWN	1	CU	AWG #6	THWN	5
1	AC3	3	AL	500 MCM	THWN	1	AL	AWG #6	THWN	450
1	AC4	3	CU	AWG #1	THWN	1	CU	AWG #6	THWN	10

CONDUIT SCHEDULE				
MF	TAG	MIN SIZE	TYPE	EST. DIST. (ft)
1	C1	FREE AIR	N/A	100
1	C2	1"	PVC	25
3	C3	1"	EMT	5
1	C4	1 1/2"	EMT	5
1	C5	3"	PVC	450
1	C6	1 1/2"	EMT	10



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PROJECT:  
 LUGGEN, ANN  
 763 OLD LOCUST HILL RD  
 CINCINNATI, OH 45245

JOB NUMBER:  
 25817

PROJECT DETAILS:  
 34.02 kW<sub>DC</sub>, 23.04 kW<sub>AC</sub>

ENGINEERING APPROVAL:

SHEET TITLE:  
 ELECTRICAL RISER

SHEET NUMBER:  
 E1.0

SHEET SIZE:  
 ANSI B (17.00 X 11.00 INCHES)

REVISIONS			
Description	Date	Int	Rev
ORIGINAL	01/02/24	KB	0
REV. A	01/11/24	KB	1

DRAFT:  
 KATHRYN BIGLER

REVIEWED:





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PROJECT: LUGGEN, ANN  
763 OLD LOCUST HILL RD  
CINCINNATI, OH 45245

JOB NUMBER: 25817

PROJECT DETAILS: 34.02 kWstc, 23.04 kW AC

ENGINEERING APPROVAL:

SHEET TITLE: ELECTRICAL CALCS

SHEET NUMBER: E2.0

SHEET SIZE: ANSI B (17.00 X 11.00 INCHES)

REVISIONS			
Description	Date	Int	Rev
ORIGINAL	01/02/24	KB	0
REV. A	01/11/24	KB	1

DRAFT: KATHRYN BIGLER

REVIEWED:

PV System Maximum Voltage Calculation per NEC 690.7(A)									
Local Record Low Temp:					-19 ° C				
Data Source: CINCINNATI MUNICIPAL AP LUNKI									
Voc Temp Coefficient	x	25° C - Record Low Temp.	0	+	1	=	Voc Correction Factor		
-0.027%/° C	x	44	° C	+	1	=	1.01		
Voc Correction Factor	x	Voc	x	Number of Modules in Series	=	Temp Corrected Open Circuit Voltage			
1.01	x	45.34	x	10	=	458.79	Volts DC		
120% Rule per NEC 705.12(B)(2)(3)(b)									
Main Busbar Rating:	X	1.2	-	Main Breaker Rating:	=	Max PV Breaker Size			
200	X	1.2	-	200	=	40			
MAX OCPD									
Total Inverters		Inverter Max Amp		NEC 2017 690.8		PV Source Circuit Current			
3	X	32	X	1.25	=	120	Amps		

Inverter Specifications		
Model Number:	SMA SB 7.7-US	
Power Rating:	7680	Watts
Nominal Voltage:	240	Volts AC
Max Output Current:	32	Amps
CEC Efficiency:	97	%
Max DC Voltage:	600	Volts DC
Max DC Current:	18	Amps DC
Max DC Power:	12320	Watts

PV System Summary			
Number of Panels:	84.0	Count	
Max DC Power:	34.0	kWstc	
Max Voltage per 690.7(A):	45.9	Volts DC	
Max Current per 690.8(A)(1):	14.0	Amps DC	
AC System Summary			
Number of Inverters:	3	Count	
Max AC Power:	23.0	KW AC	
DC/AC Ratio:	1.48	W/W	
Nominal System Voltage:	240	Volts AC	
Max Current per 690.8(A)(3):	96	Amps AC	
PV Module Specifications			
Model Number:	Hanwha Q.PEAK DUO BLK ML-G10+ 405		
Weight:	48.5	lbs	
Dimensions:	74 x 41.1 x 1.26 (in)		
Power @ STC:	405	Watts	
Voc:	45.34	Volts DC	
Vmp:	37.39	Volts DC	
Isc:	11.17	Amps	
Iimp:	10.83	Amps	
Voc Temp Coeff:	-0.027	%/° C	
Isc Temp Coeff:	0.04	%/° C	
Max Fuse Rating:	20	Amps	

Inverter I.D.	Inv 1	Inv 2	Inv 3
Inverter AC Power (kW):	7.68	7.68	7.68
PV Power (kWstc):	11.34	11.34	11.34
Modules Total Qty:	28	28	28
Inverter DC/AC Ratio:	1.48	1.48	1.48
INPUT 1			
String Qty:	1	1	1
String Length:	10	10	10
Max Open Circuit Voltage:	458.79	458.79	458.79
Operating Voltage:	373.90	373.90	373.90
Max Short Circuit Current:	13.96	13.96	13.96
Operating Current:	10.8	10.8	10.8
Max Input Power:	4050	4050	4050
INPUT 2			
String Qty:	1	1	1
String Length:	9	9	9
Max Open Circuit Voltage:	412.91	412.91	412.91
Operating Voltage:	336.51	336.51	336.51
Max Short Circuit Current:	13.96	13.96	13.96
Operating Current:	10.8	10.8	10.8
Max Input Power:	3645	3645	3645
INPUT 3			
String Qty:	1	1	1
String Length:	9	9	9
Max Open Circuit Voltage:	412.91	412.91	412.91
Operating Voltage:	336.51	336.51	336.51
Max Short Circuit Current:	13.96	13.96	13.96
Operating Current:	10.8	10.8	10.8
Max Input Power:	3645	3645	3645

MF	Tag	Circuit Details				Conductor Specifications								
		Origin	Destination	Environment		Est. 1-Way Dist (ft)	MAX # Ungnd Cond	Mtl	Temp Rating	Trade Size	Wire Type	# Set	Ampacity @ 30° C 310.15(B)(16)	
1	DC1	PV String 1.1- 1.3 & 2.1- 2.2	Transition Box	Exterior	Free Air	100	10	CU	90° C	AWG #10	PV Wire	1	55	Amps
1	DC2	Transition Box	Inverters #1 & #2	Burried	PVC Conduit	25	8	CU	90° C	AWG #10	PV Wire	1	40	Amps
1	DC3	PV String 2.2- 2.3 & 3.1- 3.3	Inverters #2 & #3	Exterior	Free Air	75	10	CU	90° C	AWG #10	PV Wire	1	40	Amps
MF	Tag	Circuit Details				Conductor Specifications								
		Origin	Destination	Environment		Est. 1-Way Dist (ft)	MAX # Ungnd Cond	Mtl	Temp Rating	Trade Size	Wire Type	# Set	Ampacity @ 30° C 310.15(B)(16)	
3	AC1	Inverter #1 - #3	PV Load Center	Exterior	EMT Conduit	5	2	CU	75° C	AWG #6	THWN	1	65	Amps
1	AC2	PV Load Center	PV Meter	Exterior	EMT Conduit	5	2	CU	75° C	AWG #1	THWN	1	130	Amps
1	AC3	PV Meter	AC Disconnect	Burried	PVC Conduit	450	2	AL	75° C	500 MCM	THWN	1	310	Amps
1	AC4	AC Disconnect	Main Service Disconnect	Exterior	EMT Conduit	10	2	CU	75° C	AWG #1	THWN	1	130	Amps

MF	Tag	Req. Conductor Ampacity					Ampacity Check #1		Conductor Temperature Drating				Conduit Fill Derating		Corrected Ampacity Calculation					Ampacity Check #2										
		Isc (Amps)	x	125% 690.8(A)(1)	x	125% 690.8(B)(1)	=	Max DC 690.8(B)(1)	<	Cond. Amps	Local 2% Avg. High Temp (° C)	Height Above Roof (in)	Temp Adder 310.15(B)(3)(c)	Operating Temp (° C)	Temp Derate 310.15(B)(2)(a)	# of Ungnd. Cond.	Fill Derate 310.15(B)(3)(a)	Cond. Amps	x	Temp Derate	x	Fill Derate	=	Derated Conductor Ampacity	>	Max Current 690.8(A)(2)				
1	DC1	11.17	x	1.25	x	1.25	=	17.5	A	<	55	A	33	3.5-12	0	33	0.96	N/A	1	55	x	0.96	x	1	=	52.8	A	>	13.96	A
1	DC2	11.17	x	1.25	x	1.25	=	17.5	A	<	40	A	33	N/A	0	33	0.96	8	0.7	40	x	0.96	x	0.7	=	26.9	A	>	13.96	A
1	DC3	11.17	x	1.25	x	1.25	=	17.5	A	<	40	A	33	N/A	0	33	0.96	N/A	1	40	x	0.96	x	1	=	38.4	A	>	13.96	A
MF	Tag	Req. Conductor Ampacity					Ampacity Check #1		Conductor Temperature Drating				Conduit Fill Derating		Corrected Ampacity					Ampacity Check #2										
		Max AC Amps	x	100% 690.8(A)(3)	x	125% 690.8(B)(1)	=	Max AC 690.8(B)(1)	<	Cond. Amps	Local 2% Avg. High Temp (° C)	Height Above Roof (in)	Temp Adder 310.15(B)(3)(c)	Operating Temp (° C)	Temp Derate 310.15(B)(2)(a)	# of Ungnd. Cond.	Fill Derate 310.15(B)(3)(a)	Cond. Amps	x	Temp Derate	x	Fill Derate	=	Derated Conductor Ampacity	>	Max Current 690.8(A)(2)				
3	AC1	32	x	1	x	1.25	=	40.00	A	<	65	A	33	N/A	0	33	0.94	2	1	65	x	0.94	x	1	=	61.1	A	>	32	A
1	AC2	96	x	1	x	1.25	=	120.00	A	<	130	A	33	N/A	0	33	0.94	2	1	130	x	0.94	x	1	=	122.2	A	>	96	A
1	AC3	96	x	1	x	1.25	=	120.00	A	<	310	A	33	N/A	0	33	0.94	2	1	310	x	0.94	x	1	=	291.4	A	>	96	A
1	AC4	96	x	1	x	1.25	=	120.00	A	<	130	A	33	N/A	0	33	0.94	2	1	130	x	0.94	x	1	=	122.2	A	>	96	A



THIS SITE CONTAINS A PHOTOVOLTAIC POWER SYSTEM  
SYSTEM DISCONNECT LOCATION:

REQ'D BY: NEC 690.56(B)  
APPLY TO:  
APPLY NEAR SERVICE DISCONNECT IF NOT IN SAME LOCATION

**WARNING**  
ELECTRIC SHOCK HAZARD  
TERMINALS ON BOTH THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION.

REQ'D BY: NEC 690.13(B)  
APPLY TO:  
DC DISCONNECTS, DC COMBINERS

PHOTOVOLTAIC SYSTEM  
DC DISCONNECT

REQ'D BY: NEC 690.13(B)  
APPLY TO:  
DC DISCONNECT SWITCHES

PHOTOVOLTAIC POWER SOURCE  
AC DISCONNECT  
OPERATING CURRENT: 96 AMPS  
OPERATING VOLTAGE: 240 VOLTS

REQ'D BY: NEC 690.13(B) & 690.54  
APPLY TO:  
AC DISCONNECTS

**WARNING: PHOTOVOLTAIC POWER SOURCE**

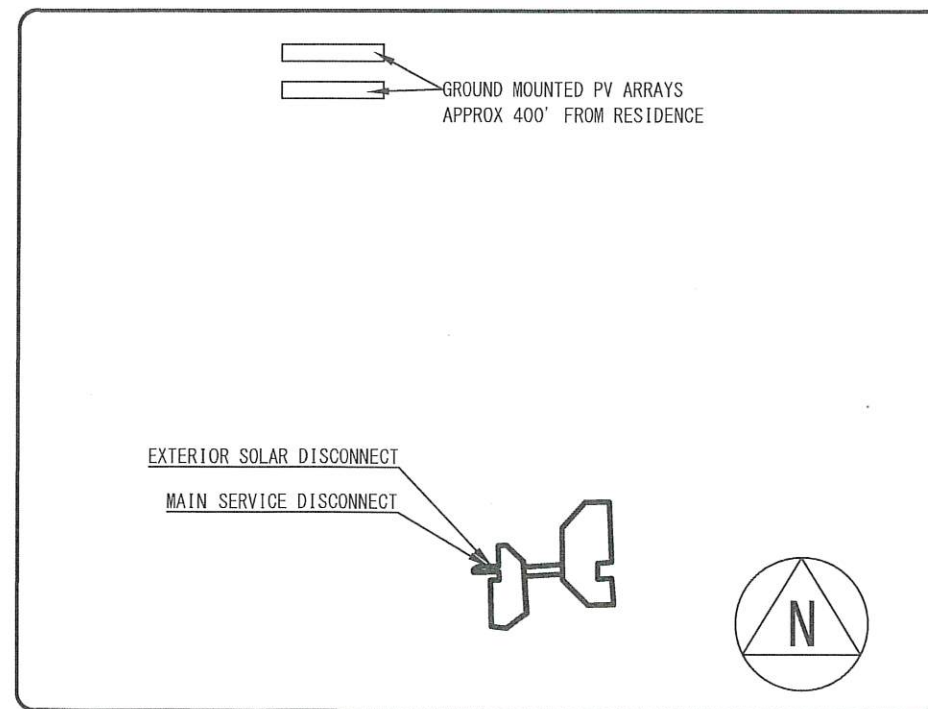
REQ'D BY: NEC 690.31(G) (3)  
APPLY TO:  
DC CIRCUIT JUNCTION BOXES, RACEWAYS, CABLE TRAYS, CONDUIT BODIES WITHIN AVAILABLE OPENINGS, EVERY 10', WITHIN 1' OF TURNS/PENETRATIONS  
\*MUST BE REFLECTIVE  
\*\* MUST COMPLY WITH SIGNAGE REQUIREMENT BELOW

THIS ELECTRIC SYSTEM IS ALSO SERVED BY A PHOTOVOLTAIC SYSTEM

REQ'D BY: NEC 705.12(D) (3)  
APPLY TO:  
ANY/ALL ELECTRICAL PANELS CONNECTED TO MULTIPLE POWER SOURCES

PHOTOVOLTAIC SYSTEM  
MAX CIRCUIT OUTPUT: 32 AMPS  
MAX SYSTEM VOLTAGE: 450 VOLTS

REQ'D BY: NEC 690.53  
APPLY TO:  
INVERTER #1- #3 AND DC DISCONNECTS



REQ'D BY: NEC 690.56(B) & 705.10  
APPLY TO:  
APPLY NEAR SERVICE DISCONNECT & PV SYSTEM DISCONNECT IF NOT IN SAME LOCATION

**SIGNAGE REQUIREMENTS**

- 1) RED BACKGROUND
- 2) WHITE LETTERING
- 3) MIN 3/8" LETTER HEIGHT
- 4) ALL CAPITAL LETTERS
- 5) ARIAL OR SIMILAR FONT
- 6) WEATHER RESISTANT MATERIAL PER UL 969



762 W. UNION ST.  
ATHENS, OH 45701  
(740) 249-4533  
www.kokosingsolar.com

PROJECT:  
LUGGEN, ANN  
763 OLD LOCUST HILL RD  
CINCINNATI, OH 45245

JOB NUMBER:  
25817

PROJECT DETAILS:  
34.02 kWstc, 23.04 kW AC

ENGINEERING APPROVAL:

SHEET TITLE:  
SAFETY PLACARDS

SHEET NUMBER:  
E3.0

SHEET SIZE:  
ANSI B (17.00 X 11.00 INCHES)

REVISIONS			
Description	Date	Int	Rev
ORIGINAL	01/02/24	KB	0
REV. A	01/11/24	KB	1

DRAFT:  
KATHRYN BIGLER

REVIEWED:

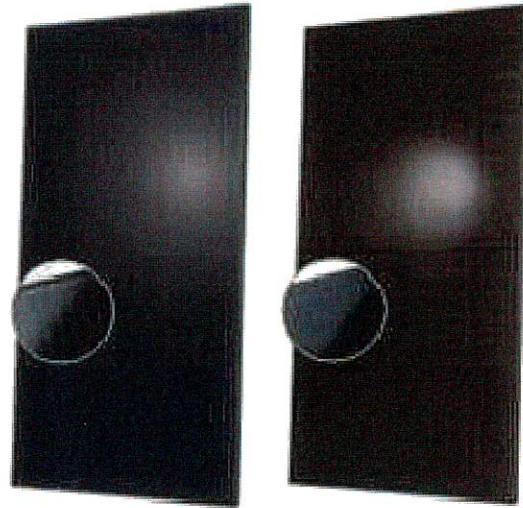


# Q.PEAK DUO BLK ML-G10+ SERIES

385-405Wp | 132 Cells  
20.6% Maximum Module Efficiency



MODEL: Q.PEAK DUO BLK ML-G10+



6 busbar cell technology

12 busbar cell technology



### Breaking the 20% efficiency barrier

DUAL JUNCTION TECHNOLOGY WITH ZERO GAP CELL LAYOUT boosts module efficiency up to 20.6%.



