



1368 Research Park Dr
Beavercreek, Ohio

BEAVERCREEK BOARD OF ZONING APPEALS
Regular Meeting – May 14, 2025, 6:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. REORGANIZATION
- V. APPROVAL OF MINUTES
A. December 11, 2024
- VI. PUBLIC HEARINGS
A. V-25-1, Patterson Park Church, 3655 E. Patterson Road
- VII. ADJOURNMENT

BEAVERCREEK BOARD OF ZONING APPEALS
REGULAR MEETING, December 11, 2024, 6:00 PM

PRESENT: Mr. Archibald, Mr. Cloonan, Mr. Essman, Ms. Pittl

ABSENT: Mr. Bhatla

Chairman Archibald called the meeting to order followed by roll call.

Mr. Essman MOVED to excuse Mr. Bhatla from the meeting, seconded by Mr. Cloonan. Motion PASSED by majority voice vote.

Mr. Cloonan MOVED approval of the agenda, seconded by Ms. Pittl. Motion PASSED by majority voice vote.

MINUTES

Ms. Pittl MOVED approval of the October 9, 2024 minutes, seconded by Mr. Essman. Motion PASSED by majority voice vote.

PUBLIC HEARING

V-24-5, Kathryn Woodruff, 3104 Bonnie Villa Lane

Clerk Gillaugh read the notice of public hearing on an application filed by Kathryn Woodruff, 3104 Bonnie Villa Lane, Beavercreek, OH 45431, requesting a variance from Chapter 158.104 (A) requesting permission to construct an outbuilding partially in the side yard and a variance from Chapter 158.104 (H) to install a 500 gallon propane tank in the side yard. The property is located on the northwest corner of the intersection of Bonnie Villa Lane and Crystal Marie Drive further described as Book 4, Page 8, Parcel 159 on the Greene County Property Tax Atlas

Mr. Funk summarized the staff report. He discussed the location and showed a video and several photos of the property. Mr. Funk discussed the Code requirements before 2009, and the Code modification that was made for accessory structures on corner lots. He reviewed an aerial map showing where an accessory structure could be located on this lot. Mr. Funk reviewed and gave his opinion of the Duncan Factors. He discussed the concerns from the written input, and staff's opinion of the concerns. Staff recommended approval of the variance.

Kathryn Woodruff, applicant, stated she runs a business, Busy Beaver Arts & Crafts that is located down the street on Dayton-Xenia Road. She said her and her husband go around the country and sell art. Mrs. Woodruff stated she needed a structure that has a hard bottom and something that is air tight. She explained they are planning on storing the items that they buy and resale at the shows and the items they use to make their product in the structure. Mrs. Woodruff thought maybe they would be able to park their cars in the garage again because that is where the items are currently being stored.

In public input, Glenn Harshberger, 2120 Crystal Marie Drive, stated his biggest object was the third Duncan Standard about the neighborhood being substantially altered. He thought it was going to be substantially altered because the other accessory structures in the neighborhood were smaller and

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the properties that did have propane tanks were not visible from the street. Mr. Harshberger stated this property's yard is a sloped yard, and said as a person looks into the side yard from Crystal Marie it is up probably 20 feet higher than the street level. Mr. Harshberger stated they had an objection with the propane tank since it is being moved closer to the street from where it is now. He believed rather it screened or not it would be much more visible.

Dorothy Toto, 2088 Crystal Marie Drive, requested the variance be denied. She said she has lived across the street from this property for 52 years with the zoning designation of R-1A, Single Family Residential. She thought Mrs. Woodruff was requesting permission to build a commercial style building in her open side yard, and if permitted all she would see from the front of her property would be the side of a business building. Ms. Toto believed this would greatly decrease the value of her home and neighborhood. She questioned how the applicant would get her materials back to the building, and asked why the structure had to be so large. Mrs. Toto assumed this building would be used as storage for all her business supplies, and questioned if this qualified as a business or a residential area. She believed there were many areas she could have had this constructed, and when the house burnt she could have requested a variance then and it could have been built in a way that it didn't block the whole neighborhood. Ms. Toto asked what the reason was for this meeting because the people at the zoning board allegedly told her it was already approved so there was nothing she could say.

In written input, staff received three letters in opposition of the case. The Board members were provided copies of each.

There being no further public input, the public hearing was closed.

Mr. Cloonan asked when the house burnt, and if the applicant was the one who rebuilt it. Mrs. Woodruff said it burned in 2015, and she was the primary who rebuilt it even though her mother lived in it. Mr. Cloonan questioned when the house was rebuilt if it was bigger or similar in size. Mrs. Woodruff stated she had the house built for old people, and it is a little larger than it was originally. Mr. Cloonan asked if she knew she would live in the house one day. Mrs. Woodruff said she knew she would, and that is why she built it for old people because she intends to live there until she passes away. She explained she did not own the second business when she rebuilt the house.

