



UNION TOWNSHIP

BOARD OF ZONING APPEALS | NOVEMBER 6TH, 2025 MEETING

VARIANCE REQUEST

BZA CASE # 5-25-A

APPLICANT: Eastgate Baptist Church

LOCATION: 717 Barg Salt Run Road



Department of Planning & Zoning | www.utclermont.gov | 513-753-2300 | 4350 Aicholtz Rd

STAFF REPORT: Case # 5-25-A

NATURE OF REQUEST

The Owner / Applicant is requesting the Board of Zoning Appeals to consider a Variance, with respect to pre-existing, non-conforming free-standing electronic message center / sign. The existing sign, approved as a part of a Variance request in 2005, is 96 square feet in size, and approximately 20 feet high. *The Owner / Applicant is requesting a 160 square-foot free-standing electronic message center / sign—at the same height, or possibly lower to an 18-foot height. Therefore, the Variance request is for 64 square feet of additional space.*

LOCATION

The subject property, 717 Barg Salt Run Road, is located directly southeast of the intersection at Barg Salt Run Road and Timberknoll Road, on Parcel # 41-31-05F-162—which is a twelve and a half-acre (12.55 AC) site.

ZONING

The subject property is zoned Single-Family Detached Residential (R-1)—with the adjoining properties to the north, south, west, and northeast, and southeast zoned Single-Family Detached Residential (R-1) and (R-2). The property located across Interstate-275, three-hundred feet (300') to the east, is zoned Single Family Variable Residential (R-4).

BACKGROUND

The Owner / Applicant appears to have purchased the property in 1988. Since that time, the Owner / Applicant has submitted three (3) applications to the Board of Zoning Appeals in the past, which includes:

- In 2000, a Conditional Use was approved for an expansion of the existing church—and a waiver of the paving requirements was granted for a portion of the lot.
- In 2003, a Conditional Use was approved to maintain a school on the property, which was already being operated.
- In 2005, a Conditional Use was approved to replace an accessory structure with a bigger building—and a second sign was permitted (which, as noted earlier, is the pre-existing, non-conforming free-standing electronic message center / sign that is approximately 96 square feet in size, and 20 feet high).

A couple of months ago, the Owner / Applicant reached out to the Planning and Zoning Department to discuss the replacement of the electronic message center / sign, as the existing sign was not fully operational at that time—and the Owner / Applicant determined that a new sign would be better than a rehabilitation project to keep the current sign 'as-is'. Following several discussions with Department staff, the Owner / Applicant submitted the application for a Variance (for the additional square footage / size of the size being requested.)

STAFF REVIEW & ANALYSIS

After reviewing the proposed application in totality, please note:

- 1) Article 9, Section 905, item 1 of the Union Township Zoning Resolution states: "*Signs or bulletin boards customarily incidental to places of worship, libraries, museums, social clubs, or societies, which signs or bulletin boards shall not exceed thirty-two (32 sq. ft.) square feet in area and which shall be located on the premises of such institution...*"
- 2) Please note the following information regarding the proposed free-standing on-premises sign:
 - a. The total overall height of the proposed free-standing sign measures at twenty-feet (20'). *In conversations with Department staff, the Owner / Applicant has indicated a willingness to reduce the height of the sign by two (2) feet.* The support-pole on which the proposed, new sign would be situated is pre-existing and legally non-conforming. *A Variance is not needed for the total overall sign height—particularly if the non-conformity is reduced.*

- b. The dimensions of the proposed sign, itself, measure at sixteen feet (16') in width by ten feet (10') in height, totaling at one-hundred sixty feet square feet (160 SF). The bottom edge of the proposed sign would be situated ten feet (10') above grade, at most.
- c. The setbacks of the proposed free-standing sign are as follows: Front—four-hundred forty feet (440'); Left-side—three-hundred eighty feet (380'); Right-side—fifteen feet (15'); Rear—one-thousand two-hundred ten feet (1,210'). *The location of the proposed sign is in the same location as the existing sign, in terms of the pole. The width of the sign is not intended to extend further towards the right / east side.*
- d. The sign façade shall consist of a double-sided full-color EMC (Electronic Message Center). The sign package would include a controller, antenna, operating software and 1-year of Verizon Wireless Service to onboard and connect unit.