### A reliable investment

Inclusive 25-year product warranty and 25-year latest performance warranty.



### Enduring high performance

Long-term yield security with Anti-LEOF technology, Anti-PID Technology<sup>1</sup> and Hot Spot Protect.



### Extreme weather rating

High-tech aluminum alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa).



### Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature coefficient.



### The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry. The new "Quality Controlled PV" of their independent certification institute TÜV Rheinland.

See user manual for details. <sup>1</sup>Anti-LEOF technology (LEOF: Low Energy Ion Flow) is a technology that prevents the formation of potential induced degradation (PID) in solar modules.

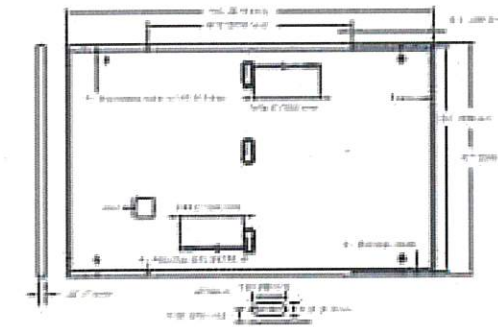
The ideal solution for:  
Roof-top arrays on residential buildings



## Q.PEAK DUO BLK ML-G10+ SERIES

### Mechanical Specification

Form/Weight	14.0m x 4.1m x 1.26m (producing format) 4875mm x 13455mm x 32mm
Weight	18.5kg (40.8lb)
Front Cover	0.5mm (0.02in) monocrystalline silicon with anti-reflection film coating
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 x 72 monocrystalline Q.PEAK Duo ML-G10+
Junction box	2.05 (3.98in) x 1.25 (2.36in) x 0.119 (0.21in)
Cable	4mm <sup>2</sup> Solar cable (1 x 49.2 x 0.750mm) x 2 (49.2 x 0.750mm)
Connector	MC4 (MPP)



### Electrical Characteristics

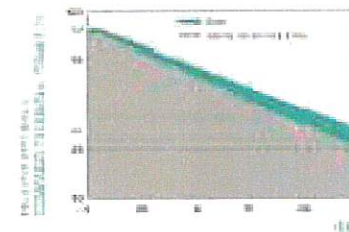
POWER CLASS	385	390	395	400	405	
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS (STC) POWER TOLERANCE: ±0.5% (1kW)						
Power at MPP <sup>1</sup>	P <sub>MPP</sub> [W]	385	390	395	400	405
Short Circuit Current <sup>1</sup>	I <sub>sc</sub> [A]	11.04	11.07	11.10	11.14	11.17
Open Circuit Voltage <sup>1</sup>	V <sub>oc</sub> [V]	43.19	43.23	43.27	43.3	43.34
Current at MPP <sup>1</sup>	I <sub>mpp</sub> [A]	10.55	10.55	10.71	10.77	10.83
Voltage at MPP <sup>1</sup>	V <sub>mpp</sub> [V]	36.38	36.52	36.88	37.19	37.33
Efficiency <sup>1</sup>	η [%]	19.6	19.8	19.91	20.1	20.3

### MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS (NOCT)

Power at MPP	P <sub>MPP</sub> [W]	286.5	292.6	295.3	300.3	303.6
Short Circuit Current	I <sub>sc</sub> [A]	8.90	8.93	8.95	8.97	9.00
Open Circuit Voltage	V <sub>oc</sub> [V]	42.62	42.68	42.69	42.72	42.76
Current at MPP	I <sub>mpp</sub> [A]	8.35	8.41	8.45	8.51	8.57
Voltage at MPP	V <sub>mpp</sub> [V]	34.55	34.81	35.03	35.25	35.46

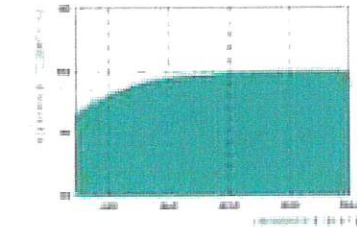
<sup>1</sup>Measurement standard: P<sub>1000</sub> = 1000 W/m<sup>2</sup>, V<sub>oc</sub> = 15.5 at STC, 1000 W/m<sup>2</sup>, 25 ± 2 °C, AM 1.5, panel type: EC 60943-2, 1800 W/m<sup>2</sup> (NOCT) standard: AM 1.5

### Qcells PERFORMANCE WARRANTY



At least 80% of rated power (1000 W/m<sup>2</sup>) after 25 years. Transfer rate 0.5% degradation per year. At least 90.5% of rated power up to 10 years. At least 80% of rated power up to 25 years.

### PERFORMANCE AT LOW IRRADIANCE



Typical low irradiance performance for typical conditions (range: 100 - 500 W/m<sup>2</sup>, 10°C - 40°C).

### TEMPERATURE COEFFICIENTS

Temperature Coefficient of I <sub>sc</sub>	α <sub>I</sub> [%/K]	+0.04	Temperature Coefficient of V <sub>oc</sub>	α <sub>V</sub> [%/K]	-0.37
Temperature Coefficient of P <sub>MPP</sub>	γ [%/K]	-0.34	Normal Module Operating Temperature	NOCT [°C]	45 ± 0.5 (at 1000 W/m <sup>2</sup> )

### Properties for System Design

Maximum System Voltage	V <sub>max</sub> [V]	1000 (EC 60943-2)	PV module classification	Class II
Maximum Series Fuse Rating	[A (DC)]	20	Fuse Rating based on IEC 61730	TYPE 2
Max. Design Load, Push/Pull <sup>1</sup>	[N/m <sup>2</sup> ]	75 (3000 Pa) / 55 (2200 Pa)	Permitted Module Temperature on Continuous Duty	-40°C to +85°C (-40°F to +185°F)
Max. Test Load, Push/Pull <sup>1</sup>	[N/m <sup>2</sup> ]	113 (4500 Pa) / 84 (3300 Pa)		

### Qualifications and Certificates

UL 61010 (2-CLASS), Quality Controlled PV - TÜV Rheinland, IEC 62109-2, IEC 61730, U.S. Patent No. 9,895,273 (user manual)



Qcells pursues minimizing paper output in consideration of the global environment.

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www.kokosingsolar.com

PROJECT:	LUGGEN, ANN
	763 OLD LOCUST HILL RD
	CINCINNATI, OH 45245

JOB NUMBER:	25817
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PROJECT DETAILS:	34.02 kW <sub>stc</sub> , 23.04 kW <sub>ac</sub>
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ENGINEERING APPROVAL:	
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SHEET TITLE:	PV MODULE DATASHEET
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SHEET NUMBER:	D1.0
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SHEET SIZE:	ANSI B (17.00 X 11.00 INCHES)
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REVISIONS			
Description	Date	Int	Rev
ORIGINAL	01/02/24	KB	0
REV. A	01/11/24	KB	1

DRAFT:	KATHRYN BIGLER
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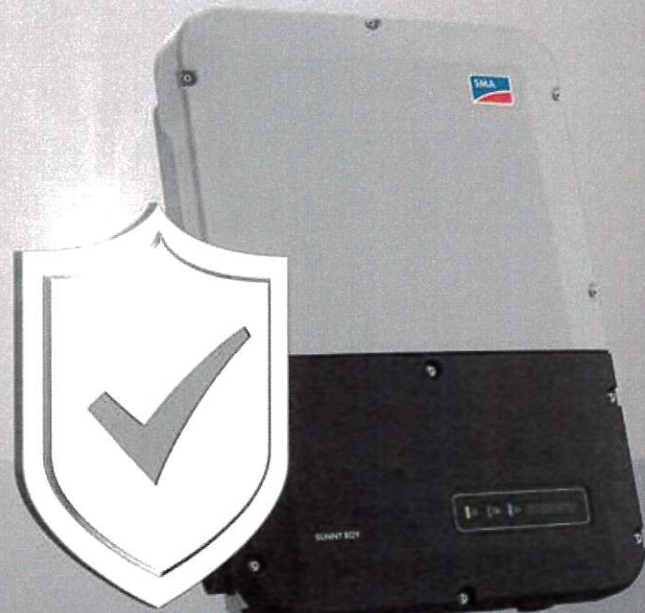
REVIEWED:	
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# SUNNY BOY 3.0-US / 3.8-US / 5.0-US / 6.0-US / 7.0-US / 7.7-US



SB3.0-1SP-US-41 / SB3.8-1SP-US-41 / SB5.0-1SP-US-41 / SB6.0-1SP-US-41 / SB7.0-1SP-US-41 / SB7.7-1SP-US-41 / SB3.8-1TP-US-41 / SB5.0-1TP-US-41 / SB6.0-1TP-US-41 / SB7.0-1TP-US-41 / SB7.7-1TP-US-41



### Value-Added Improvements

- SunSpec certified technology for cost-effective module-level shutdown
- Advanced AFCI compliant to UL 1699B for arc fault protection

### Reduced Labor

- New Installation Assistant with direct access via smartphone minimizes time in the field
- Advanced communication interface with fewer components creates 50% faster setup and commissioning

### Optimized Power Production

- ShadeFix, SMA's proprietary shade management solution, produces more power than alternatives
- Reduced component count provides maximum system reliability

### Trouble-Free Service

- SMA Service Mobile App provides simplified, expedited field service
- Equipped with SMA Smart Connected, a proactive service solution that is integrated into Sunny Portal

## SUNNY BOY 3.0-US / 3.8-US / 5.0-US / 6.0-US / 7.0-US / 7.7-US

Power with a purpose

The residential PV market is changing rapidly. Your bottom line matters more than ever—so we've designed a superior residential solution to help you decrease costs at every stage of your business operations. The Sunny Boy 3.0-US/3.8-US/5.0-US/6.0-US/7.0-US/7.7-US join the SMA lineup of field-proven solar technology backed by the world's #1 service team. This improved residential solution features ShadeFix, SMA's proprietary technology that optimizes system performance. ShadeFix also provides superior power production with a reduced component count versus competitors, which provides maximum reliability. No other optimized solution generates more power or is as easy as systems featuring SMA ShadeFix and SunSpec certified devices. Finally, SMA Smart Connected will automatically detect errors and initiate the repair and replacement process so that installers can reduce service calls and save time and money.

[www.SMA-America.com](http://www.SMA-America.com)

### Technical data

	Sunny Boy 6.0-US		Sunny Boy 7.0-US		Sunny Boy 7.7-US	
	208 V	240 V	208 V	240 V	208 V	240 V
<b>Input (DC)</b>						
Max. PV power	9600 Wp		11200 Wp		12320 Wp	
Max. DC Voltage	220 - 480 V		245 - 480 V		270 - 480 V	
Rated MPP Voltage range	220 - 480 V		245 - 480 V		270 - 480 V	
MPPT operating voltage range	100 - 550 V		100 - 550 V		100 - 550 V	
Min. DC voltage / start voltage	100 V / 125 V		100 V / 125 V		100 V / 125 V	
Max. operating input current per MPPT	18 A		18 A		18 A	
Max. short circuit current per MPPT	18 A		18 A		18 A	
Number of MPPT tracker / string per MPPT tracker	3 / 1		3 / 1		3 / 1	
<b>Output (AC)</b>						
AC nominal power	5200 W	6000 W	6660 W	7000 W	6660 W	7680 W
Max. AC apparent power	5200 VA	6000 VA	6660 VA	7000 VA	6660 VA	7680 VA
Nominal voltage / adjustable	208 V / ●	240 V / ●	208 V / ●	240 V / ●	208 V / ●	240 V / ●
AC voltage range	183 - 229 V	211 - 264 V	183 - 229 V	211 - 264 V	183 - 229 V	211 - 264 V
AC grid frequency	60 Hz / 50 Hz					
Max. output current	25.0 A	25.0 A	32.0 A	29.2 A	32.0 A	32.0 A
Power factor (cos φ) / harmonics	1 / < 4 %					
Output phases / line connections	1 / 2					
<b>Efficiency</b>						
Max. efficiency	97.3 %	97.7 %	97.3 %	97.9 %	97.3 %	97.5 %
CEC efficiency	96.5 %	97.0 %	96.5 %	97.0 %	96.5 %	97.0 %
<b>Protection devices</b>						
DC disconnect device / DC reverse polarity protection	● / ●					
Ground fault monitoring / Grid monitoring	●					
AC short circuit protection	●					
All-pole sensitive residual current monitoring unit (RCMU)	●					
Arc fault circuit interrupter (AFCI)	●					
Protection class / overvoltage category	I / IV					
<b>General data</b>						
Dimensions (W / H / D) in mm (in)	535 x 730 x 198 (21.1 x 28.5 x 7.8)					
Packaging Dimensions (W / H / D) in mm (in)	600 x 800 x 300 (23.6 x 31.5 x 11.8)					
Weight / packaging weight	26 kg (57 lb) / 30 kg (66 lb)					
Temperature range: operating / non-operating	-25°C ...+60°C / -40°C ...+60°C					
Environmental protection rating	NEMA 3R					
Noise emission (typical)	39 dB(A)				45 dB(A)	
Internal power consumption at night	< 5 W					
Topology / cooling concept	transformerless / convection		transformerless / fan			
<b>Features</b>						
Ethernet ports	2					
Secure Power Supply	●*					
Display (2 x 16 characters)	●					
2.4 GHz WLAN / External WLAN antenna	●/o					
ShadeFix technology for string level optimization	●					
Cellular (4G / 3G) / Revenue Grade Meter	o/o**					
Warranty: 10 / 15 / 20 years ***	●/o/o					
Certificates and approvals	UL 1741, UL 1741 SA incl. CA Rule 21 RSD, UL 1998, UL 1699B Ed. 1, IEEE1547, FCC Part 15 (Class A & B), CAN/CSA V22.2 107.1-1, HECO Rule 14H, PV Rapid Shutdown System Equipment					
● Standard features ○ Optional features — Not available						
NOTE: US inverters ship with gray lids. Data at nominal conditions * Not compatible with SunSpec shutdown devices **Standard in SBX.X-1TP-US-41						
Type designation	SB6.0-1SP-US-41 / SB6.0-1TP-US-41	SB7.0-1SP-US-41 / SB7.0-1TP-US-41	SB7.0-1SP-US-41 / SB7.0-1TP-US-41	SB7.7-1SP-US-41 / SB7.7-1TP-US-41		

## POWER+ SOLUTION

The SMA Power+ Solution combines legendary SMA inverter performance and SunSpec certified shutdown devices in one cost-effective, comprehensive package. In addition, SMA ShadeFix technology optimizes power production and provides greater reliability than alternatives.

This rapid shutdown solution fulfills UL 1741, NEC 2014, and NEC 2017 requirements and is certified to the power line-based SunSpec Rapid Shutdown communication signal over DC wires, making it the most simple and cost-effective rapid shutdown solution on the market.

Visit [www.SMA-America.com](http://www.SMA-America.com) for more information.



762 W. UNION ST.  
ATHENS, OH 45701  
(740) 249-4533  
[www.kokosingsolar.com](http://www.kokosingsolar.com)

PROJECT:	LUGGEN, ANN
	763 OLD LOCUST HILL RD
	CINCINNATI, OH 45245

JOB NUMBER:	25817
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PROJECT DETAILS:	34.02 kWstc, 23.04 kW AC
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ENGINEERING APPROVAL:	
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SHEET TITLE:	INVERTER DATASHEET
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SHEET NUMBER:	D2.0
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SHEET SIZE:	ANSI B (17.00 X 11.00 INCHES)
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REVISIONS			
Description	Date	Int	Rev
ORIGINAL	01/02/24	KB	0
REV. A	01/11/24	KB	1

DRAFT:	KATHRYN BIGLER
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REVIEWED:	
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## WHAT MAKES THE GROUND SCREW FOUNDATION SO CAPABLE?