Mr. Essman questioned why the front door faces Crystal Marie Drive yet it has a Bonnie Villa Lane address. Mr. Funk explained the Engineering Department handles addresses. Mr. Essman asked if it was a substandard lot. Mr. Funk said no, it meets the lot requirements. Mr. Essman questioned if the lot coverage was ok with the ratio of lot size to house. Mr. Funk explained the calculation the City uses to determine the total amount of accessory structure square footage allowed. He said the applicant is within the parameters of what they are allowed.

Mr. Archibald asked if there was a limit on the height of accessory structures. Mr. Funk said it was 16 feet, and this proposal was under that. Mr. Archibald questioned if there were any utility easements on the property. Mr. Funk said if there was an utility easement the accessory structure would be outside of it.

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Mr. Archibald questioned if the requirements for a detached garage were substantially different than an outbuilding. Mr. Funk said if they would have put garage doors on the structure and called it a garage, this variance would not even be needed.

Mr. Archibald stated if the applicant chose to construct a garage, he asked if she would have to have a driveway and a garage door. Mr. Funk explained to meet the definition of garage, the intent is to store cars. Mr. Archibald questioned where an accessory structure could be located on the lot. Mr. Funk showed an aerial photo, and said it was only where the yellow box was located. He explained if the structure moved closer to Crystal Marie Drive it would increase the variance into the side yard. Mr. Funk said the reason for relocating the propane tank was to decrease the encroachment into the side yard for the accessory building. Mr. Archibald said some of his concern was the propane tank being out in front. He questioned if the propane tank could stay where it is, and move the accessory structure forward. Mr. Funk said it is possible, but the propane tank was going to be screened either way. He felt moving the large structure toward the road would have more impact on the neighbors.

Mr. Archibald questioned if the screening for the propane tank gets included in the allowable accessory structure total. Mr. Funk said no, they don't calculate screening.

Mr. Cloonan asked if the only allowable space for the propane tank was the yellow box on the aerial photo and if it being too close to the house was an issue too. Mr. Funk said it has to be located 10 feet from property lines and from a building, and thought it would have to stay in the same location it currently is in to meet the requirements. Mr. Cloonan asked what type of screening is required for the propane tank. Mr. Funk said they could do natural landscape, but when he met with the applicant on site they mentioned the possibility of installing a privacy fence. Mr. Cloonan asked if the Code specifies for it to be a garage, it has to have a garage door or driveway. Mr. Funk said the Code has a definition for garage and it is used to store motor vehicles. Counsel Lounsbury read the definition of garage from the Code.

Mrs. Woodruff said they did go around and around with the City on it being a garage or not. She stated she did not necessarily want a garage because she wanted it to be air tight, but she would put in a garage if this got denied. Mrs. Woodruff stated she intends to install a six-foot fence to screen the propane tank. She explained the structure she is proposing to build is a premium structure, and she wants to build something she wants to look at every day. Mrs. Woodruff said in regards to the propane tank, her and Mr. Funk met on site, and to appease the City she said she would agree to pay to move the propane tank to keep the structure location as far back as possible.

Mr. Archibald said if they deny the variance for the propane tank, he questioned if they would move the accessory structure forward. Mrs. Woodruff said at some point she wants some backyard too, and now she has settled her brain on the fact this gives her some yard space. She explained where the fence could be located, and said if the propane tank stays in its current spot then the structure has to be moved closer to Crystal Marie Drive.

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Counsel Lounsbury said if they don't approve the moving of the propane tank, the way the resolution is written, it requires the variance for the building to be constructed where it is shown on the plan.

Mr. Archibald asked if they approved the variances, if she was obligated to go forward with this project. Counsel Lounsbury said no. Mr. Archibald asked what the fence restrictions are for the applicant's property. Mr. Funk showed the aerial of her lot, and showed where a six foot fence would be permitted.

Mr. Essman asked if the screening for the propane tank would have to be solid. Mr. Funk said vegetative screens were allowed with the intent to lessen the view of the tank.

Mr. Cloonan MOVED to approve the variance for the propane tank, seconded by Mr. Essman because of the consideration of the criteria set forth in the staff report. Motion PASSED by a roll call vote of 4-0.

Mr. Essman MOVED to approve the variance for the accessory outbuilding after hearing the consideration set forth in the staff report, seconded by Ms. Pittl. Motion PASSED by a roll call vote of 4-0.

ADJOURNMENT

Mr. Cloonan MOVED adjournment at 7:00 p.m., seconded by Mr. Essman Motion PASSED by majority voice vote.

Melissa Gillaugh
Deputy Clerk

CITY OF BEAVERCREEK APPLICATION FOR VARIANCE

Date 04/04/2025

Application No. V-25-1

Variance Address 3655 E. Patterson Rd., Beavercreek, OH 45430

Name of Applicant Steve Robinson 937-901-8601

Applicant's Mailing Address 3655 E. Patterson Rd., Beavercreek, OH 45430

Applicant's Phone Number 937-427-0130

Applicant's Email Address srobinson@pattersonpark.org

Name of Contractor Kessler Sign Co

Contractor's Address 5804 Poe Ave. Dayton OH 45414

Contractor's Phone Number 937-898-0633

1. Location Description:

Subdivision Name N/A Section No.