3) The Owner / Applicant must meet the applicable regulations of Article 9 Section 902.2 of the Union Township Zoning Resolution, which states: *"No sign shall employ any parts or elements that revolve, rotate, whirl, spin or otherwise make use of motion to attract attention. Lighted electronic information displays whose only movement is the periodic changing of information against a solid, colorless, background shall be allowed as on-premises signs (i.e., electronic message centers, time and temperature units). Signs illuminated by bulbs shall have automatic dimmers and glare screens. Any sign under this section must meet all other zoning requirements; ... "*

4) If the proposed sign was located on property zoned for commercial or Business (B-1) uses, then in accordance with Article 9, Section 907, (part of) item 2 of the Union Township Zoning Resolution: *"The area of free-standing signs may be an area equivalent to one square foot (1 sq. ft.) of sign area for each lineal foot of street frontage, not to exceed one hundred fifty square feet (150 sq. ft.) in area for single business developments..."* As noted earlier, the proposed sign is located on property zoned Single-Family Detached Residential (R-1); however, the existing use is institutional—which tends to function in many ways more like a commercial use. Viewed from this perspective the Owner / Applicant's request, the need for the Variance would be 10 square feet, rather than the 64 square-foot in this application.

ACTION REQUIRED

In accordance with Article 4, Sections 430-431 of the Zoning Resolution, the Board of Zoning Appeals is to enter a motion to approve, approve with modification(s), or deny the Applicant's request. **Please note that these decisions must be based on the evidence, testimony, and Findings of Fact related to the request.*

STAFF RECOMMENDATION MODIFICATIONS

Regardless of the outcome of this Variance request, staff finds that the items below must be adequately addressed prior to final Township action:

- 1) For the purposes of limiting any contributions to additional hazards to motorists (generated by the light emitting from the proposed free-standing sign) Staff recommends placing a limitation on the light-level (lumens / foot-candles) emitted by the proposed sign—so that it auto-dims, has a glare screen, and does not create a nuisance or visibility issue. This recommendation is largely in relation to the impact or spillover of lighting onto the adjacent Right-of-Way—Interstate-275, particularly after dusk.
- 2) Staff recommends that the Board require that all messages and images on the EMC sign be displayed for a minimum of five (5) seconds—and in no instance can a message, or part thereof, flash on the message board. In addition, Article 9, Section 902, item 2 must be adhered to in its entirety.
- 3) Staff finds that the Owner / Applicant must follow all applicable ODOT (Ohio Department of Transportation) regulations regarding the timing and lighting of electronic message centers / signs along its roadways and road rights-of-way.
- 4) Staff recommends that the existing and proposed sign pole be wrapped with a four-sided base, with materials that meet the Zoning Resolution's definition for traditional, high-quality building materials—up to the first eight feet (8') in height. Staff also recommends that landscaping / vegetative plantings be installed around the base of the sign, to provide a buffer.

Variance Application
UNION TOWNSHIP
BOARD OF ZONING APPEALS
4312 Glen Este-Withamsville Road
Cincinnati, OH 45245
(513) 753-2300

Case#	5-25-4
Date	10-03-2025

PLEASE PROVIDE SIX COPIES OF THIS FORM AND ALL MATERIALS

Re: Property located at 717 Barg Salt Run Road Cincinnati, OH 45245
Property Identification Number from Auditor's Tax Bill 41 - 31 - 05F - 162X.

I. APPLICANT INFORMATION

A. Name EASTGATE BAPTIST CHURCH
Mailing Address 717 Barg Salt Run Road
Cincinnati, OH 45245 Phone 513 528 9191

B. Property Owner(s) EASTGATE BAPTIST CHURCH
Mailing Address 717 Barg Salt Run Road
Cincinnati, OH 45245 Phone 513 528 9191

C. Contact Person Dan Barnes
Mailing Address 4165 Keller Court
Cincinnati, OH 45245 Phone 513-767-3832

II. VARIANCE INFORMATION

A. I hereby request the Board of Zoning Appeals to grant a variance(s) from Section(s)
Section 905
of the Union Township Zoning Resolution.

B. Please describe generally each variance requested.

We are looking to replace our current
sign with a bigger sign. Our current sign is
not fully operational. The new sign is 10'0"
tall and 16'0" wide. There is 10'0" from
the ground to bottom of sign.

C. Please state the zoning district(s) of the property: R1

D. For each variance requested, please complete the attached form "Exhibit A," which is incorporated into this application.

E. Please provide six copies of the following, which are incorporated into this application:

1. List of adjacent property owners (see attached form "Exhibit B")
2. Tax map with subject property highlighted.
3. Legal description of the property.
4. Site plan showing the parcel and proposed use of the property.