### HARD SOILS

Hard soils are why ground screws were designed. The forged tip and heavy duty steel tube allow for thousands of pounds of downforce and turning torque to be applied to the screw. This amount of torque and downforce allows rocks and cobbles to be pushed out of the way during installation

### SOLID ROCK

Ground screws can be installed into solid rock. By utilizing the method of drilling a pilot hole and adding some gravel backfill. The ground screws are securely installed into the pilot hole using the threads of the screw and the gravel backfill then locks them into the solid rock

### SANDY SOILS

The granular structure of sand has poor friction value making it hard for driven piles to perform well. However, the shape and threads of a ground screw displace and compact the sand around it when installed. This helps interlock the sand together and provides excellent holding power of the screw threads

### HEIGHT ADJUSTMENT

Posts can be adjusted to the perfect height by simply raising or lowering the top post in or out of the screw. To secure the top post, simply tighten the three set screws

### SHALLOW INSTALL

The ground screws can be installed as shallow as 30" depending on the soil. This allows for less chances of hitting underground obstructions

Diameter	Overall Length			
2.35"	40"	61"	73"	85"
3.00"	40"	61"	73"	85"
3.50"	40"	61"	73"	85"
4.00"	61"	73"	85"	
4.50"	61"	73"	85"	

Custom sizes are available - contact us for more information

### SET SCREW OR FLANGE CONNECTION

Ground screws can be manufactured with a set of three screw nuts or a flange welded to the top of the post. The set screws and flange options allow the screws to be used with fixed tilt, tracking and other solar mounting applications



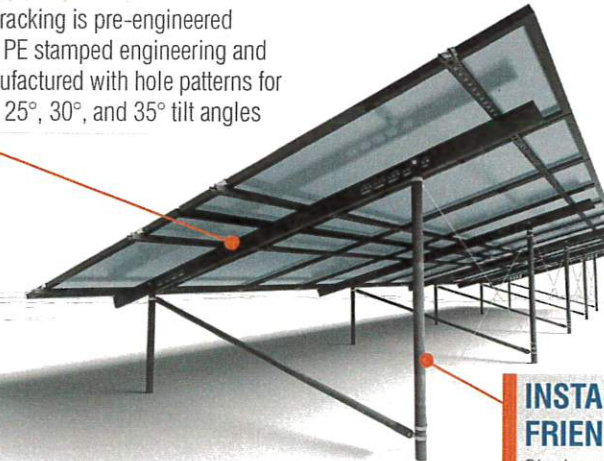
419.267.5280 // SALES@APALTERNATIVES.COM



**Racking Material:** High Strength Steel  
**Corrosion Resistance:** Galvanized; G90  
 Higher coatings as required  
**Snow Load:** Up to 100psf  
**Wind Load:** Up to 140mph  
**Tilt Angle:** 20, 25, 30, 35 Degrees  
**Anchor Depth:** Design based on soil type and frost line  
**Building Code Compliant:** IBC 2015  
**PE Stamped Drawings:** APA drawings can be approved for all 50 states and territories, with PE stamped letters

### PRE-ENGINEERED

The racking is pre-engineered with PE stamped engineering and manufactured with hole patterns for 20°, 25°, 30°, and 35° tilt angles

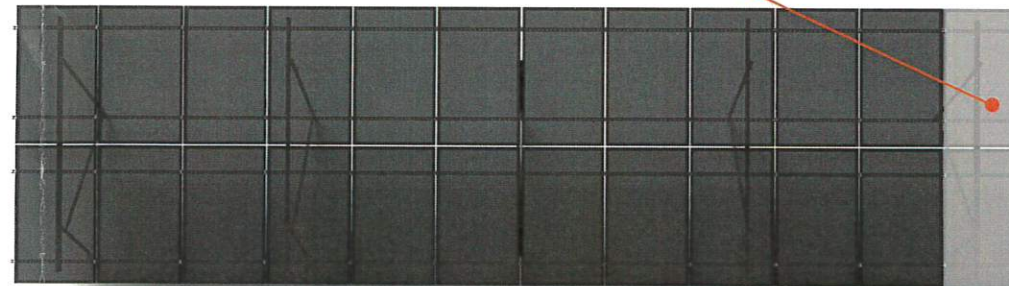


### INSTALLER FRIENDLY

Sleek and strong, our Cee Channel accommodates varying posts heights, spans, tilts, and allows adjustments in the field

### CUSTOMIZABLE ROW LENGTHS

Our racking is capable of accommodating any row length. Solar modules can be added in increments of two modules, allowing you to match the system size to your projects needs



### READILY AVAILABLE EQUIPMENT

Our helical anchors are installed with the most common piece of construction equipment, a skid loader



### SIMPLE ADAPTER

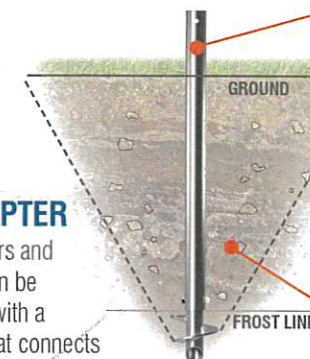
Our helical anchors and ground screws can be installed quickly with a simple adapter that connects to any standard hex or round shaft auger attachment



419.267.5280 // SALES@APALTERNATIVES.COM

### NO WAIT TIME

Once the helical anchors are installed you can build on them immediately, no waiting for concrete to set up or holes to be inspected



### SOIL CONE WEIGHT

Helical anchors create a cone of weight that allows them to resist large pullout forces at shallow depths



762 W. UNION ST.  
 ATHENS, OH 45701  
 (740) 249-4533  
 www.kokosingsolar.com

PROJECT:	LUGGEN, ANN
	763 OLD LOCUST HILL RD
	CINCINNATI, OH 45245

JOB NUMBER:	25817
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PROJECT DETAILS:	34.02 kWstc, 23.04 kW AC
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ENGINEERING APPROVAL:	
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SHEET TITLE:	RACKING DATASHEET
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SHEET NUMBER:	D3.0
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SHEET SIZE:	ANSI B (17.00 X 11.00 INCHES)
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REVISIONS			
Description	Date	Int	Rev
ORIGINAL	01/02/24	KB	0
REV. A	01/11/24	KB	1

DRAFT:	KATHRYN BIGLER
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REVIEWED:	
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**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-002**

**Dimensional Variance: 917 Belmont Blvd (282807A292.)**

**Summary:** An application for a dimensional variance(s), per Article 4 Residential Zoning Districts and Use Regulation, to construct a detached garage outside of a rear yard. Article 4.05-1 states that states, “*Detached Accessory Garages or Other Buildings are permitted in the rear yard only.*”

**Owner/Applicant:** Ronald J & Peggy A Boehl

**Property Location:** 917 Belmont Boulevard Pierce Township, Ohio 45245 (272812A121.)

**Property Profile:**

**Acreage:** 5.72 acres

**Current Use:** Residential

**Zoning:** Single Family Residential (SFR)

**Prepared By:** Eddie F. McCarthy, Director of Community Development and Planning

**Action Required:** The BZA shall make a decision on the variance application in accordance with 3.08: Variances B) 2).

Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-002

Vicinity Map:

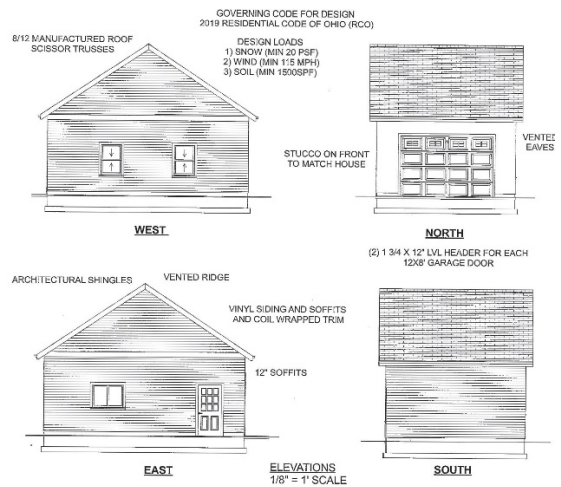
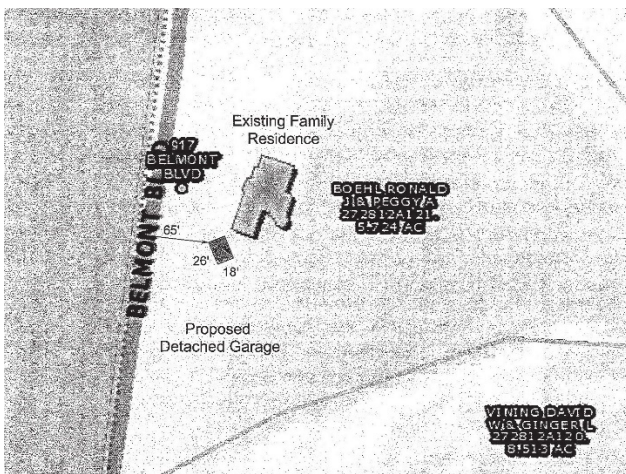




**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-002**

**Proposal:** Construct a 468 sq. ft (26'X18') detached garage in the front yard of a residential property.

**Proposed:**



**Existing:**



**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-002**

**Staff Analysis and Recommendation:**

**Summary - Action:** The Board of Zoning Appeals will need to consider the proposal to construct a 468 sq. ft (26’X18’) detached garage in the front yard. Article 4.05-1 states that states, “*Detached Accessory Garages or Other Buildings are permitted in the rear yard only.*”

**Based on staff’s review, placing the garage in the front yard may be approved:**

- There do appear to be unique circumstances on this property, as the site has a significant grade decline in the rear yard. The grade change is estimated around 21% per GIS.
- The topography challenge is not the result of actions of the applicant.
- Character is unlikely to be affected. The neighboring properties to the north and south have garages located in the front yard(s).

**Staff Analysis:**

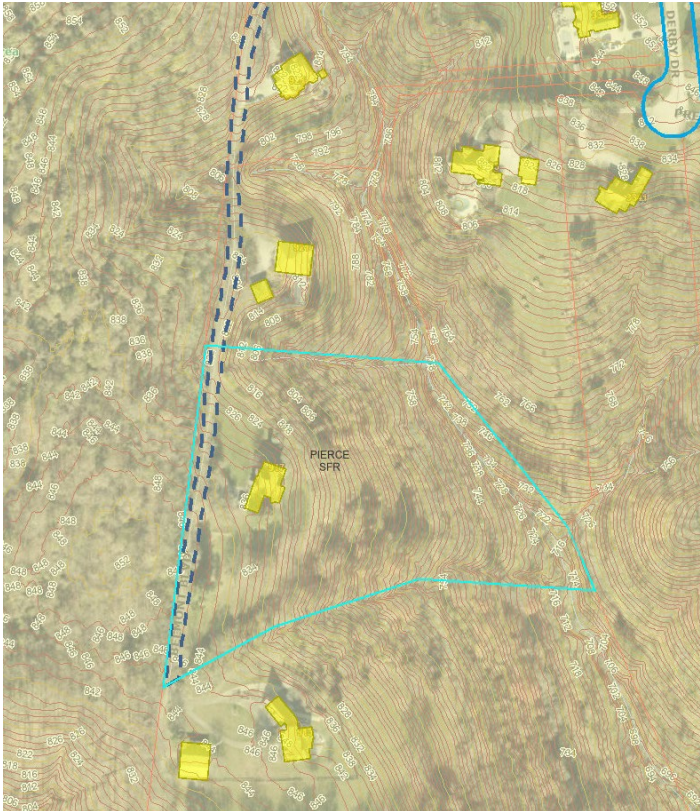
Staff has reviewed the proposal (Dated March 5, 2024) in accordance with 3.08: Variances B) 2), specifically:

The following factors shall be considered and weighed by the BZA to determine practical difficulty:

- (a) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions;

**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-002**

**Staff Comment:** *There do appear to be unique circumstances on this property, as the site has a significant grade decline in the rear yard. The grade change is estimated around 21% per GIS.*



- (b) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

**Staff Comment:** *The property may continue as a residence in the absence of an approval.*

- (c) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;

**Staff Comment:** *The request appears to be the minimum necessary.*

- (d) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;



**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-002**

**Staff Comment:** *Character is unlikely to be affected. The neighboring properties to the north and south have garages located in the front yard(s). Neighboring site, below.*



- (e) Whether the variance would adversely affect the delivery of governmental services including, but not limited to water, sewer, police and fire protection, trash pickup;

**Staff Comment:** *No effect*

- (f) Whether special conditions or circumstances exist as a result of actions of the owner;

**Staff Comment:** *The topography challenge is not the result of actions of the applicant.*

- (g) Whether the property owner's predicament can feasibly be obviated through some method other than a variance;

**Staff Comment:** *The proposal appears to be the most rational solution.*

- (h) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and

**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-002**

**Staff Comment:** *The applicant's request does appear meet the spirit and intent of the Resolution. The structure proposed is proposed in a similar manner to the neighboring property at 921 Belmont Boulevard, who appear to share similar topographical constraints.*

- (i) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

**Staff Comment:** The applicant would not appear to be obtaining a special privilege as a result of this variance. Effectively, most every property in the vicinity shares the same constraints but they also have a detached garage.

No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.

**Staff Recommendation and Board of Zoning Appeals Decision:**

**Upon review of the foregoing, staff has determined that the literal enforcement of this resolution will not result in practical difficulty in accordance with 3.08 of the Zoning Resolution.**

**Staff recommends that the Board of Zoning Appeals consider approval of the foregoing application in accordance with 3.08: Variances B) 2).**

**Determination(s):**

**3.08: Variances**

A) Review Procedure The review procedure for variances shall be as follows:

1) Step 1 – Application

- (a) An application for variance may be made by the person having legal authority, including an authorized agent, or by a governmental officer, department, board or bureau. (b) The completed

**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-002**

application shall include a copy of maps, data, and any other requirements specified in Section 3.04 (Common Review Requirements) and shall be submitted to the Zoning Inspector.

(c) Each application shall be signed by the owners, or the authorized agent for the owner, attesting to the truth and correctness of all facts and information presented with the applications.

(d) The Zoning Inspector shall transmit a copy of the application to the BZA.

**2) Step 2 – Public Hearing with the Board of Zoning Appeals**

(a) The BZA shall fix a reasonable time for the public hearing on the variance application, give at least 10 days of notice in writing to the owner and owners of adjoining properties, and give notice of such public hearing by one publication in one or more newspapers of general circulation in the County at least 10 days before the date of such hearing.

(b) At the hearing, the BZA may continue the hearing in order to obtain additional information or to cause further notice, as it deems proper to be substantially interested in said variance application. In the case of a continued hearing, persons previously notified and persons already heard need not be notified of the time of resumption of said hearing unless the BZA so decides.

**3) Step 3 – Decision**

(a) Within 30 days after the hearing concludes (Step 2), the BZA shall make a decision on the variance application.

(b) A certified copy of the BZA's decision shall be transmitted to all parties in interest. Such decision shall be binding upon the Zoning Inspector who shall incorporate the terms and conditions of the decision in the permit to the applicant or appellant, whenever the BZA authorizes a zoning permit.

(c) Failure to comply with the conditions of a decision shall be deemed a violation of this zoning resolution.

(d) Any party adversely affected by a decision of the BZA may appeal the decision to the Clermont County Court of Common Pleas.

**B) Review Criteria**

1) The BZA shall have the power to authorize upon appeal in specific cases, filed as hereinbefore provided, such variances from the provisions or requirements of this resolution as will not be contrary to the public interest. Where an applicant seeks a variance, said applicant shall be required to supply evidence that demonstrates that the literal enforcement of this resolution will result in practical difficulty for an

**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-002**

area/dimensional variance or unnecessary hardship for a use variance. The following factors shall be considered and weighed by the BZA.

2) Area/Dimensional Variance

The following factors shall be considered and weighed by the BZA to determine practical difficulty:

(a) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions;

(b) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

(c) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;

(d) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

(e) Whether the variance would adversely affect the delivery of governmental services including, but not limited to water, sewer, police and fire protection, trash pickup;

(f) Whether special conditions or circumstances exist as a result of actions of the owner;

(g) Whether the property owner's predicament can feasibly be obviated through some method other than a variance;

(h) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and

(i) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.

BOARD OF TRUSTEES  
Allen M. Freeman  
Nicholas J. Kelly  
Peter J. Kambelos, MD

Fiscal Officer  
Debbie S. Schwey

Administrator  
M. Tim Williams



# PIERCE Township

## PIERCE TOWNSHIP ZONING OFFICE

\$400  
check # 211

950 Locust Corner Road  
Cincinnati, Ohio 45245

(513) 752.6262  
Fax # (513) 752.8981  
[www.piercetownship.org](http://www.piercetownship.org)

20051639-2024

Appeal No. BZA2024-002

Appeal from Decision of Zoning Inspector

Or

Request for Variance

Appeal and \$400.00 fee filed  
With Zoning Inspector  
On 2/29/24

NOTICE: This appeal must be typewritten or printed and must be filled within thirty (30) day of the date of the decision being appealed.

TO THE PIERCE TOWNSHIP BOARD OF ZONING APPEALS

1. Daniel Murray Name

7672 Montgomery Rd Suite 105 513-600-3040  
Address Cincinnati OH 45236 Phone Number

Hereby requests the Board of Zoning Appeals to authorize issuance of a Zoning Certificate for:

A detached garage located partially in the front yard at 917 Belmont Blvd due to construction not being possible in rear due to excessive grade change.

Or grant a variance on the property described herein.

Attached hereto is a copy of the decision rendered by the Zoning Inspector.



2. Applicant is General Contractor  
Capacity in which you appear

Of the property which is the subject of this appeal. Such property is located on the East  
North, South, East West

Side of Blvd, Belmont and is known as No. 272812A121  
Street or Road

→ 917

State name of plot and lot number therein or amount of acreage, Section, Town, and Range number thereof:

510-R Single family, 5.72 Acres, Par ID 272812A121,  
Triple Crown Estates, lot 27 Replat, Precinct 5, 1,  
New Richmond EVSD,

3. State the section or sections of the Zoning Resolution under which it is claimed this application or appeal may be granted: 4.05 F3,

4. State fully the facts on which this application or appeal is based. (Attach additional sheets if necessary.)

Construction is not possible in side or rear due  
to grade of lot, both neighbors have detached  
garages in front portions of yards, it will only  
affect 1 property down the street.