Lot No. 198 & 206 Zoning District R1A Parcel ID B420002 00 16 001 9 8 00
Parcel 2: B4000200160020600

2. Nature of Variance Request: Signage variance

In addition, all items listed in the "Special Instructions to Applicant" must be submitted in order for this application to be processed.

I certify that the information contained in this application and its supplements are true and correct.


Applicant's Signature

FOR OFFICIAL USE ONLY

Date Filed 4/10/25 Fee Paid \$300.00 Received by M6

AGENT FORM

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to Steve Robinson to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Application for development or redevelopment of the property. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Trotwood in connection with this same case, and by all decisions made by the city in connection with this same case.

Joseph A. Turner
Legal Trustee's Signature

Terry Heineman
Legal Trustee's Signature

Joseph A. Turner
Printed Name

Terry Heineman
Printed Name

Sworn to before me and subscribed in my presence by the said legal trustees
on this 10th day of April, 2025.

Denise Ann Simons
Notary Public



DENISE ANN SIMONS
Notary Public
State of Ohio
My Comm. Expires
April 24, 2027



Beavercreek

PLANNING & DEVELOPMENT

1368 Research Park Drive, Beavercreek, Ohio, 45432

BOARD OF ZONING APPEALS STAFF REPORT

CASE: V-25-1

APPLICANT: Steve Robinson (Patterson Park Church)
3655 E. Patterson Road
Dayton, Ohio 45430

NATURE OF REQUEST:

The applicant is requesting a variance from §158.148 (E)(1) to allow an electronic copy sign that exceeds the 50% per side of total sign area. The applicant is also requesting a variance from Chapter 158.148 (E)(1) to exceed the maximum 24 inches height requirement for the electronic copy sign. Lastly, the applicant is requesting a variance from Chapter 158.150 (B)(4) to allow the ground sign to be taller than five feet in height.

FINDINGS:

1. The property under discussion is a corner lot located at 3655 E. Patterson Road.
2. The property has a zoning designation of R-1A, One-Family Residential District.
3. Places of religious assembly are an allowable conditional use in the R-1A zoning district.
4. The property is adjacent to single-family homes to the east, south and west. There is a school located to the north across Patterson Road and undeveloped land across Research Blvd.
5. The applicant currently has an existing sign that was granted as part of a condition use application that was approved by Planning Commission, Case #: PC 14-10 (CU), in December 2014.
6. The current sign contains both static copy and electronic changeable copy that was approved, Permit #: S 4666, in December 2014. The approval was for a 5.25 ft x 5.125 ft sign that was 6 ft in height and set back 5 ft from the front property line.
7. The Zoning Code Section 158.148 (E)(1) states that "Permanent ground signs located in "B" Districts as well as permitted conditional uses in agricultural and residential districts may incorporate up to 50% per side of total sign area for electronic copy with a maximum 24 inches in height of electronic copy. The

measurement for an electronic copy sign includes the entire area of the electronic copy structure, not the letter area.

8. In the Zoning Code Section regulating commercial signs in residential districts, Zoning Code Section 158.150 (B)(4) states that "No ground sign shall exceed five feet in height from established grade to top of sign structure."
9. The Zoning Code Section 158.150 (B)(1) states that "One permanent ground sign shall be permitted near the entrance of an approved subdivision, neighborhood, multi-family development complex, or permitted conditional use. A larger number or size of ground signs may be approved through the PUD or conditional use process.

DISCUSSION:

The proposed sign being discussed is to be located along Research Park Boulevard just south of the intersection of East Patterson Road and Research Boulevard.

Patterson Park Church is a place of religious assembly (church) whose use is an allowable conditional use in the single-family residential zoning district, per Zoning Code Section 158.031. In this zoning district, Zoning Code Section 158.150 limits the number of ground signs to one and the height to 5 feet. However, there is a provision to allow the number or size of ground signs to be increased by going before the Planning Commission through the conditional use process. Patterson Park Church did this in 2014 for the sign currently in the location of the proposed sign. During this process, Planning Commission allowed the church to place an additional ground sign on Research Park Boulevard that exceeded the 5-foot height limitation by 1 foot.

While Planning Commission can increase the number or the size of the ground signs for conditional uses, Zoning Code Section 158.148 (B)(1) still limits the size of the electronic copy on ground signs to 50 percent of the total sign area per side with a maximum height of 24 inches.

Patterson Park Church is requesting variances to increase the height and percentage of sign area for the electronic copy portion of the sign, in addition to the overall height of the sign.

Staff has reviewed the variance request and is providing the following analysis as it pertains to the approval criteria.