F. Please enclose application fee.

III. AFFIDAVIT

I hereby depose and affirm that I have familiarized myself with the rules and regulations of the Union Township Zoning Resolution in preparing this application. I certify that I have read the foregoing document and supplements attached thereto, and hereby attest to the truth and exactness of the information supplied herewith.

Reyan Conner
Applicant

STATE OF OHIO
COUNTY OF Clermont

Subscribed and sworn to before me this 2 day of Oct, 2025.

Warren Perez
Notary Public

My commission expires Aug 18 2029.

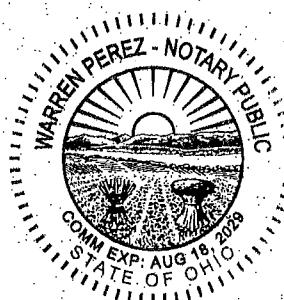


EXHIBIT A

Please describe how the variance requested conforms to standards stated in Section 431.5(a-g) set forth below (a response to each of the subsections 431.5 (a-g) must be provided for each variance requested; additional sheets and/or additional copies of this page may be used).

Section to which a variance is requested: 907.7

431.5.a. Please describe how the granting of the variance is consistent with the general purpose and intent of the regulations imposed by this Resolution on the district in which it is located, and is not injurious to the area or otherwise detrimental to the public welfare.

IT IS NOT injurious as we are replacing a sign that is already existing. The new sign is also within the limits of a free standing on premises sign regulations.

431.5.b: Please describe how the granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district.

We already have a free standing sign on our property. It just needs to be replaced.

431.5.c. Please describe the special circumstances or conditions, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this Resolution would deprive the applicant of the reasonable use of such land or building. Mere loss in value shall not justify a variance; there must be deprivation of beneficial use of land.

Our land use code is commercial, and we already have a free-standing sign erected.

(Ex. A continued)

431.5.d. Please describe the proof of hardship created by the strict application of this Resolution. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of the restrictions; it must result from the application of this Resolution; it must be suffered directly by the property in question; and evidence of variances granted under similar circumstances need not be considered.

Our current sign is not fully operational, as
one side is no longer working.

431.5.e. Please describe why the granting of the variance is necessary for the reasonable use of the land or building; and why the variance requested is the minimum variance that will accomplish this purpose.

It allows us to replace an existing sign for
our church.

431.5.f. Please describe how the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

It will not impact adjacent property as it is
adjacent to I-275. It is to also replace an existing
sign. It also is in the limits of a free-standing
sign so it will not endanger public safety.

431.5.g. Please describe why the granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

We are not looking to erect another free
standing sign just replace the one we currently have