5. Give names and addresses of the owners of all abutting lots or property as well as those on the other side of the street, or streets, immediately opposite said property: 913 Belmont Blvd

- David W + Ginger L Vining, 925 Belmont Blvd -  
Michael + Kelly Scavo, 3333 Derby Dr. - Darlene  
Steffen

6. Is there any case pending in court or summons involving the use of the premises or the ownership thereof? Yes  No  if yes, please explain: \_\_\_\_\_

7. Are there any restrictive covenants, any restrictions of record by deed or otherwise, which would prevent the proposed use of the premises? Yes  No  If yes, what are they?

\_\_\_\_\_

\_\_\_\_\_

8. Is there any petition pending to change the zoning regulations affecting these premises?

Yes  No  proposed change. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

9. Has any previous application or appeal been filed in connection with these premises?

Yes  No  if yes, when? \_\_\_\_\_

10. Attach a plot layout, drawn to scale, showing the actual shape, and dimension of the lot, of the building and accessory building(s) existing and the lines within which the proposal building shall be erected or altered.

11. As owner(s) of the property located at 917 Belmont Blvd we hereby grant permission to Members of the Board of Zoning Appeals and Staff of Pierce Township to enter the property for visual inspection of the exterior premises. The purpose of said inspection is to review the existing conditions of the subject site as they are relate to the application filed with the Board of Zoning Appeals.

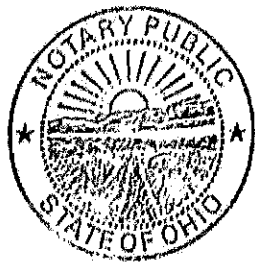
I hereby depose and say that all the above statements and the statements contained in all exhibits transmitted herewith are true.

[Signature]  
Appellant

Subscribed and sworn to be me this 4<sup>th</sup> day of March 2024

My commission expires June 22 2024, 2024.

[Signature]  
Notary Public



DEBORAH HALL  
Notary Public, State of Ohio  
My Commission Expires  
June 22, 2024



BOEHL RESIDENCE

PROJECT DESCRIPTION:

GOOD GARAGES

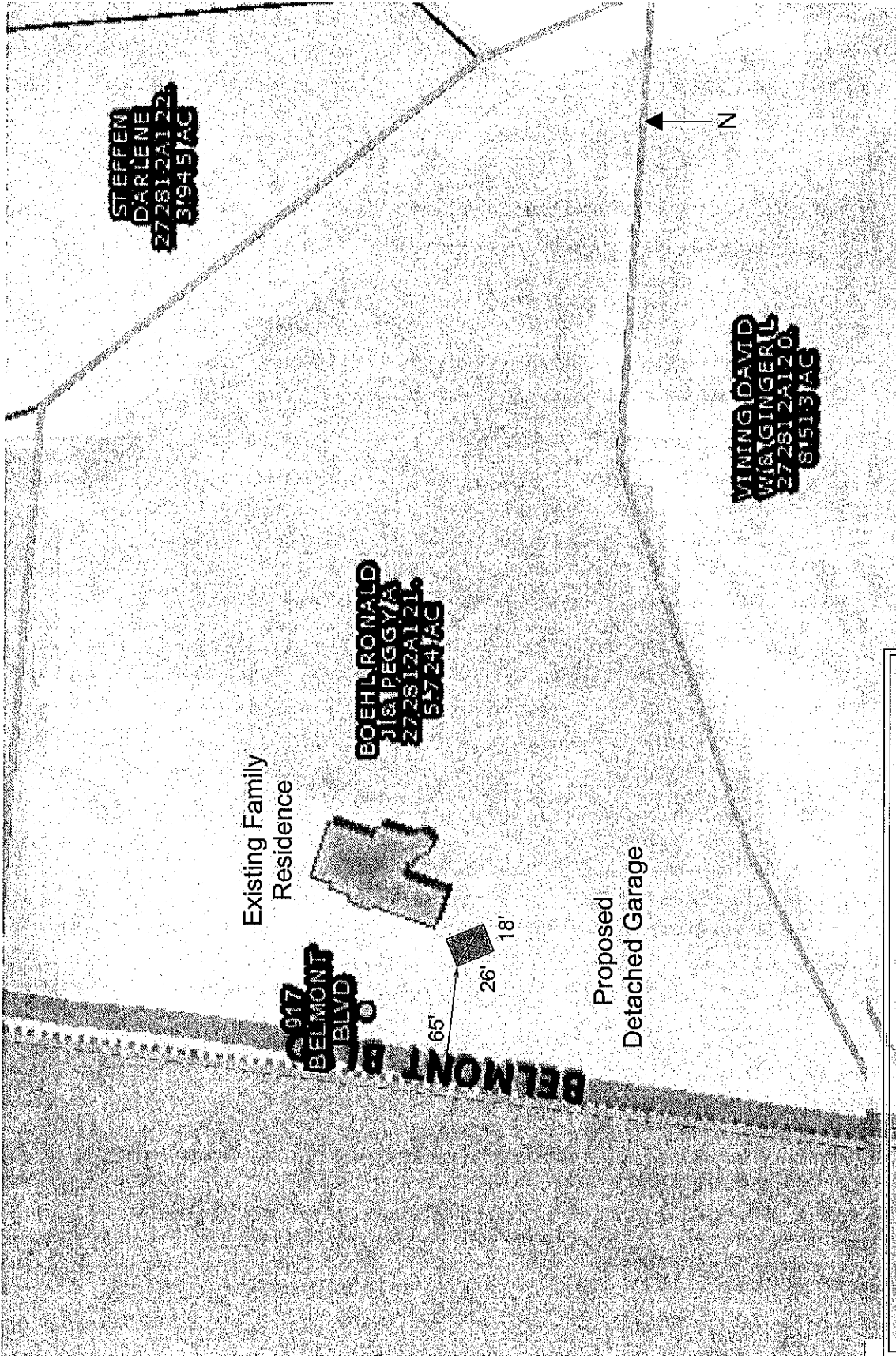
DRAWINGS PROVIDED BY:

DATE:

1-20-24

SHEET:

A-1



CONTRACTOR

CUSTOMER

GOOD GARAGES  
 7672 MONTGOMERY RD  
 SUITE #105  
 CINCINNATI, OH 45236

RONALD BOEHL  
 917 BELMONT BLVD  
 CINCINNATI OH 45245

# SITE PLAN

1" = 90' Scale

PROJECT: DETACHED GARAGE

ZONING DATA

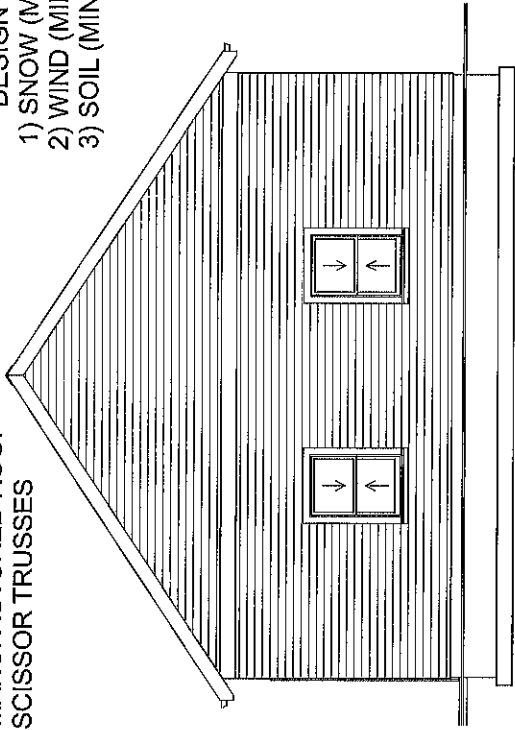
N/A

GOVERNING CODE FOR DESIGN  
2019 RESIDENTIAL CODE OF OHIO (RCO)

8/12 MANUFACTURED ROOF  
SCISSOR TRUSSES

DESIGN LOADS

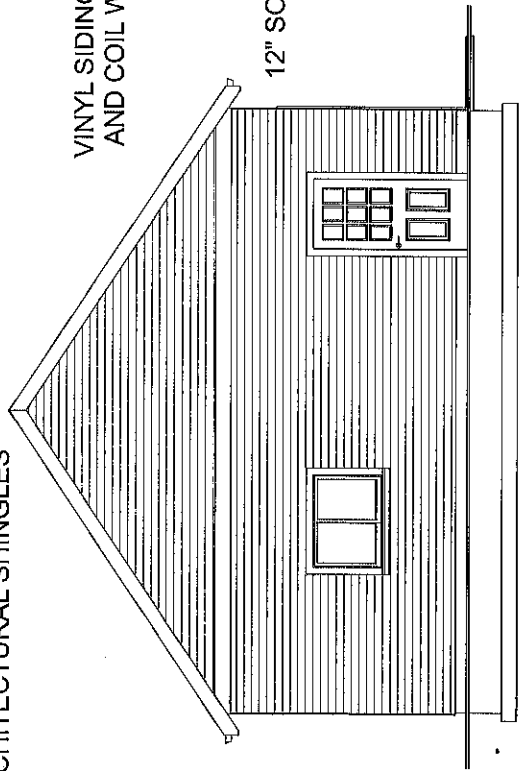
- 1) SNOW (MIN 20 PSF)
- 2) WIND (MIN 115 MPH)
- 3) SOIL (MIN 1500SPF)



WEST

ARCHITECTURAL SHINGLES

VENTED RIDGE

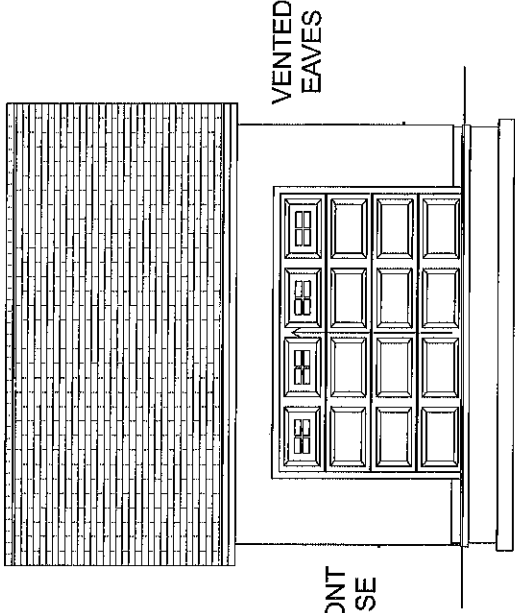


EAST

VINYL SIDING AND SOFFITS  
AND COIL WRAPPED TRIM

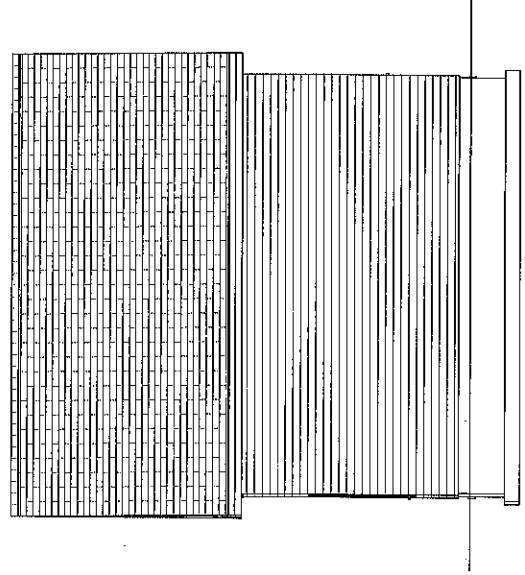
12" SOFFITS

ELEVATIONS  
1/8" = 1' SCALE



NORTH

(2) 1 3/4 X 12" LVL HEADER FOR EACH  
12X8' GARAGE DOOR



SOUTH

BOEHL RESIDENCE

PROJECT DESCRIPTION:

GOOD GARAGES

DRAWINGS PROVIDED BY:

DATE:

1-20-24

SHEET:

A-3

TRIPLE CROWN ESTATES HOMEOWNER'S ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

March 6, 2024

Ronald & Peggy Boehl  
917 Belmont Blvd  
Cincinnati, OH 45245

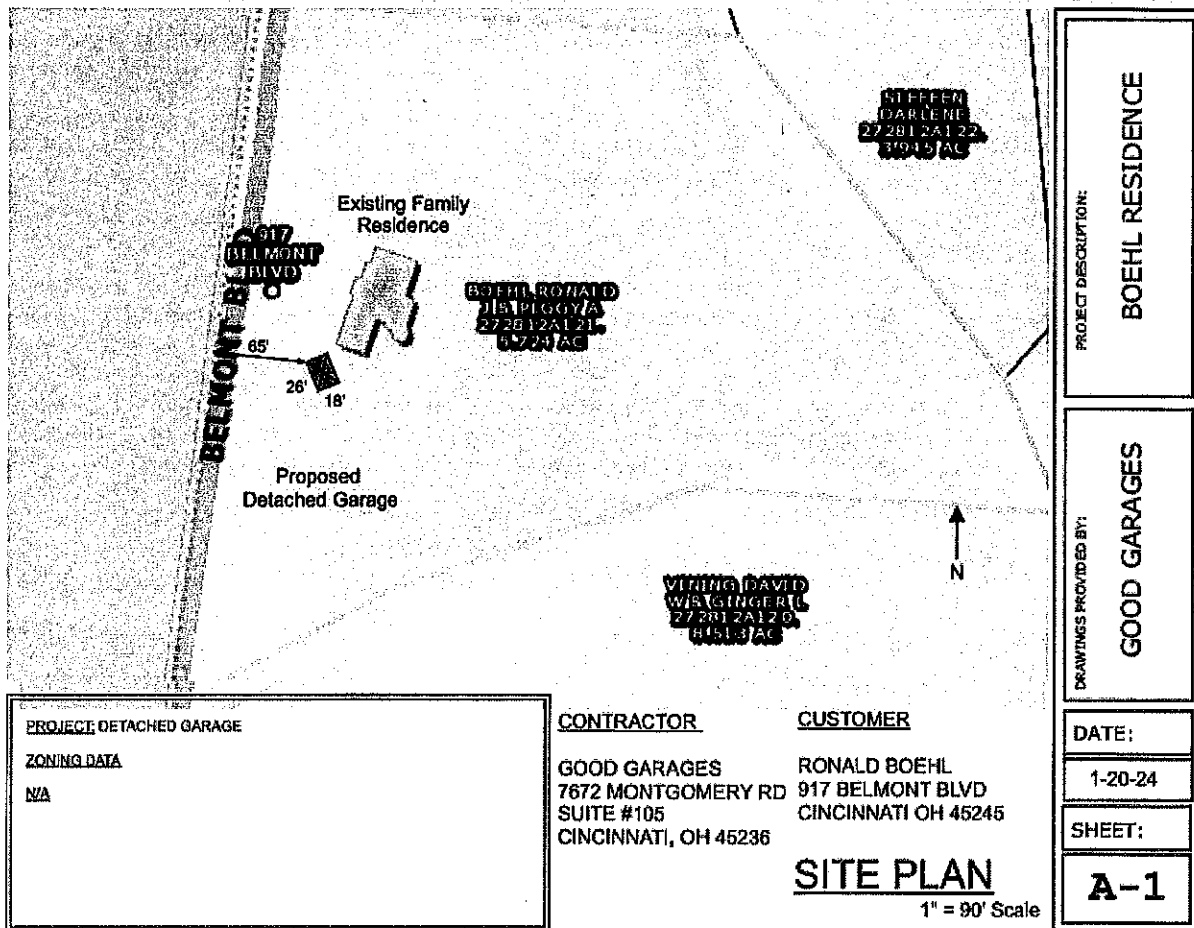
Dear Ron & Peggy,

Thank you for providing your request to build a detached garage. According to the Site Plan, attached, the garage would be located to the west of your house. Also, a part of the garage will be in front of your house.

Because the other four properties located on Belmont Blvd all have garages which are in front of the house, and because Belmont Blvd is a private lane, we do not have any objection to your plans.

Out of courtesy to the property owners on your private lane, we would like to be sure they are made aware before any construction begins. This will likely happen through the variance process with Pierce Township.

