

**HARRISON TOWNSHIP**  
**Board of Zoning Appeals**  
**Tuesday, October 11, 2016**  
**7:00 p.m.**

The meeting of the Harrison Township Board of Zoning Appeals was called to order at 7:00 p.m. on Tuesday, October 11, 2016.

**Those present:**

Charles Waldron  
Jerry Barnes  
Patricia Larrick

Justin Riley Olszewski,  
Zoning Administrator, Development Dept.

**Those not present:**

Steven Russell

**APPROVAL OF THE MINUTES:**

None.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Case No. BZA-11-16**

Case# BZA-11-16 was initiated by Signmaster, 758 Radio Dr., Lewis Center, OH 40435. The applicant is requesting a Variance to Article 41, Section 4105.02(G) to allow for the placement of a ground-mounted identification sign on a separate adjacent property. The property is located at 5020 Philadelphia Dr. Dayton, OH 45415, in Harrison Township, Montgomery County, Ohio.

Staff stated that the property is located on the east side of Philadelphia Dr. north of Turner Rd. The property is currently zoned "PD-2" Planned Office District with development and use standards governed under O-2 Office District. The surrounding zoning is "R-2" Single Family Residential and "R-6" Multi-Family Residential District. The surrounding land use is residential. The property currently operates as medical facility. Article 219.03 (A) Defines an advertising sign as "a sign... which directs attention to a use, commodity or service not related to the premises on which the sign is located." Article 41, Section 4105.02 (G) states "Advertising signs shall be considered a principle structure, and therefore meet all applicable zoning regulations." 5040 Philadelphia is located on a U-shaped lot, surrounding 5020 Philadelphia. The applicant is proposing the placement of the identification sign for 5040 Philadelphia, next to the entrance for both properties, but on the parcel for 5020 Philadelphia. 5020 Philadelphia has an existing freestanding identification sign and a principle structure. The proposed sign appears

to meet all signage requirements for ground mounted signs. Both properties are owned Capital Health Care Network.

The applicant, Cassandra Gilson, Sign Master, 758 Radio Drive, was duly sworn and stated that the sign they are requesting is a direction and identification double sided 5x8 cabinet sign with LED screen to be installed on a concrete slab.

After some discussion among Board members, Ms. Patty Larrick made a motion to approve BZA-11-16 as submitted. Mr. Jerry Barnes seconded the motion. Motion carried and passed 3-0.

**ADJOURNMENT:**

There being no further business to discuss, Ms. Patty Larrick made a motion to adjourn the meeting. Mr. Jerry Barnes seconded the motion. Motion carried and passed 3-0.

Respectfully submitted,

Harrison Township  
Board of Zoning Appeals

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Shonda Hill  
Executive Secretary

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Charles Waldron, President

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Patricia Larrick, Vice President

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Steven Russell

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Jerry Barnes

Attested as to Signatures,

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Shonda Hill  
Executive Secretary