Per 158.172 (H)(5)(a), the factors to be considered when determining whether a property owner has encountered practical difficulties in the use of his or her property include, but are not limited to the following:

Criteria	Staff Analysis
1. <i>Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.</i>	Request #1, #2 & #3 Not Satisfied The denial of the variance request would not prevent Patterson Park Church from obtaining a reasonable return or deny the beneficial use of the property.
2. <i>Whether the variance is substantial.</i>	Request #1 & #2 Not Satisfied The granting of the variance is substantial. While the ratio of electronic copy to static copy is about

	<p>60%:40%, respectively, the additional square footage of approximately 5.25 square feet of electronic copy above what is allowable is dependent upon the height of the electronic copy portion of the sign. The variance request is for a height increase from 24 inches to 36 inches of electronic copy which is a 50% increase, 150% of what is allowed.</p> <p>Request #3 Not Satisfied</p> <p>The current sign already exceeds the allowable height of 5 feet, per Zoning Code Section 158.150. The applicant is requesting additional height of 2 feet above the allowable 5 feet which is an increase of 40%. If necessary, the applicant can request that Planning Commission grant an increase to the height of the ground sign through the conditional use process as it did in 2014. Following the conditional use process would potentially eliminate the need for a variance for the sign height.</p>
<p>3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.</p>	<p>Request #1, #2, & #3 Satisfied</p> <p>Staff does not feel the essential character of the neighborhood would be substantially altered or that adjoining properties would suffer a substantial detriment as a result of the variance since the church already has a similar sign in that current location.</p>
<p>4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage).</p>	<p>Request #1, #2 & #3 Satisfied</p> <p>The granting of the variance would not likely increase any potential adverse effect the sign may create with regard to the delivery of governmental services since the applicant is requesting to replace an existing sign that already contains electronic changeable copy.</p>
<p>5. Whether the property owner purchased the property with knowledge of the zoning restriction(s) in place at the time he or she purchased the property.</p>	<p>Request #1, #2 & #3 Not Satisfied</p> <p>Patterson Park Church has gone through the conditional use process on the original sign in this location and is fully aware of the restrictions on size and height of both static and electronic copy.</p>
<p>6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.</p>	<p>Request #1 & #3 Not Satisfied</p> <p>The applicant has other alternatives to feasibly prevent the need for variances. One option available to resolve the applicant's predicament would be to construct the sign in a different location. The sign could be placed either further south on Research Park Boulevard or on the Patterson Road side of the property. Locating the sign to an area closer to the roadway would alleviate the applicants concern about the distance of the sign from the road.</p>

	<p>Additionally, the church has the ability to request additional ground signs or request an increase of the overall height for the ground sign from the Planning Commission through the conditional use process.</p> <p>Request #2 Not Satisfied</p> <p>In addition to the reasons stated above for request #1 & #3, the church could construct a wider sign rather than increase the height of the sign which would also increase the church's ability to have more area for electronic copy and in turn eliminate the need for additional height for the electronic copy portion of the sign.</p>
<p>7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.</p>	<p>Request #1, #2 & #3 Not Satisfied</p> <p>Staff does not believe that the applicants request meets the spirit and intent of the Zoning Code. The standards (e.g. size, location) set forth in the Zoning Code by Planning Commission and City Council are applied uniformly in the various zoning districts. If the applicant believes the Zoning Code needs to be updated due to changing technology, then a request to the appropriate legislative bodies, Planning Commission and City Council, should be made to change the Code. To grant a variance without a practical difficulty, not economic in nature, would grant a special privilege not afforded to others and simply be an override of the legislative requirements established by Planning Commission and City Council.</p>

Staff finds that the strict application of §158.148 (E)(1) and §158.150 (B)(4) do not result in a practical difficulty, not economic in nature, and do not adequately satisfy the requirements for approval per §158.172 (H)(5)(a) of the City of Beavercreek Zoning Code.

RECOMMENDATION:

Staff recommends that the Board of Zoning Appeals find that:

1. The reasons set forth in the application are not valid and do not justify the granting of the requested variances, and
2. The variance proposals are not in accord with §158.172 (H)(5)(a).

Staff further recommends that the Board of Zoning Appeals adopt the attached resolution disapproving the variance requests from §158.148 (E)(1) to allow an electronic copy sign that exceeds the 50% per side of total sign; the request of a variance from Chapter 158.148 (E)(1) to exceed the maximum 24 inches height requirement for the electronic copy sign; and the request of a variance from Chapter 158.150 (B)(4) to allow the ground sign to be taller than five feet in height.

**RESOLUTION
BOARD OF ZONING APPEALS
CASE NO. V-25-1**

WHEREAS, Steve Robinson has made application for a variance from the strict application of the requirements of the City of Beavercreek Zoning Code for the property located at 3655 E. Patterson Road, Parcel ID: B42000200160020600, and

WHEREAS, the applicant is requesting a variance from §158.148 (E)(1) to allow an electronic copy sign that exceeds the 50% per side of total sign area. The applicant is also requesting a variance from Chapter 158.148 (E)(1) to exceed the maximum 24 inches height requirement for the electronic copy sign. Lastly, the applicant is requesting a variance from Chapter 158.150 (B)(4) to allow the ground sign to be taller than five feet in height.

WHEREAS, a public hearing was held on May 14, 2025, at which time all persons were given opportunity to comment on the application; and

WHEREAS, the Board of Zoning Appeals finds that the reasons set forth in the application are not valid and do not justify the granting of the variance; and

WHEREAS, the Board of Zoning Appeals finds that Zoning Code Section §158.172 (H)(5)(a) has not been satisfied.