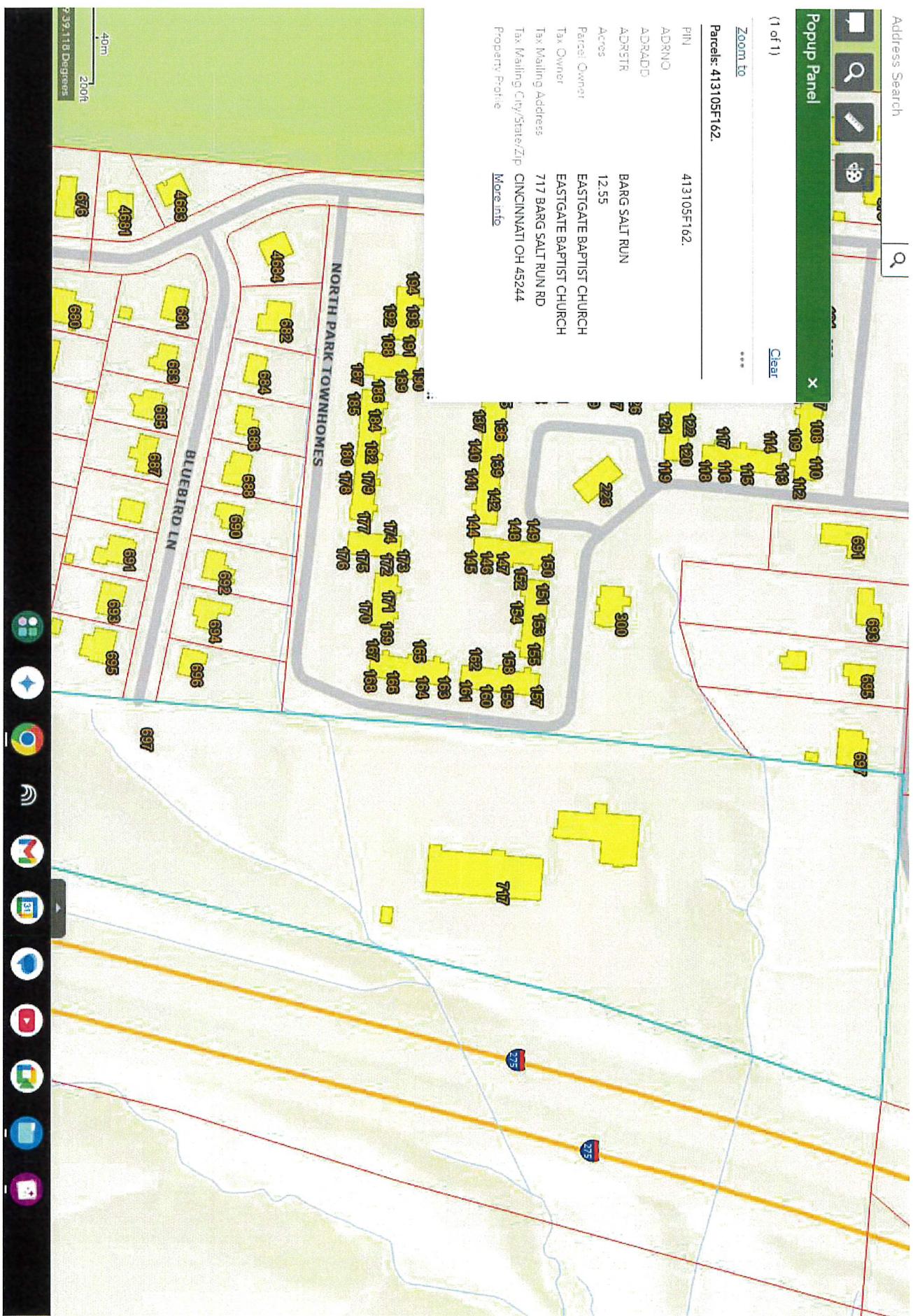
EXHIBIT B

ADJACENT PROPERTY OWNERS

Adjacent properties include those across streets and touching the property in any manner. A printout from the county auditor stating this information may substitute for this page.

The following are the individuals, firms, or corporations and their mailing addresses as they appear in the county auditor's tax list as owners of property adjacent to the subject property.

1. Name Davis, OTIS Page and Parcel # 4131056102
Mailing Address 697 Burg Salt Run Road Cincinnati, OH 45241
2. North Park Investors LTD Page and Parcel # 4131056143
8160 Corporate Park Drive Cincinnati, OH 45242
3. Ellison David Page and Parcel # 4131056199
696 Bluebird Lane Cincinnati, OH 45244
4. Johnston Malcolm R & Susan C Page and Parcel # 4131056200
695 Bluebird Lane Cincinnati, OH 45244
5. Wilhelim Angela J Page and Parcel # 4131056214
692 Wood Thrush Drive Cincinnati, OH 45244
6. Abba Tiello Anthony M Page and Parcel # 4131056215
691 Wood Thrush Drive Cincinnati, OH 45244
7. Carlill Christopher D & Tara L Page and Parcel # 4131056217
693 Wood Thrush Drive Cincinnati, OH 45244
8. Re Plogie Richard D Page and Parcel # 4131056149
697 Mockingbird Lane Cincinnati, OH 45244
9. Hennies Matthew T. Page and Parcel # 4148128103
4776 E Timberknoll Road Cincinnati OH 45244
10. Eastgate Baptist Church Page and Parcel # 413111F008
717 Burg Salt Run Road Cincinnati, OH 45244
11. State of Ohio - 275 Page and Parcel # 4131057945
State of Ohio
12. _____ Page and Parcel # _____