**Proposed Detached Garage Site Plan:**

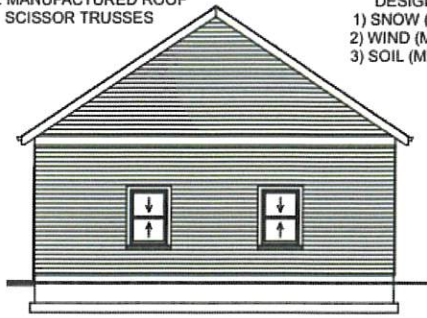


**Garage Elevations:**

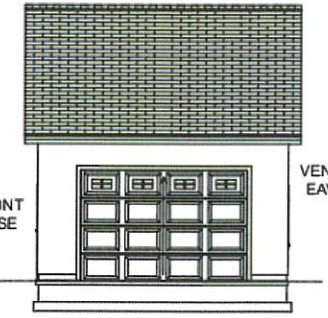
**GOVERNING CODE FOR DESIGN  
2019 RESIDENTIAL CODE OF OHIO (RCO)**

**DESIGN LOADS**  
1) SNOW (MIN 20 PSF)  
2) WIND (MIN 115 MPH)  
3) SOIL (MIN 1500SPF)

8/12 MANUFACTURED ROOF  
SCISSOR TRUSSES



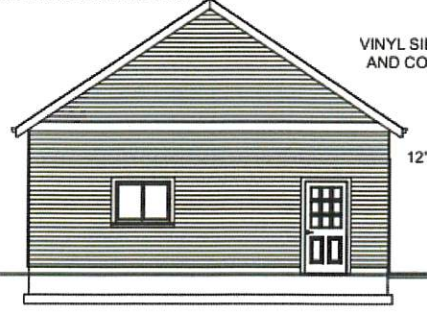
**WEST**



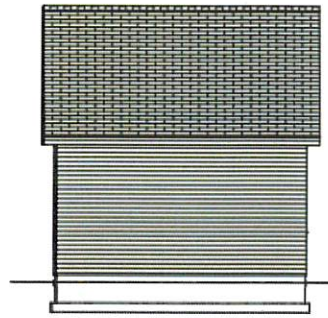
**NORTH**

(2) 1 3/4 X 12" LVL HEADER FOR EACH  
12X8' GARAGE DOOR

ARCHITECTURAL SHINGLES      VENTED RIDGE



**EAST**



**SOUTH**

STUCCO ON FRONT TO MATCH HOUSE

VINYL SIDING AND SOFFITS AND COIL WRAPPED TRIM

12" SOFFITS

**ELEVATIONS**  
1/8" = 1' SCALE

PROJECT DESCRIPTION:

**BOEHL RESIDENCE**

---

DRAWINGS PROVIDED BY:

**GOOD GARAGES**

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DATE:

1-20-24

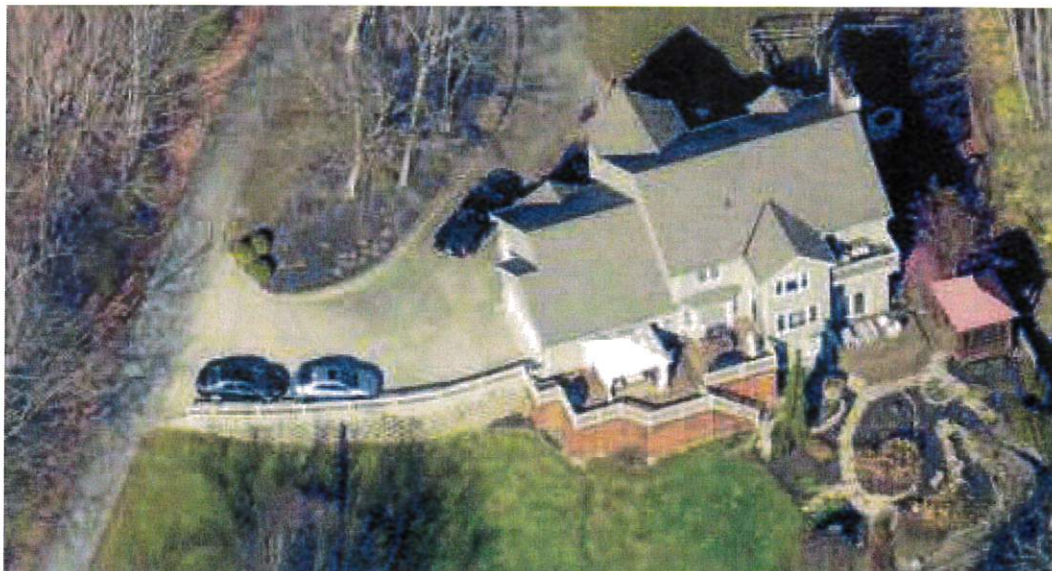
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SHEET:

**A-3**

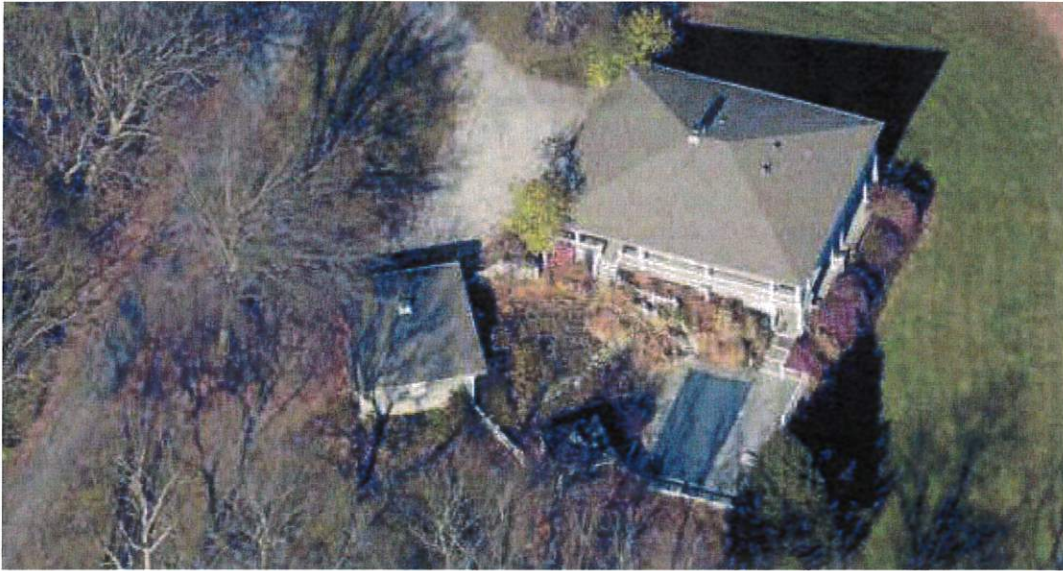
Properties located on Belmont Blvd from the Clermont County Auditor's website showing the garage locations:

- 925 Belmont Blvd





2. 921 Belmont Blvd - Evans



3. 917 Belmont Blvd – Boehl



4. 913 Belmont Blvd - Vining



APPROVED BY: Triple Crown Estates Homeowner's Association Architectural Review Committee:

John Bramlet  
3352 Derby Drive  
Cincinnati, OH 45245

Thomas Buhr  
3365 Derby Drive  
Cincinnati, OH 45245

Kathy E. Strahle  
3382 Derby Drive  
Cincinnati, OH 45245

Best Regards,

A handwritten signature in cursive script that reads "Kathy E. Strahle".

Kathy E. Strahle  
HOA President

cc:

John Bramlet  
Thomas Buhr



BOARD OF TRUSTEES  
Peter J. Kambelos, MD  
Allen M. Freeman  
Nicholas J. Kelly

Fiscal Officer  
Debbie S. Schwey

Administrator  
M. Tim Williams



# PIERCE Township

950 Locust Corner Road  
Cincinnati, Ohio 45245

check# 457  
\$50

(513) 752.6262  
Fax # (513) 752.8981  
[www.piercetownship.org](http://www.piercetownship.org)

RECEIVED

JAN 25 2024

## ZONING PERMIT

Application No. 050794-2024

Date: 1/25/24

Applicant Name: Daniel Murray

Address: 917 Belmont Blvd.

Phone: 513-600-3040

City, State & Zip Code: Pierce, OH. 45245 Email: Goodgaragesguaranteed@gmail

Parcel Address: 272812A121

Parcel No. \_\_\_\_\_

City, State & Zip Code: \_\_\_\_\_

Parcel Owner Name (if different than applicant): Ronald Boehl

Parcel Owner Address (if different than applicant): \_\_\_\_\_

Current Zoning District: \_\_\_\_\_ Current Use (if any): \_\_\_\_\_

Type of Work (check applicable box): New Construction:  Remodel/Expansion: \_\_\_\_\_ Fence: \_\_\_\_\_ Minor Lot Split \_\_\_\_\_

Signage: N/A Change of Use: N/A Accessory Structure (detached garage, shed, etc): \_\_\_\_\_ Other: \_\_\_\_\_

Architect/Engineer: Good Garages

General Description of Work: 468 sqft detached garage

1. Size of Building/Sign/Etc.: Total Sq. Ft.: 468 Length: 26 ft. Width: 18 ft. Height: 17 ft.

2. Approx. Cost of Work: \$ 60,000 3. Lot Size: 5.7 sq. ft./acres

4. Setbacks from Property Lines: Front: 50' ft. Rear: \_\_\_\_\_ ft. Side: 15' ft. Side: \_\_\_\_\_ ft.

5. For Sign Applicants: A. Sign Type: N/A  
(e.g. ground mounted, pole mounted, wall mounted, etc.)

B. Size of Text/Graphics (within sign area): Total Sq. Ft.: \_\_\_\_\_ Length: \_\_\_\_\_ ft. Width: \_\_\_\_\_ ft.

C. Type of illumination (if any): \_\_\_\_\_

6. For Change of Use Applicants: A. Proposed new use: \_\_\_\_\_

B. No. of Employees: \_\_\_\_\_ C. No. of Office/Apartment Units: \_\_\_\_\_ (Please complete back page)



Reviewed by: Mark W. [Signature] Date: 02/25/24

Comments/Conditions of Approval: (1) Detached garage is located in front yard

After application review, a Zoning Permit is hereby: DENIED APPROVED OTHER

Fee Amount Paid: \$ \_\_\_\_\_ Date: \_\_\_\_\_

(FOR TOWNSHIP USE ONLY)


Applicant Signature: [Signature] Date: 1/25/24

I hereby state that the above information, together with all submitted materials, is a true statement and covenant and agree to comply with the laws of the State of Ohio and with the Pierce Township Zoning Resolution relating thereto.

- 7. Acknowledgement: It is the responsibility of the applicant to review the property deed for covenants, easements, and/or other restrictions that may inhibit the issuance of a zoning certificate or violate a subdivision regulation. Pierce Township does not administer or enforce private agreements. Consequently, violators of deed covenants or other restrictions are liable for potential legal actions from private owners, home owners associations and/or other vested parties.
- 8. Applications for Zoning Permits must include applicable documentation which may include one or more of the following:
  - a. A plat of the lot to be developed with dimensions, lot and parcel number, with evidence that the lot has been surveyed.
  - b. A site plan drawn to scale showing the location and dimensions of proposed and existing buildings, driveways, parking areas, landscaping, signage, topography and/or other public or private features necessary to demonstrate compliance with the Zoning Resolution.
  - c. Photographs, drawings, renderings, product specifications, material data sheets, informational brochures and/or similar information that helps to demonstrate compliance with the Zoning Resolution.
- 9. Please contact Zoning Department staff with any questions or concerns using the contact information listed on the front page of this application. The Pierce Township Zoning Resolution, Zoning Map and Permit Fee schedule can be found online at: [www.piercetownship.org](http://www.piercetownship.org) (Go the Zoning Department page for links to the Resolution, Map and Fee Schedule).
- 10. As owner(s) of the property located at \_\_\_\_\_, we hereby grant permission to Members of the Board of Zoning Appeals and Staff of Pierce Township to enter the property for visual inspection of the exterior premises. The purpose of said inspection is to review the existing conditions of the subject site as they are related to the application filed.

7. Acknowledgement: It is the responsibility of the applicant to review the property deed for covenants, easements, and/or other restrictions that may inhibit the issuance of a zoning certificate or violate a subdivision regulation. Pierce Township does not administer or enforce private agreements. Consequently, violators of deed covenants or other restrictions are liable for potential legal actions from private owners, home owners associations and/or other vested parties.
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- a. A plat of the lot to be developed with dimensions, lot and parcel number, with evidence that the lot has been surveyed.
  - b. A site plan drawn to scale showing the location and dimensions of proposed and existing buildings, driveways, parking areas, landscaping, signage, topography and/or other public or private features necessary to demonstrate compliance with the Zoning Resolution.
  - c. Photographs, drawings, renderings, product specifications, material data sheets, informational brochures and/or similar information that helps to demonstrate compliance with the Zoning Resolution.
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I hereby state that the above information, together with all submitted materials, is a true statement and covenant and agree to comply with the laws of the State of Ohio and with the Pierce Township Zoning Resolution relating thereto.

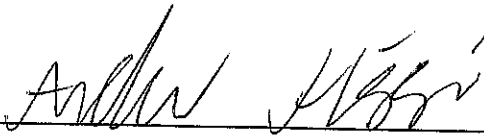
Applicant Signature:   
 Date: 4/25/24

**(FOR TOWNSHIP USE ONLY)**

Fee Amount Paid: \$ \_\_\_\_\_ Date: \_\_\_\_\_

After application review, a Zoning Permit is hereby:      APPROVED      **DENIED**      OTHER

Comments/Conditions of Approval: (1) Detached Garage is located in front yard

Reviewed by:  Date: 02/25/24

BOEHL RESIDENCE

PROJECT DESCRIPTION:

GOOD GARAGES

DRAWINGS PROVIDED BY:

DATE:

1-20-24

SHEET:

A-1

STEFFEN  
DARLENE  
272812A122  
31945/AG

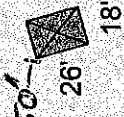
VINING DAVID  
W/ S GINGER L  
272812A120  
81513/AG

BOEHL RONALD  
3181 PEGGY A  
272812A121  
5724/AG

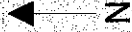
Existing Family  
Residence

917  
BELMONT  
BLVD

BELMONT B



Proposed  
Detached Garage



CUSTOMER

RONALD BOEHL  
917 BELMONT BLVD  
CINCINNATI OH 45245

CONTRACTOR

GOOD GARAGES  
7672 MONTGOMERY RD  
SUITE #105  
CINCINNATI, OH 45236

SITE PLAN

1" = 90' Scale

PROJECT: DETACHED GARAGE

ZONING DATA

N/A

BOEHL RESIDENCE

PROJECT DESCRIPTION:

GOOD GARAGES

DRAWINGS PROVIDED BY:

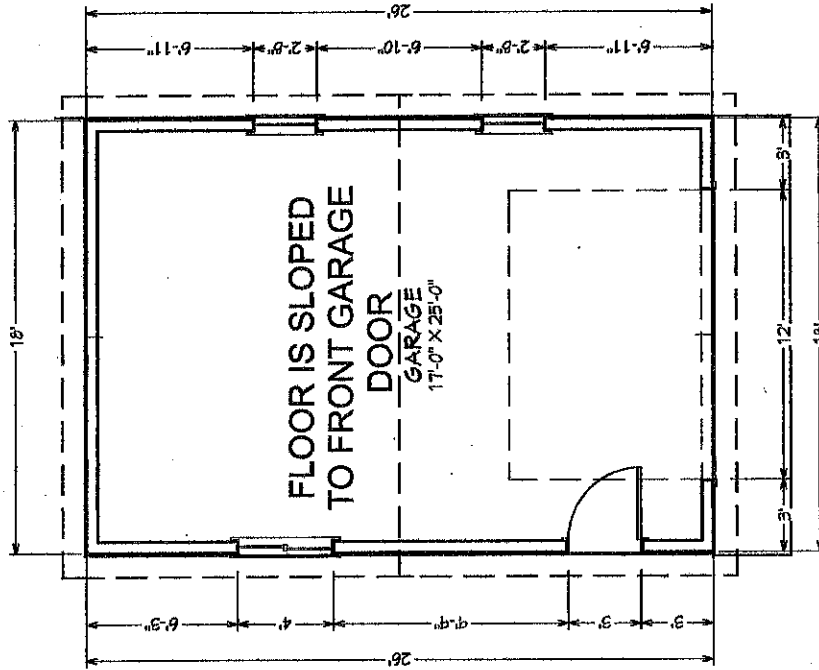
DATE:

1-20-24

SHEET:

A-2

STRUCTURE WILL NOT  
BE CONDITIONED OR  
INSULATED



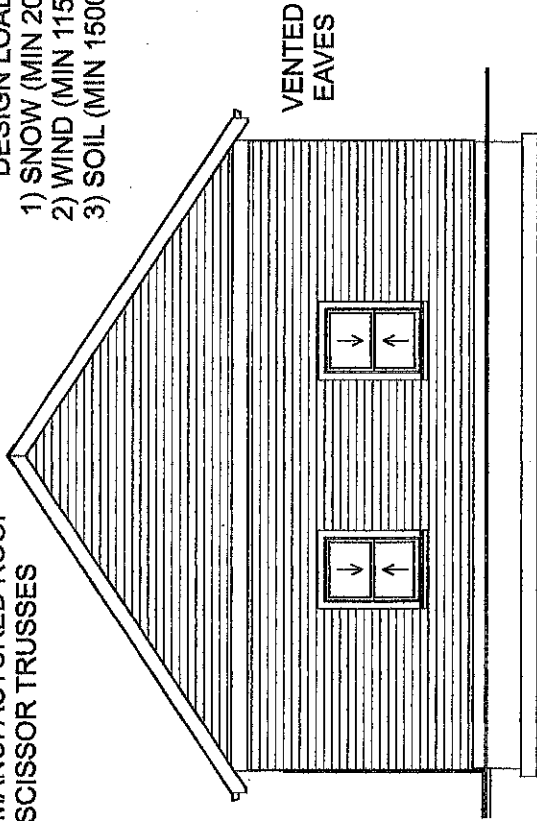
CONCRETE APRON

LAYOUT  
1/8" = 1' SCALE

GOVERNING CODE FOR DESIGN  
2019 RESIDENTIAL CODE OF OHIO (RCO)

8/12 MANUFACTURED ROOF  
SCISSOR TRUSSES

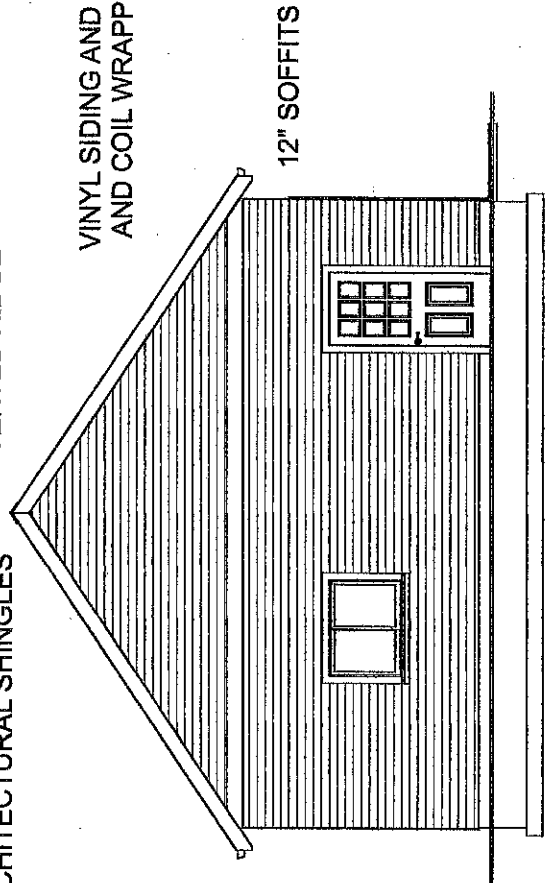
- DESIGN LOADS
- 1) SNOW (MIN 20 PSF)
  - 2) WIND (MIN 115 MPH)
  - 3) SOIL (MIN 1500SPF)



**WEST**

ARCHITECTURAL SHINGLES

VENTED RIDGE



**EAST**

**ELEVATIONS**  
1/8" = 1' SCALE

BOEHL RESIDENCE

PROJECT DESCRIPTION:

GOOD GARAGES

DRAWINGS PROVIDED BY:

DATE:

1-20-24

SHEET:

**A-3**

**NORTH**

(2) 1 3/4 X 12" LVL HEADER FOR EACH  
12X8' GARAGE DOOR

**SOUTH**

ELECTRICAL WORK TO BE APPROVED  
AND PERMITTED BY INSPECTION  
BUREAU INCORPORATED OF HAMILTON  
COUNTY

BOEHL RESIDENCE

PROJECT DESCRIPTION:

GOOD GARAGES

DRAWINGS PROVIDED BY:

DATE:

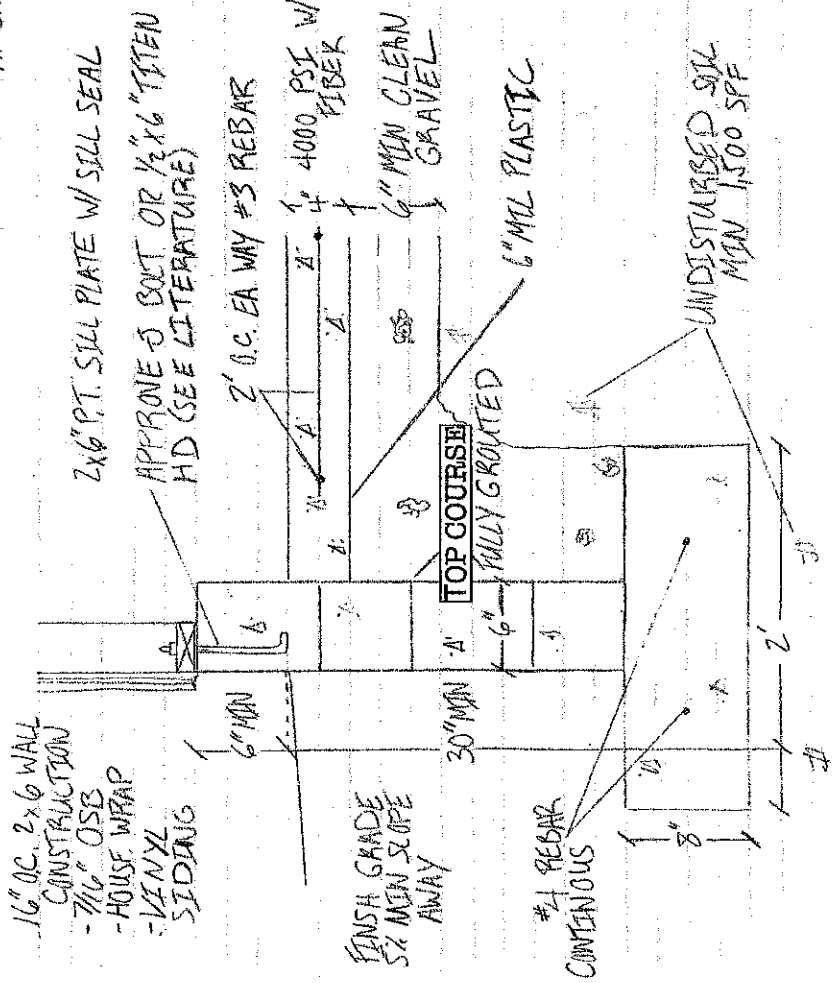
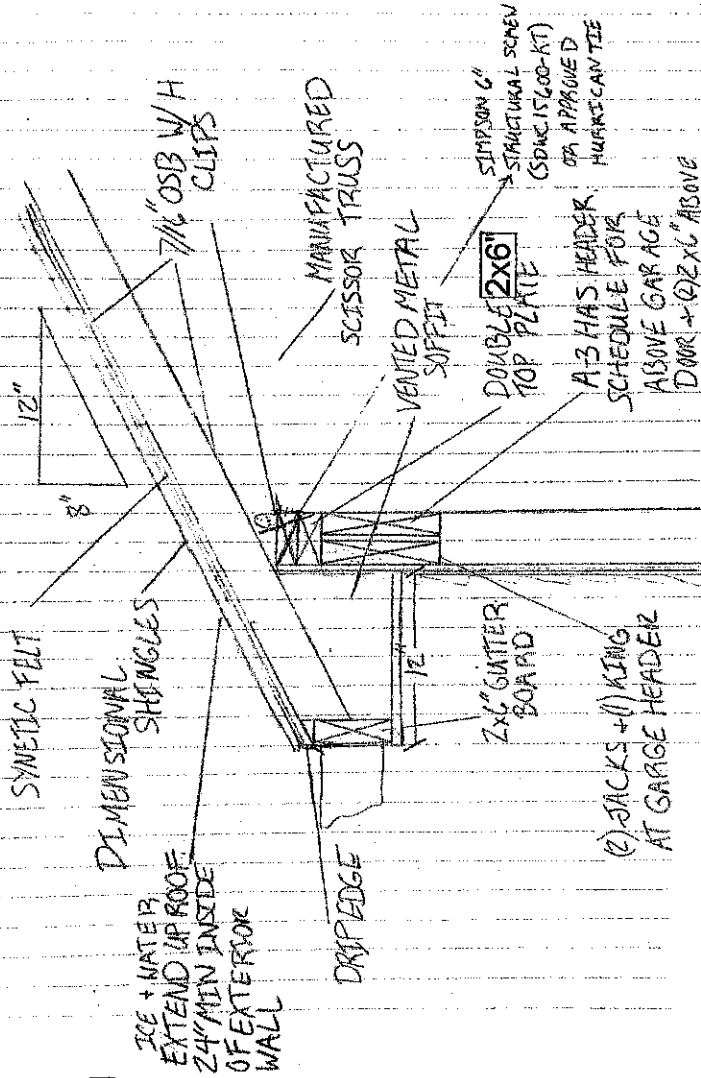
1-20-24

SHEET:

A-4

ROOF TRUSS ENGINEERED DRAWINGS  
WILL BE SUPPLY AT INSPECTIONS

WALL/FOUNDATION SECTION



16" OC. 2x6 WALL  
CONSTRUCTION  
- 7/16" OSB  
- HOUSE WRAP  
- VINYL  
SIDING

2x6 P.T. SILL PLATE W/ SILL SEAL

APPROX 3 SOFT OR 1/2x6" TITEN  
HD (SEE LITERATURE)

2" O.C. EA WAY #3 REBAR

1" 4000 PSI W/  
FIBER

6" MIN CLEAN  
GRAVEL

6" MIL PLASTIC

UNDISTURBED SOIL  
MIN 1,500 SPF

TOP COURSE  
FULLY GROUTED

FINISH GRADE  
5/8" MIN SLOPE  
AWAY

#4 REBAR  
CONTINUOUS

#



## Andrew Higgins

---

**From:** Andrew Higgins  
**Sent:** Monday, February 5, 2024 3:16 PM  
**To:** Daniel Murray  
**Subject:** RE: 917 Belmont Blvd  
**Attachments:** 2022 Appeal Application Fillable Form.pdf

Hello Mr. Murray,

After reviewing the application a second time, I can confirm that we would not be able to approve the application as is, and that the garage would either need to be attached, or moved to the rear of the property. As this was expected, if you would like to submit the variance application, you are more than welcome to. I have attached a copy of the application form just in case you did not already have the form. Please reach out if you have any further questions.

Thank you,

Andrew Higgins, Planning and Zoning Assistant  
Pierce Township Department of Community Development and Planning  
950 Locust Corner, Cincinnati, Ohio 45245  
[ahiggins@piercetownship.org](mailto:ahiggins@piercetownship.org)



This email and any attachments contain information that may be covered by electronic communication privacy laws, may be confidential and/or covered by legal privilege. If you are not the intended recipient, you may be legally prohibited from reading, retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please inform the sender that you have received this communication in error and then immediately delete it.

This email and any response to it may constitute a public record, and therefore may be made available upon request in accordance with Ohio public records law (ORC 149.43)

---

**From:** Daniel Murray <goodgaragesguaranteed@gmail.com>  
**Sent:** Monday, February 5, 2024 1:54 PM  
**To:** Andrew Higgins <ahiggins@piercetownship.org>  
**Subject:** 917 Belmont Blvd

Hello, I was just checking in to see where we are in the application process for the detached garage on Belmont Blvd.

Best Regards





7672 Montgomery Rd, Suite 105  
Cincinnati, OH 45236

**Dan Murray, Owner**  
Good Garages and Extiors  
(513) 600-3040  
[www.GoodGarages.net](http://www.GoodGarages.net)

**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-003**

## **Dimensional Variance: 262 W Main St (282807A292.)**

**Summary:** An application for a dimensional variance(s), from Pierce Township Zoning Resolution, 12.10 B) to construct (3) three signs (1 Wall Sign Permitted per Tenant) – (1) Drive Thru; (2) Pickup Signs for the Kroger Company. 12.10 B) 1) states, “*each business or tenant within a GB zoning district shall be permitted one wall sign for each side of the building that faces a public roadway.*”

**Owner:** Kroger Limited Partnership I

**Applicant:** Brooke Alini (Atlantic Sign Company)

**Property Location:** 262 W Main St Pierce Township, Ohio 45102 (282807A292.)

**Property Profile:**

**Acreage:** 7.49 acres

**Current Use:** Retail Commercial

**Zoning:** General Business (GB)

**Prepared By:** Eddie F. McCarthy, Director of Community Development and Planning

**Action Required:** The BZA shall make a decision on the variance application in accordance with 3.08: Variances B) 2).

**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-003**

**Vicinity Map:**





**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-003**

**Proposal:** Three (3) signs are proposed:

- 1) 23.8 sq. ft “Pickup” sign (A) (Potential Variance Required) Facing South (SR 125)
- 2) 23.8 sq. ft “Pickup sign (B) (Potential Variance Required) Facing West (Adjoining Property)
- 3) 31.8 sq. ft “Pharmacy Drive Thru”(A) (sign is a smaller version of previously permitted – Variance not required)

**Proposed:**



PROPOSED **A**

**Existing:**

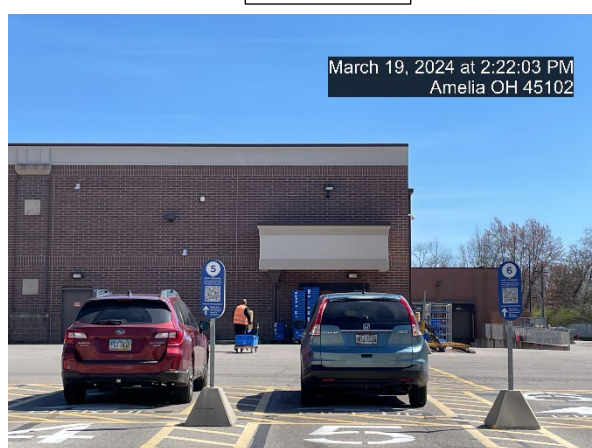


**Proposed:**



PROPOSED **B**

**Existing:**





**Staff Analysis and Recommendation:**

**Summary** – The site in question has been the subject of multiple variance requests, including most recently in 2023 and in 2011.

1. **Pharmacy Drive Thru (A) sign**: The 31.8 sq. ft “Pharmacy Drive Thru” Sign is permitted via the 2011 Variance, as the sq. ft is under 57.75 sq. ft original “RX Drive Thru” sign. It should be noted that the original Kroger sign package included 2 Pharmacy signs, despite not having 2 road frontages.

*Staff Comment: The 2023 request for an 80 sq. ft (stating “Pharmacy Drive Thru) was denied. The prior drive thru sign “Rx Drive-thru” (approved via variance in 2011) was 57.75 sq.ft, approx. 22.25 sq. ft smaller in area”.*

*2023 BZA2023-003 Determination: One wall sign per business is permitted.*

*2011 Variance as Permitted:*

- 1) “Kroger” = 39 sq. ft
- 2) “Pharmacy” = 39.90 sq. ft
- 3) “Fred Meyer Jewelers” = 68 sq. ft
- 4) “Bank” = 24.50 sq. ft
- 5) “RX Drive Thru” = 57.75 sq. ft

**TOTAL=230.05 sq. ft**

**Staff Comment:** *No Variance is required.*

2. **Pickup Signs (A and B) Conflict with 12.10 B) 1)** states, “each business or tenant within a GB zoning district shall be permitted one wall sign for each side of the building that faces a public roadway.”