NOW therefore the Board of Zoning Appeals orders that:

A variance from §158.148 (E)(1) to allow an electronic copy sign that exceeds the 50% per side of total sign; the request of a variance from Chapter 158.148 (E)(1) to exceed the maximum 24 inches height requirement for the electronic copy sign; and the request of a variance from Chapter 158.150 (B)(4) to allow the ground sign to be taller than five feet in height, be disapproved.

Action by the Board of Zoning Appeals:

(Date)

Chairman

APR 28 2025

Justification for Variance Request – Patterson Park Church

To the Honorable Members of the Board of Zoning Appeals:

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

We respectfully submit this request for a variance as follows:

(1) to increase the LED panel height of our current electronic sign from 24 inches high, which is the current code maximum, to 36 inches high;

(2) to increase the overall sign height by 6" from the previously approved (by conditional use) height.

(3) to increase the signage area ratio of our current LED sign to total sign from to 49.5% to 58.6%. The current code ratio limit is 50%.

We believe these adjustments are necessary to support safe and effective communication with our local community, and we address the specific criteria below for your consideration:

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

The requested variance has multiple benefits to people who attend Patterson Park Church (PPC) and to the Beavercreek community.

“Reasonable Return” is not an issue or player here. Limited beneficial use of the property does and can exist without the variance, but approval of the variance has multiple benefits.

First, we use the LED sign to advertise many community-focused events which require important information and graphics that a 24" high sign cannot adequately do. Here is a list of many of our events for reference:

- Quarterly blood drives.
- Annual 5K Run/Walk which draws hundreds of participants each year.
- Community Fall Fest – Free, family-friendly event with food and activities.
- Hands Against Hunger – Meal-packing events providing thousands of meals globally.
- CarePortal – Meeting urgent material needs for local children and families in crisis.
- International Friendships offers weekly hospitality for international students.
- Special Connections Ministry serves individuals with cognitive, social, and physical disabilities, led by experienced educators.
- The Gospel Mission – Ongoing financial and volunteer support for urban ministry.
- Youth Group Outreach – Summer service projects for elderly neighbors.
- Sleep in Heavenly Peace – Builds dozens of beds annually for children in need.
- Operation Christmas Child – Regional collection center for thousands of shoeboxes.
- Christmas Caroling in December at local retirement homes.

Secondly, increasing the LED panel height by 12" (from 24" to 36"H) improves road safety by making the information easier and faster to read by passing motorists on Patterson Road and Research Blvd. That's because the current sign is 85' from the centerline of the nearest road (Research Blvd) and the posted

speed limit is 50 mph. The current 24" x 60" LED sign makes it difficult for drivers to read and process messages quickly and safely.

And finally, the current sign is located in the lowest part of the church property; in fact it is on the edge of the current road drainage swale, making it even harder to see by passing motorists and impossible to see (or nearly so) from any of the church parking lots. See included photographs. This means church attendees and visitors might not see any of the LED sign information such as service start times or other important information. Raising the LED sign height by 12" and the full sign by 6" will improve line of site for church attendees and visitors.

b. Whether the variance is substantial.

The variances requested are not substantial.

LED Sign Height: Increasing the LED sign from 24" (current code limit) to 36" is a 50% increase in height, but when you consider sight distance from the road the scale of the sign will still appear relatively small. Plus, the overall proposed sign area of 28 sf is still within the allowed 30 sf.

Overall Sign Height: The current sign is 6'-6" high from concrete base to top of crown. The masonry structure that incorporates the current sign will remain unchanged, pending any final structural analysis of the concrete foundation. The static display sign above the LED sign will be slightly reduced to limit the overall sign height increase to approx. 6". See attached drawing.

Sign Area: Current code limits the LED sign to a max of 50% of the overall sign surface area (LED + static). The current overall sign area is 3690 square inches which equals **25.6 sf**. NOTE: This includes the sign framing which is approximately 1 ½" wide. The new LED sign area will be **15 sf** which would be 58.6% of the overall area. 8.6% above the code allowance is considered minimal.

c. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

The essential character of the neighborhood will not be altered. The existing sign base and footprint will remain as is, and the increased **overall** height does not create a more imposing structure. Residential properties to the south and west are shielded by natural topography, ensuring little to no line-of-sight to the sign. There will be no increased light intrusion to these homes. The land to the northeast (other side of Research Blvd) is vacant and in a flood plain. The Muslim school to the north may experience marginal additional light at the far southeast portion of its parking lot, but it does not operate during nighttime hours and is a business.

Furthermore, advancements in technology in the proposed new LED sign allow for automatic dimming at night, likely resulting in **less** light intrusion than the current display.

d. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage).

The variance will have no adverse effect on any governmental services. The physical footprint of the sign remains the same, and there is no impact on infrastructure or utilities.

e. Whether the property owner purchased the property with knowledge of the zoning restriction(s) in place at the time he or she purchased the property.