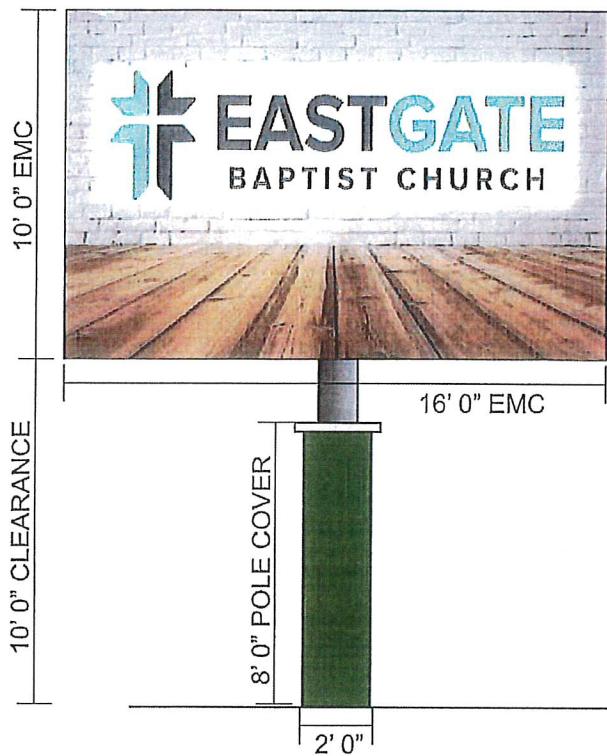




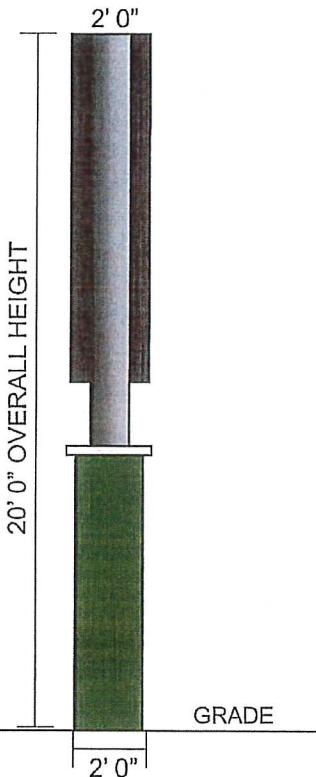
Eastgate Baptist Church
717 Barg Salt Run Rd.
Cincinnati, OH 45244

Proposal

8-11-25



SIDE VIEW



Production and Fabrication of new 10' 0" x 16' 0" full color Electronic Message Center. To assemble and reinforce 10' 0" x 16' 0" double sided EMC. Full color 9.5mm Staxx NextLED Electronic message center. Sign to include controller, antenna, operating software and 1yr Verizon Wireless Service. To onboard and connect unit. 8500 NIT rating, AC power 120.

Installation of new and 10' 0" x 16' 0" EMC units. EMC units reinforced using 2" x 2" galvanized angle iron and field weld. To utilize existing 14" DIA steel round pipe and electrical. No. 12 Gauge wire, 1" conduit and dedicated circuit. Top cabinet sleeve mounted. Lower 2' 0" x 2' 0" x 8' 0" aluminum pole cover.

To utilize existing steel, to reduce overall height
UL Certified
1yr Parts and Labor Warranty

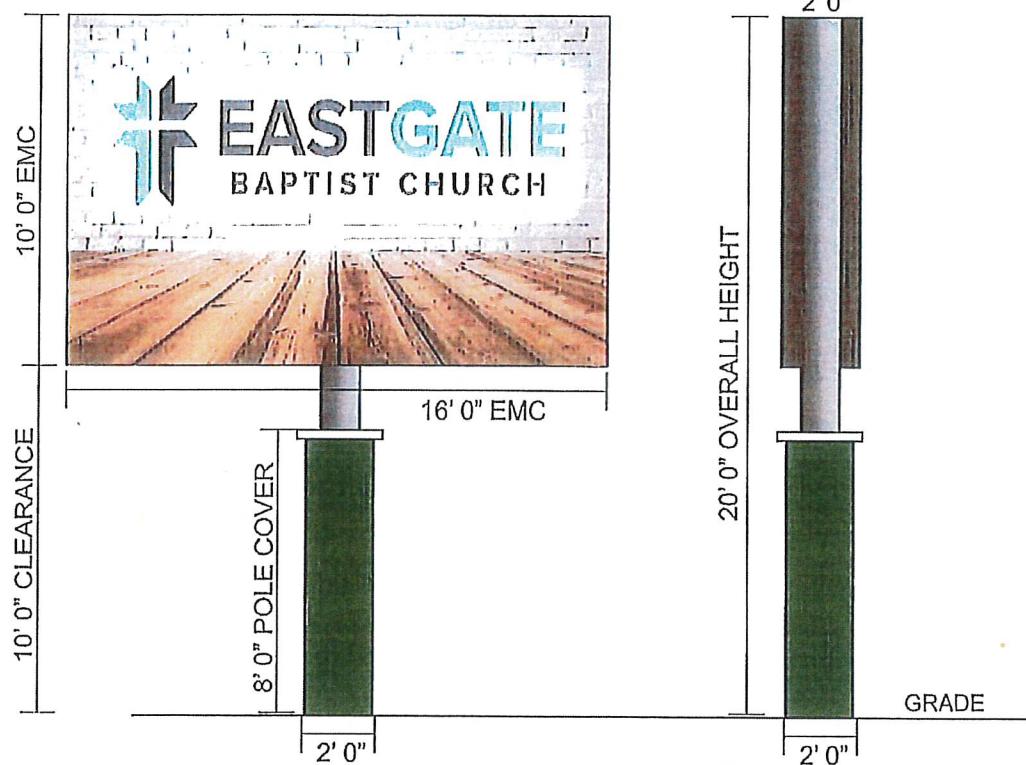
\$172,800.00
Engineering \$1000.00
Final Electrical \$375.00
Staff Rate \$400.00
Project Total \$174,575.00
Permits Billed at Cost
50% Deposit Due Upon Agreement
3% Surcharge Applied to All Credit Card Transactions