*Pickup sign (A) = 23.8 sq. ft*

*Pickup sign (B) = 23.8 sq. ft*

*(1.5 sq. ft/linear foot of frontage)*

**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-003**

**Staff Comment:** *Does the “Kroger Pickup” service constitute a separate Tenant? It is staff’s perspective that the “Pickup” component is not a purely new tenant so to speak but is an appurtenant extension of a parking lot and functions as a tenant functions. For instance, the pickup service functions as a business tenant may, and could very well be a separate business from Kroger proper, should they outsource this work. Both signs are visible from adjoining property and/or the ROW, making them regulated signage.*

*In keeping with the spirit of the Resolution and prior interpretations, “Pickup” service may be permissible as a “separate business” and one sign would thus be permitted. The applicant should choose which “Pickup” sign they would prefer to site, as two would not be permissible.*

**Action: The Board of Zoning Appeals will need to consider the proposal and the following in determining if the proposal as submitted is permissible for (3) three signs:**

- Pharmacy Drive Thru Sign (A) does not need a variance, as the Pharmacy was permitted two (2) signs in 2011 and secondly, the proposal is smaller in scale than what was approved in 2011.
- Pickup Sign (A) & (B) would require a variance action in order for both to be permitted. The applicant needs to confirm their approach.
  - Pickup sign (B) may be permitted by right but not in conjunction with Pickup sign (A).
  - Customarily, the signs are placed along the frontage in which they occupy. Pickup Sign (A) does not appear to be directly located where the service occupies (Storefront)

**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-003**

**Staff Analysis:**

Staff has reviewed the proposal (Dated March 5, 2024) in accordance with 3.08: Variances B) 2), specifically:

The following factors shall be considered and weighed by the BZA to determine practical difficulty:

- (a) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions;

**Staff Comment:** *There do not appear to be unique circumstances on this property and the site does not sit on a corner with two road frontages.*

- (b) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

**Staff Comment:** *The property may continue as a pharmacy and the pickup service may continue in the absence of an approval.*

- (c) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;

**Staff Comment:** *Signs exempted from permitting 12.08 B) 3) Any sign not legible from a public way or from private property other than the lot on which the sign is located; the sign may be reduced in size so as to not be legible from the ROW. This is a potential alternative approach for the applicant/owner to help guide users to the pickup location.*

- (d) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-003**

**Staff Comment:** *Character is unlikely to be affected. The site and environs are heavily numbered with signage sharing a similar aesthetic. It should be noted that improved design aesthetics are a key theme in the newly adopted 2023 Pierce Township Land Use Plan.*

- (e) Whether the variance would adversely affect the delivery of governmental services including, but not limited to water, sewer, police and fire protection, trash pickup;

**Staff Comment:** *No effect*

- (f) Whether special conditions or circumstances exist as a result of actions of the owner;

**Staff Comment:** *There are no unique circumstances on site that are not the result of the applicant's approach to siting the facility.*

- (g) Whether the property owner's predicament can feasibly be obviated through some method other than a variance;

**Staff Comment:** *A smaller sign (or signage) not visible from the ROW would likely serve the same purpose and accomplish the purpose of directing customers to the drive-thru.*

*B) The following signs shall be exempt from the zoning permit requirements of this article and shall not be considered in applying limitations on the number of signs permitted on a wall or a lot, but such signs shall be subject to the lighting, installation, height, setback, maintenance and other standards set forth in this section:*

- 1) Detached signs smaller than two square feet in area and less than four feet in height, and containing no commercial message;*
- 2) Wall signs smaller than two square feet in area and containing no commercial message;*
- 3) Any sign not legible from a public way or from private property other than the lot on which the sign is located; and*
- 4) Any window sign that is not separately lighted or electrified.*

- (h) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and



**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-003**

**Staff Comment:** *The applicant's request does not meet the spirit and intent of the Resolution. Smaller signage not visible from the ROW that directs traffic on site is permitted without a variance.*

*One pickup sign located on the "storefront" would meet the spirit and intent of the Resolution.*

- (i) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

**Staff Comment:** The applicant would appear to be obtaining a special privilege as a result of this variance. Effectively, most every property in the vicinity shares the same constraints.

No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.

**Staff Recommendation and Board of Zoning Appeals Decision:**

**Upon review of the foregoing, staff has determined that the literal enforcement of this resolution will not result in practical difficulty in accordance with 3.08 of the Zoning Resolution.**

**Staff recommends that the Board of Zoning Appeals consider the following with conditions regarding the application in accordance with 3.08: Variances B) 2).**

- 1) The Board of Zoning Appeals should consider concurrence with staff that a variance is not required for the "Pharmacy Drive Thru" signage
- 2) The Board of Zoning Appeals should consider approval of the west facing "Cart & Pickup" Proposed B signage, as the Pickup use is a functional tenant use and the primary pickup location storefront is located at said location
- 3) The Board of Zoning Appeals should consider denial of the south facing "Cart & Pickup" Proposed A signage, as two Pickup signs are not permitted without two road frontages

**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-003**

**Determination(s):**

**3.08: Variances**

A) Review Procedure The review procedure for variances shall be as follows:

1) Step 1 – Application

(a) An application for variance may be made by the person having legal authority, including an authorized agent, or by a governmental officer, department, board or bureau. (b) The completed application shall include a copy of maps, data, and any other requirements specified in Section 3.04 (Common Review Requirements) and shall be submitted to the Zoning Inspector.

(c) Each application shall be signed by the owners, or the authorized agent for the owner, attesting to the truth and correctness of all facts and information presented with the applications.

(d) The Zoning Inspector shall transmit a copy of the application to the BZA.

2) Step 2 – Public Hearing with the Board of Zoning Appeals

(a) The BZA shall fix a reasonable time for the public hearing on the variance application, give at least 10 days of notice in writing to the owner and owners of adjoining properties, and give notice of such public hearing by one publication in one or more newspapers of general circulation in the County at least 10 days before the date of such hearing.

(b) At the hearing, the BZA may continue the hearing in order to obtain additional information or to cause further notice, as it deems proper to be substantially interested in said variance application. In the case of a continued hearing, persons previously notified and persons already heard need not be notified of the time of resumption of said hearing unless the BZA so decides.

3) Step 3 – Decision

(a) Within 30 days after the hearing concludes (Step 2), the BZA shall make a decision on the variance application.

(b) A certified copy of the BZA’s decision shall be transmitted to all parties in interest. Such decision shall be binding upon the Zoning Inspector who shall incorporate the terms



**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-003**

and conditions of the decision in the permit to the applicant or appellant, whenever the BZA authorizes a zoning permit.

(c) Failure to comply with the conditions of a decision shall be deemed a violation of this zoning resolution.

(d) Any party adversely affected by a decision of the BZA may appeal the decision to the Clermont County Court of Common Pleas.

**B) Review Criteria**

1) The BZA shall have the power to authorize upon appeal in specific cases, filed as hereinbefore provided, such variances from the provisions or requirements of this resolution as will not be contrary to the public interest. Where an applicant seeks a variance, said applicant shall be required to supply evidence that demonstrates that the literal enforcement of this resolution will result in practical difficulty for an area/dimensional variance or unnecessary hardship for a use variance. The following factors shall be considered and weighed by the BZA.

2) Area/Dimensional Variance

The following factors shall be considered and weighed by the BZA to determine practical difficulty:

(a) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are:

**Pierce Township  
Board of Zoning Appeals  
March 27, 2024  
Case Number: BZA2024-003**

exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions;

(b) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

(c) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;

(d) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

(e) Whether the variance would adversely affect the delivery of governmental services including, but not limited to water, sewer, police and fire protection, trash pickup;

(f) Whether special conditions or circumstances exist as a result of actions of the owner;

(g) Whether the property owner's predicament can feasibly be obviated through some method other than a variance;

(h) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and

(i) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.



# PIERCE Township

950 Locust Corner Road  
Cincinnati, Ohio 45245

(513) 752.6262  
Fax # (513) 752.8418  
[www.piercetownship.org](http://www.piercetownship.org)

\$400  
check # 13832

## PIERCE TOWNSHIP ZONING OFFICE

Appeal No. BZA2024-003  
051754-2024

Appeal from Decision of Zoning Inspector

Or

Request for Variance

Appeal and \$400.00 fee filed  
With Township Inspector  
On 3/5/2024

NOTICE: This appeal must be typewritten or printed and must be filled within thirty (30) day of the date of the decision being appealed.

### TO THE PIERCE TOWNSHIP BOARD OF ZONING APPEALS

1. Atlantic Sign Company \_\_\_\_\_  
Name

1328 Florence Ave Cincinnati OH 45206 513-241-6775  
Address Phone Number

Hereby requests the Board of Zoning Appeals to authorize issuance of a Zoning Certificate for:

Parcel 290116.174. 262 W. Main St. America, OH 45245  
282807A292.  
\_\_\_\_\_  
\_\_\_\_\_

Or grant a variance on the property described herein.

Attached hereto is a copy of the decision rendered by the Zoning Inspector.



2. Applicant is Atlantic Sign Company  
Capacity in which you appear \_\_\_\_\_

Of the property which is the subject of this appeal. Such property is located on the West  
North, South, East, West

Side of Main and is known as No. 262  
Street or Road

State name of plot and lot number therein or amount of acreage, Section, Town, and Range number thereof:

2828071A292 & 290116.174 13.5 acres

3. State the section or sections of the Zoning Resolution under which it is claimed this application or appeal may be granted: \_\_\_\_\_

4. State fully the facts on which this application or appeal is based. (Attach additional sheets if necessary.)

Kroger is adding a pick up location to this store. The new signage will direct customers where to go. Kroger will be removing the existing "Pharmacy Drive thru" sign

5. Give names and addresses of the owners of all abutting lots or property as well as those on the other side of the street, or streets, immediately opposite said property: \_\_\_\_\_

Board of trustees of Pierce township - 950 Locust Corner 45245

Amelia Apartments LLC 1381 W. Ohio Pike 45102

Select Strategies LLC 400 Techno Center dr 45150

Board of County Commissioners 101 E. Main st 45103

6. Is there any case pending in court or summons involving the use of the premises or the ownership thereof? Yes \_\_\_\_\_ No X if yes, please explain: \_\_\_\_\_

7. Are there any restrictive covenants, any restrictions of record by deed or otherwise which would prevent the proposed use of the premises? Yes \_\_\_\_\_ No X if yes, what are they?

\_\_\_\_\_

\_\_\_\_\_

8. Is there any petition pending to change the zoning regulations affecting these premises? Yes \_\_\_\_\_ No X proposed change. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

9. Has any previous application or appeal been filed in connection with these premises? Yes X No \_\_\_\_\_ if yes, when? W23

10. Attach a plot layout, drawn to scale, showing the actual shape and dimension of the lot, of the building and accessory building(s) existing and the lines within which the proposal building shall be erected or altered.

I hereby depose and say that all the above statements and the statements contained in all exhibits transmitted herewith are true.

RA

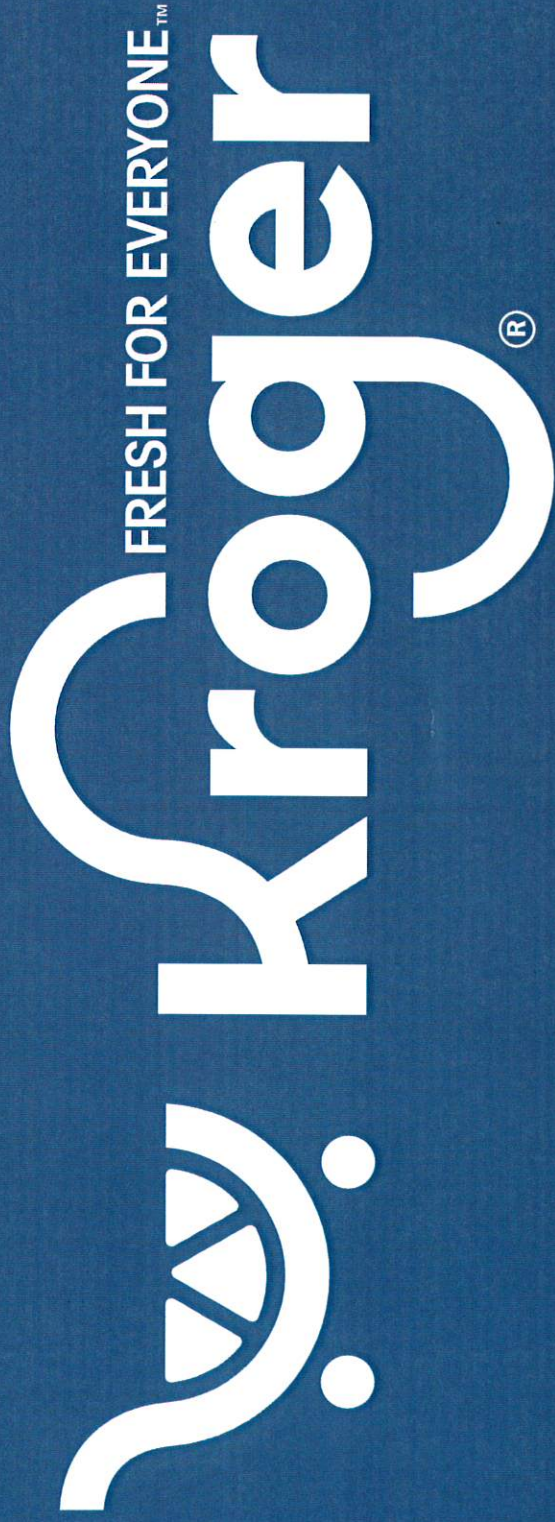
Appellant

Subscribed and sworn to be me this 5<sup>th</sup> day of March, 2024.

My commission expires 12/04, 2027.

Megan Brady  
Notary Public



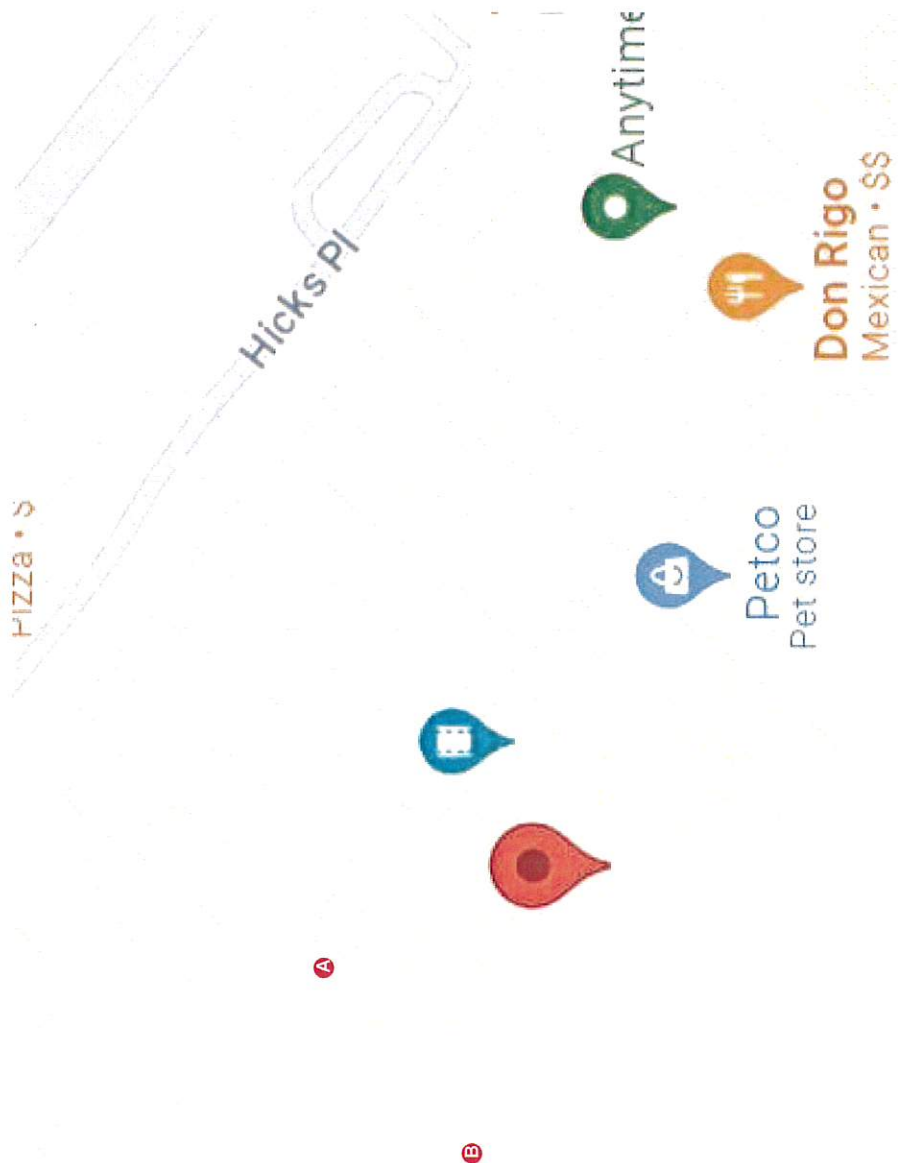


KROGER #468  
262 WEST MAIN STREET  
AMELIA, OH  
1156667607.01 1.8.2024



QTY.	DESCRIPTION	SQ. FT.
1	PICKUP PDT LTR. SET W/CART	95.4
1	PICKUP LTR. SET W/CART - CUSTOM	238

**A** **B**



**KROGER #468**  
**262 WEST MAIN STREET**  
**AMELIA, OH**

DRAWING NO:  
**1156667607.01**  
 DATE: 1.9.2024  
 S. FINEG



Rev. #4 \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_  
 Rev. #5 \_\_\_\_\_  
 Rev. #6 \_\_\_\_\_

Rev. #1 \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_  
 Rev. #2 \_\_\_\_\_  
 Rev. #3 \_\_\_\_\_

CUSTOMER APPROVAL:  
 \_\_\_\_\_  
 DATE: \_\_\_\_\_

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOUR HOME OR BUSINESS. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF CUMMINGS SIGNS.



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT.



EXISTING



PROPOSED **A**



PROPOSED **B**

**KROGER #468**  
**262 WEST MAIN STREET**  
**AMELIA, OH**



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND SHOULD BE DISPLAYED WITHOUT WRITTEN CONSENT.