Yes, the zoning restrictions were known at the time the current sign was installed in 2014. However, significant advances in LED signage technology have occurred over the past decade. Earlier code specifications were based on simple, text-only LED signs, whereas modern displays allow for more dynamic and readable content, including graphics and clearer lettering suitable for faster-moving traffic.

f. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Given the 50-mph speed limit and the distance from the roadway, no alternative method would sufficiently ensure safe and clear communication. **Moving the sign closer to Research Blvd is not feasible given the large drainage swale.** Enlarging the LED display height is the most practical solution to reach the community effectively and safely.

g. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Code Sec 158.145 INTENT states “To establish size and location standards which will meet the needs of citizens, businesses and other organizations within the City, while at the same time protect and enhance the visual quality of the City of Beavercreek.” The intent behind the zoning restrictions would still be respected. The increased display height would not result in greater encroachment, distraction, or negative visual impact. In fact, the upgraded technology would reduce nighttime brightness and increase message clarity, enhancing public safety. Additionally, granting the variance would support the broader public good by enabling us to better serve and inform our community.

It is also worth noting that the nearby Beaver Valley Shopping Mall, located less than half a mile away, features a large LED billboard display with electronic content. This display is used by various entities, including Fairhaven Church, whose church facility is not located onsite. We believe our modest variance request is both consistent with the community character and substantially justified.

Finally, we can all agree that advancements in electronic technology continually occur at a rapid pace affecting everyone of us. Thus, it is fair to say that zoning code requirements that dictate city and neighborhood aesthetics, business practices, and other concerns must continually be reviewed and updated as well to address these changes in technology. Approving these requested variances shows support for code review and updates regarding technology.

In conclusion, we respectfully request the Board to approve this variance so that Patterson Park Church can continue to communicate and serve effectively, just as it has for over three decades. Thank you for your time and consideration.

Respectfully submitted,

Steve Robinson
Patterson Park Church
937-427-0130
srobinson@pattersonpark.org

PATTERSON PARK CHURCH

3655 E. Patterson Rd., Beavercreek, OH 45430 • 937.427.0130 • pattersonpark.org

July 6, 2023

Pastoral Staff

David Boucher
dboucher@pattersonpark.org

Joe Godwin
jgodwin@pattersonpark.org

John Mohler
jmohler@pattersonpark.org

Paul Pyle
ppyle@pattersonpark.org

Joey Turner
jturner@pattersonpark.org

To whom it may concern:

This letter is to confirm the list of individuals who have been appointed as Legal Trustees of Patterson Park Church.

During the Elder Council meeting of 20 October 2016, Bill Glenning moved and Paul Pyle seconded that we accept the resignations of Russ Weller and Jim Rakestraw as legal trustees and appoint **Jerry Christensen** and **Terry Heineman** in their place. The Elder Council approved this unanimously.

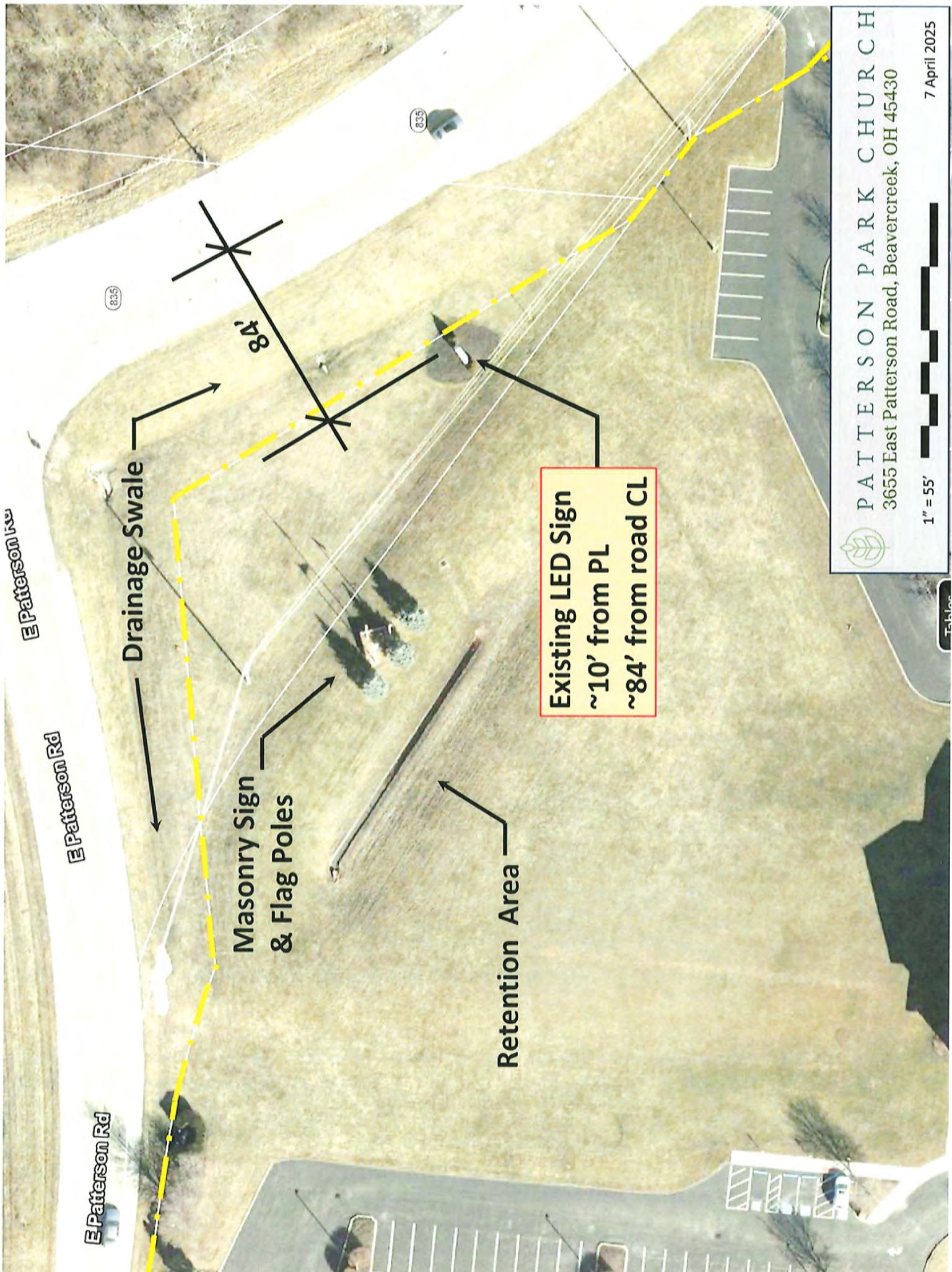
At the Shepherding offsite meeting of 30 September 2018, John Paul made motion to approve **Joseph A Turner** as Legal Trustee for PPC. Art Temmesfeld seconded the motion. The Elder Council approved this unanimously.