One STOP Signs
CINCINNATI, OHIO

Oonestop Signs
PO Box 275
Newtonsville OH 45158

Signature _____

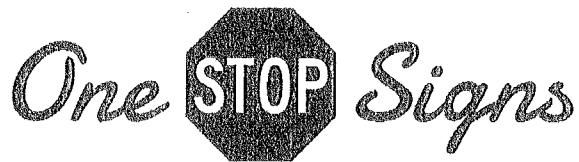
Date _____



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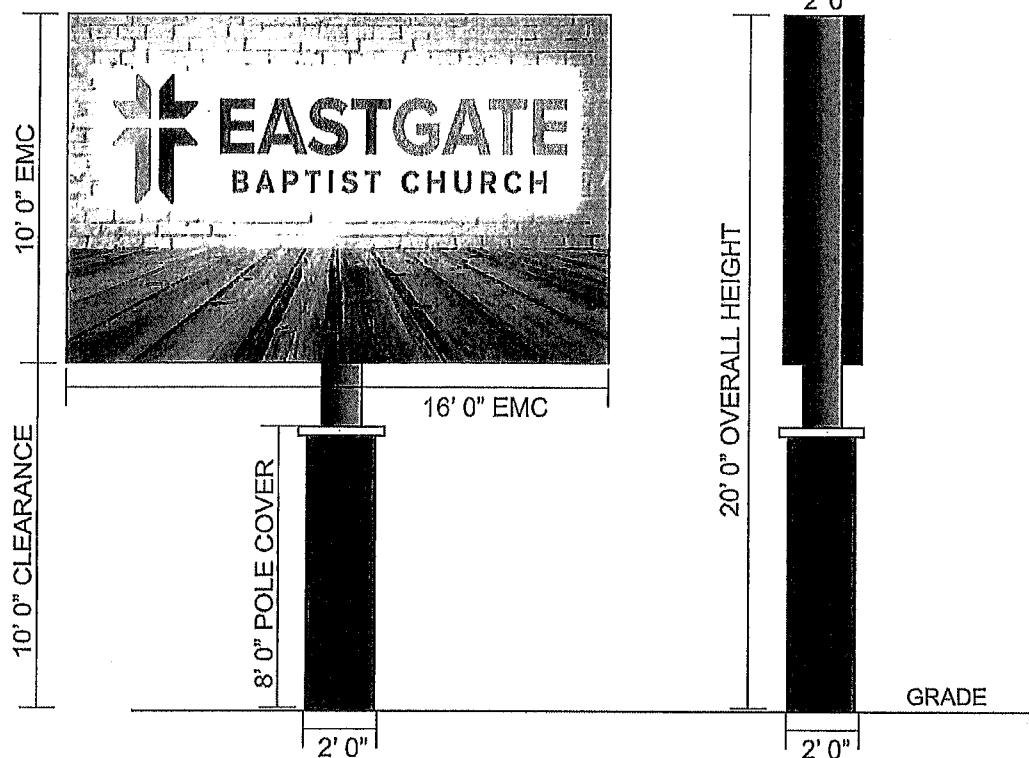


Proposal

Eastgate Baptist Church
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1yr Parts and Labor Warranty

\$172,800.00
Engineering \$1000.00
Final Electrical \$375.00
Staff Rate \$400.00
Project Total \$174,575.00
Permits Billed at Cost
50% Deposit Due Upon Agreement
3% Surcharge Applied to All Credit Card Transactions

One STOP Signs
CINCINNATI, OHIO

Onestop Signs
PO Box 275
Newtonsville OH 45158

Signature _____

Date _____