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN YOUR COUNTY. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:

Rev. #1

Rev. #2

Rev. #3

DATE

BY

Rev. #4

Rev. #5

Rev. #6

DATE

BY

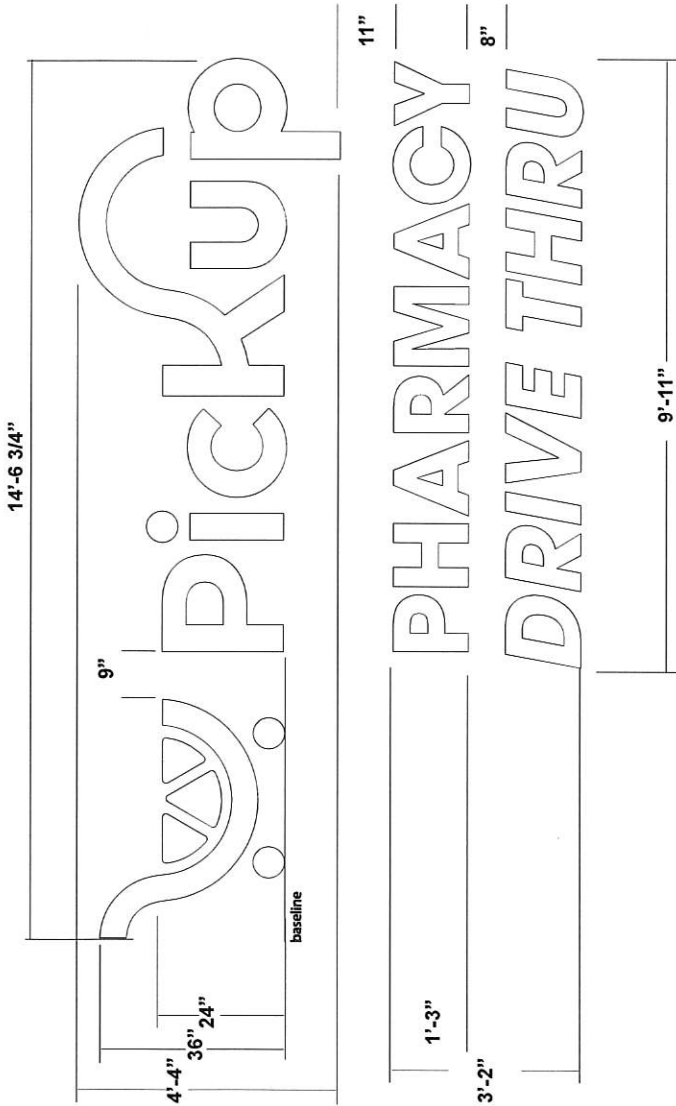


DRAWING NO:  
**11566667607.01**

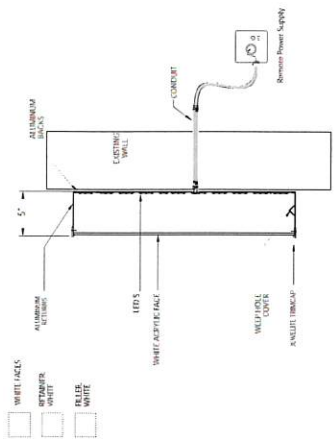
DATE: 1.8.2024  
 S. Hawke

INTERNALLY ILLUMINATED CHANNEL LETTERS

A



- INTERNALLY ILLUMINATED CHANNEL LETTERS.  
ALUMINUM SIDES & BACK PAINTED WHITE.  
WHITE TRIMCAP RETAINER.  
FLAT, WHITE POLYCARBONATE FACE  
WHITE LED ILLUMINATION.



SCALE: 1/2" = 1'-0"

95.4 SQ. FT.

PART # 403-23-CL36-PUPDT-WH



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PROJECT. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF CUMMINGS. THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

CUSTOMER APPROVAL:

DATE: \_\_\_\_\_

Rev. #	DATE	BY
Rev. #1	_____	_____
Rev. #2	_____	_____
Rev. #3	_____	_____
Rev. #4	_____	_____
Rev. #5	_____	_____
Rev. #6	_____	_____



DRAWING NO:  
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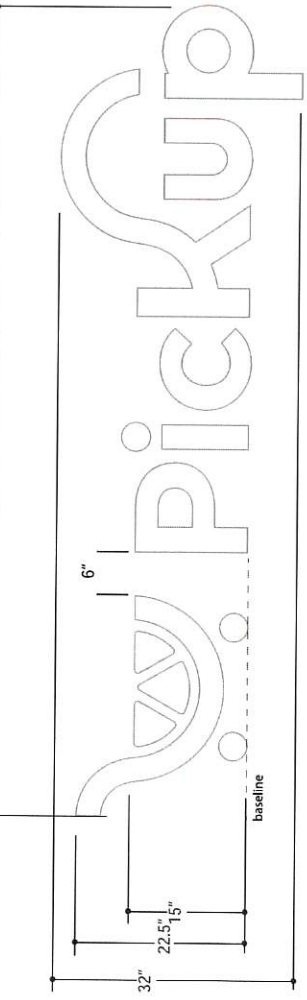
DATE: 6.27.2023  
S. HAWKE



**CUSTOM NON-ILLUMINATED LETTERS**



8'-11.5"



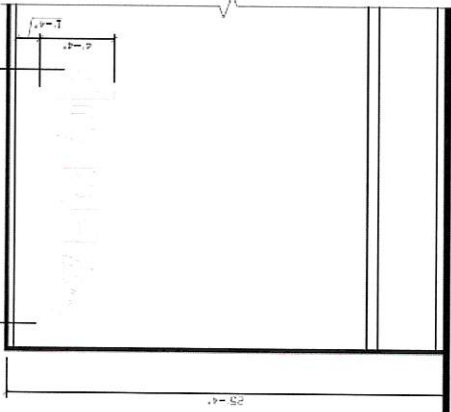
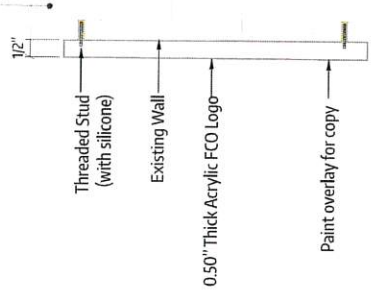
SCALE 3/4" = 1'-0"

**NON-ILLUMINATED LETTER SET**  
FOR USE ON ALL DARK OR RED TONED BRICK SUBSTRATES

- WHITE ACRYLIC FCO LETTER SETS.

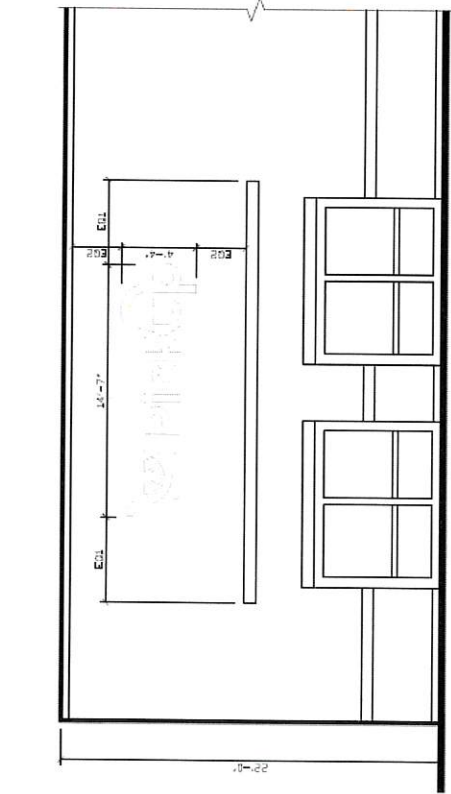


SPLIT FACE ARCH  
MASONRY BLOCK



**FRONT FACADE**  
**NO PHARMACY DRIVE THRU**

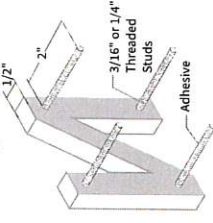
**23.8 SQ. FT.**



**SIDE FACADE**  
LETTERS ABOVE CANOPY,  
CENTERED HORIZONTALLY OVER  
CANOPY/DOORS.  
CENTERED VERTICALLY BETWEEN  
TOP OF DOORS/CANOPY  
AND BOTTOM OF CORNICE/COPING

**SECTION DETAIL VIEW:**  
SCALE: NTS

**Mounting Detail**



**NOTE:**  
Threaded studs with 2" minimum  
embedment and install with Clear  
Adhesive



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CUSTOMER APPROVAL:

DATE: \_\_\_\_\_

Rev. #1 \_\_\_\_\_  
Rev. #2 \_\_\_\_\_  
Rev. #3 \_\_\_\_\_

BY \_\_\_\_\_  
DATE \_\_\_\_\_  
Rev. #4 \_\_\_\_\_  
Rev. #5 \_\_\_\_\_  
Rev. #6 \_\_\_\_\_



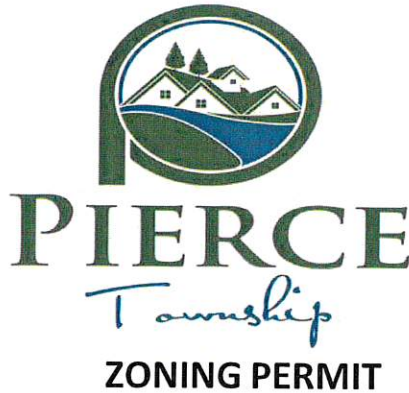
DRAWING NO. \_\_\_\_\_

Sign A

**BOARD OF TRUSTEES**  
Allen M. Freeman  
Nicholas J. Kelly  
Peter J. Kambelos, MD

**Fiscal Officer**  
Debbie S. Schwey

**Administrator**  
M. Tim Williams



950 Locust Corner Road  
Cincinnati, Ohio 45245

(513) 752.6262  
Fax # (513) 752.8418  
[www.piercetownship.org](http://www.piercetownship.org)

Application No. \_\_\_\_\_

Date: 2/1/2023

Applicant Name: Atlantic Sign Company

Phone: 513 241-6775

Address: 2328 Florence Ave

City, State & Zip Code: Cincinnati OH 45206 Email: Brooke@AtlanticSignCompany.com

Parcel Address: 262 W. Main St Parcel No. 290116.174

City, State & Zip Code: Amelia OH 45102

Parcel Owner Name (if different than applicant): Kroyer Limited Partnerships

Parcel Owner Address (if different than applicant): 1014 Vine St Cincinnati OH 45202

Current Zoning District: \_\_\_\_\_ Current Use (if any): \_\_\_\_\_

Type of Work (check applicable box): New Construction:  Remodel/Expansion:  Fence:  Minor Lot Split

Signage:  Change of Use:  Accessory Structure (detached garage, shed, etc):  Other:

Architect/Engineer: \_\_\_\_\_

General Description of Work: install new wall sign

1. Size of Building/Sign/etc.: Total Sq. Ft.: 95.4 Length: 14.6 3/4 ft. Width: 5" ft. Height: 7.5 ft.

2. Approx. Cost of Work: \$ 4000 3. Lot Size: \_\_\_\_\_ sq. ft./acres

4. Setbacks from Property Lines: Front: \_\_\_\_\_ ft. Rear: \_\_\_\_\_ ft. Side: \_\_\_\_\_ ft. Side: \_\_\_\_\_ ft.

5. For Sign Applicants: A. Sign Type: wall  
(e.g. ground mounted, pole mounted, wall mounted, etc.)

B. Size of Text/Graphics (within sign area): Total Sq. Ft.: 95.4 Length: 14.6 3/4 ft. Width: 5" ft.

C. Type of illumination (if any): LED

6. For Change of Use Applicants: A. Proposed new use: No Change

B. No. of Employees: \_\_\_\_\_ C. No. of Office/Apartment Units: \_\_\_\_\_ (Please complete back page)

7. Acknowledgement: It is the responsibility of the applicant to review the property deed for covenants, easements, and/or other restrictions that may inhibit the issuance of a zoning certificate or violate a subdivision regulation. Pierce Township does not administer or enforce private agreements. Consequently, violators of deed covenants or other restrictions are liable for potential legal actions from private owners, home owners associations and/or other vested parties.
8. Applications for Zoning Permits must include applicable documentation which may include one or more of the following:
  - a. A plat of the lot to be developed with dimensions, lot and parcel number, with evidence that the lot has been surveyed.
  - b. A site plan drawn to scale showing the location and dimensions of proposed and existing buildings, driveways, parking areas, landscaping, signage, topography and/or other public or private features necessary to demonstrate compliance with the Zoning Resolution.
  - c. Photographs, drawings, renderings, product specifications, material data sheets, informational brochures and/or similar information that helps to demonstrate compliance with the Zoning Resolution.
9. Please contact Zoning Department staff with any questions or concerns using the contact information listed on the front page of this application. The Pierce Township Zoning Resolution, Zoning Map and Permit Fee schedule can be found online at: [www.piercetownship.org](http://www.piercetownship.org) (Go the Zoning Department page for links to the Resolution, Map and Fee Schedule).
10. As owner(s) of the property located at \_\_\_\_\_, we hereby grant permission to Members of the Board of Zoning Appeals and Staff of Pierce Township to enter the property for visual inspection of the exterior premises. The purpose of said inspection is to review the existing conditions of the subject site as they are related to the application filed.

I hereby state that the above information, together with all submitted materials, is a true statement and covenant and agree to comply with the laws of the State of Ohio and with the Pierce Township Zoning Resolution relating thereto.

Applicant  
Signature: \_\_\_\_\_

*MA*

Date: \_\_\_\_\_

*2.1.2024*

**(FOR TOWNSHIP USE ONLY)**

Fee Amount Paid: \$ \_\_\_\_\_ Date: \_\_\_\_\_

After application review, a Zoning Permit is hereby:      APPROVED                      DENIED                      OTHER

Comments/Conditions of Approval:

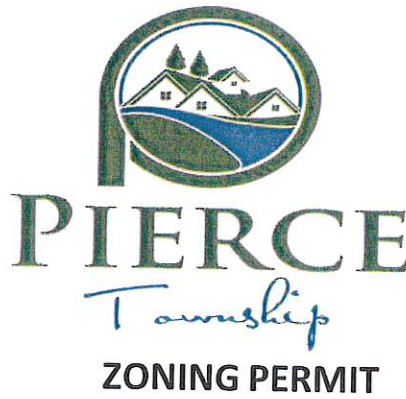
Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_



BOARD OF TRUSTEES  
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Peter J. Kambelos, MD

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Sign B

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Application No. \_\_\_\_\_

Applicant Name: Atlantic Sign Company

Date: 4/1/2023

Address: 2328 Florence Ave

Phone: 513 241 6775

City, State & Zip Code: Cincinnati OH 45206

Email: Broke@AtlanticSignCompany.com

Parcel Address: 262 W. Main St

Parcel No. 29016.174

City, State & Zip Code: Amelia OH 45102

Parcel Owner Name (if different than applicant): Kroyer Limited Partnership

Parcel Owner Address (if different than applicant): 1614 Vine St Cincinnati OH 45202

Current Zoning District: \_\_\_\_\_ Current Use (if any): \_\_\_\_\_

Type of Work (check applicable box): New Construction:  Remodel/Expansion:  Fence:  Minor Lot Split

Signage:  Change of Use:  Accessory Structure (detached garage, shed, etc):  Other:

Architect/Engineer: \_\_\_\_\_

General Description of Work: install new wall sign

1. Size of Building/Sign/Etc.: Total Sq. Ft.: 23.8 Length: 8'-11.5" ft. Width: 12" ft. Height: 32" ft.

2. Approx. Cost of Work: \$ 4000 3. Lot Size: \_\_\_\_\_ sq. ft./acres

4. Setbacks from Property Lines: Front: \_\_\_\_\_ ft. Rear: \_\_\_\_\_ ft. Side: \_\_\_\_\_ ft. Side: \_\_\_\_\_ ft.

5. For Sign Applicants: A. Sign Type: Wall  
(e.g. ground mounted, pole mounted, wall mounted, etc.)

B. Size of Text/Graphics (within sign area): Total Sq. Ft.: 23.8 Length: 8'-11.5" ft. Width: 12" ft.

C. Type of illumination (if any): NA

6. For Change of Use Applicants: A. Proposed new use: NO Change

B. No. of Employees: \_\_\_\_\_ C. No. of Office/Apartment Units: \_\_\_\_\_ (Please complete back page)

7. Acknowledgement: It is the responsibility of the applicant to review the property deed for covenants, easements, and/or other restrictions that may inhibit the issuance of a zoning certificate or violate a subdivision regulation. Pierce Township does not administer or enforce private agreements. Consequently, violators of deed covenants or other restrictions are liable for potential legal actions from private owners, home owners associations and/or other vested parties.
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I hereby state that the above information, together with all submitted materials, is a true statement and covenant and agree to comply with the laws of the State of Ohio and with the Pierce Township Zoning Resolution relating thereto.

Applicant Signature: WA  
 Date: 2/1/2024

**(FOR TOWNSHIP USE ONLY)**

Fee Amount Paid: \$ \_\_\_\_\_ Date: \_\_\_\_\_

After application review, a Zoning Permit is hereby:      APPROVED                      DENIED                      OTHER

Comments/Conditions of Approval:

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_