There have been no further motions by the Elder Council to appoint either a replacement or any additional Legal Trustees.

Respectfully submitted,



Bill Glenning
Secretary, Council of Elders



P A T T E R S O N P A R K C H U R C H
3655 East Patterson Road, Beavercreek, OH 45430

Existing LED Sign

Gas

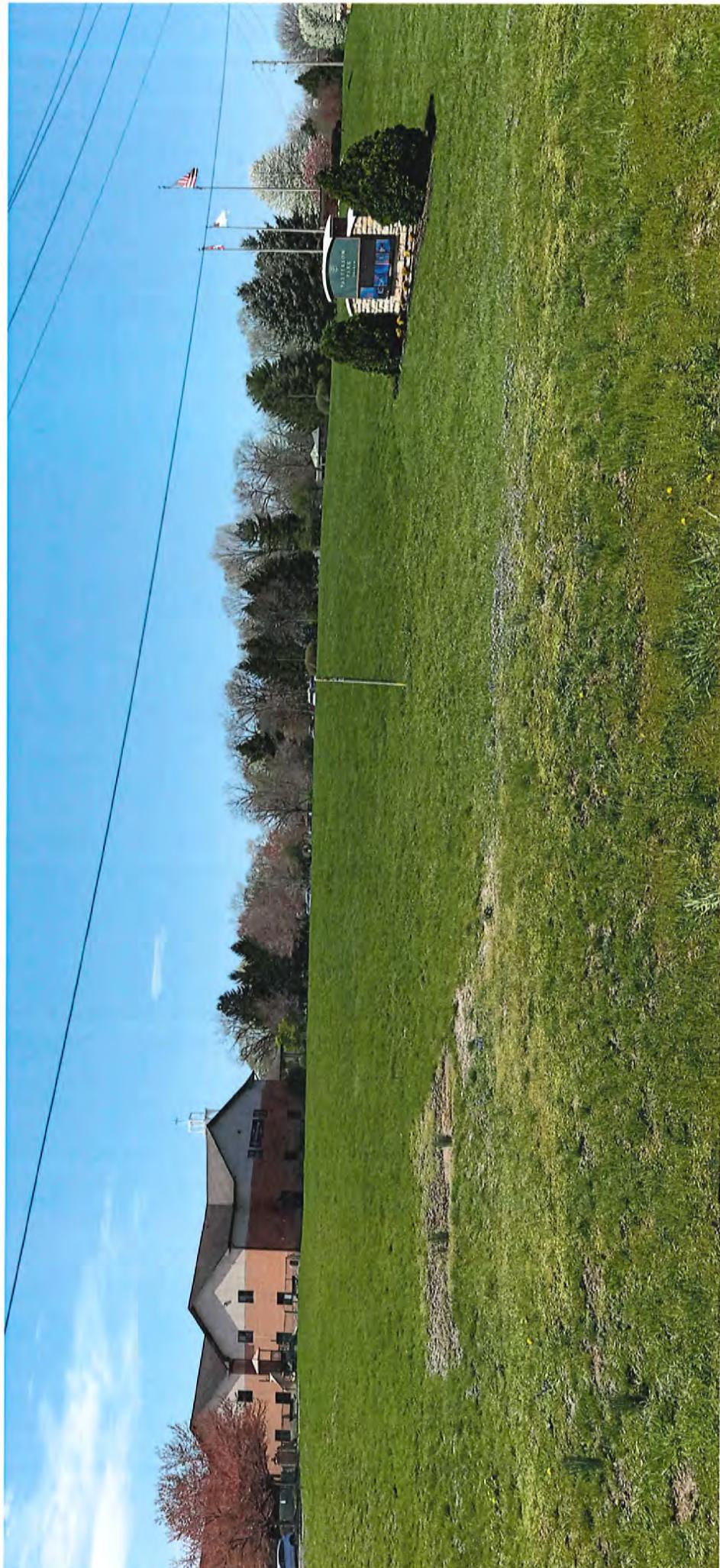
PL

3

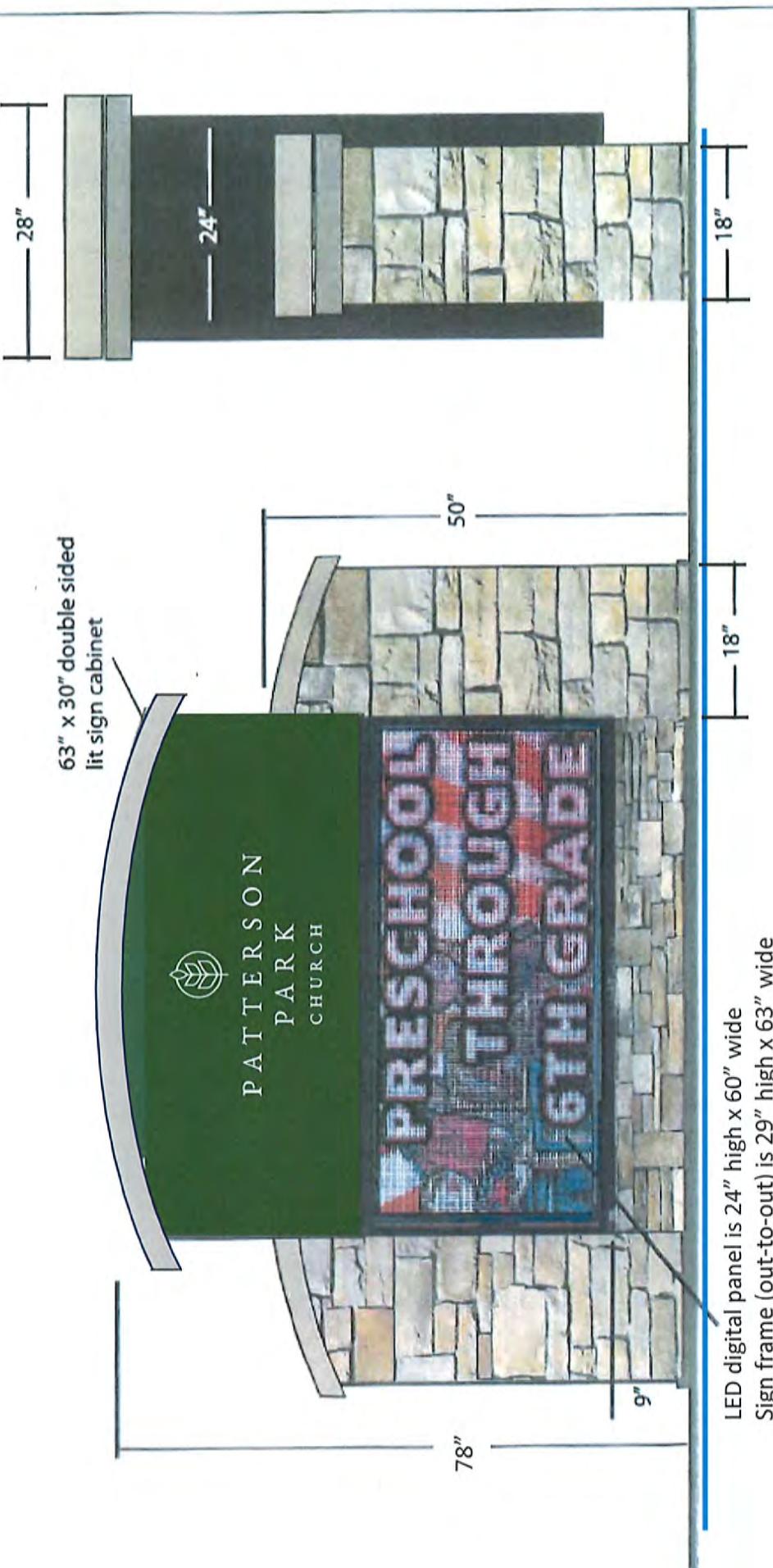
PATTERSON PARK CHURCH
3655 East Patterson Road, Beavercreek, OH 45430

7 April 2025









RECEIVED

APR 28 2015

CURRENT SIGN

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

RECEIVED

APR 28 2025

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

PROPOSED SIGN

