



WEST CHESTER TOWNSHIP COMMUNITY DEVELOPMENT

AGENDA BOARD OF ZONING APPEALS June 8, 2026 6:00 P.M. Township Hall 9113 Cincinnati-Dayton Road

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1. Call to Order
 2. Roll Call
 3. Old Business
 - Approve meeting minutes from May 11, 2026
 - Approve Resolutions from May 11, 2026
 4. Hearing of Applications
 - **BZA 26-11 Jose Manuel Boloqui**
The applicant has requested a variance from WTCZR 3.06.B.5 in reference to a proposed accessory structure in excess of 200 square feet in the SP-PUD (Special Purpose Planned Unit Development District) for the property located at 8046 Eagleridge Drive.
 - **BZA 26-12 Olumuyiwa Dennis Oladapo**
The applicant has requested a variance pursuant to WCTZR 11.03.D.2.d.ii and 11.06.F.1 to permit the extension/alteration of a legal non-conforming used automobile sales use through the construction of an accessory structure exceeding 200 square feet in the B-2 (General Business) District. To the extent applicable, relief is also requested from WCTZR 3.06.B.5 regarding accessory structure size for the property located at 8939 Cincinnati Columbus Road.
 - **BZA 26-13 Boys & Girls Club of West Chester/Liberty** The applicant has requested approval to install two non-illuminated, double-sided, monument-style entry/exit wayfinding signs for the subject property, with each proposed sign measuring approximately **13.5 square feet** in sign area and **72 inches/6 feet** in height. The proposed signage may be reviewed under two potential sections of the WCTZR:

Freestanding Sign Classification: If classified as freestanding monument signs, the request should be reviewed under **WCTZR 9.07.C**, which permits **one freestanding sign per lot frontage** in the A-1/R-District category, with a maximum sign area of **20 square feet** and a maximum height of **6 feet**. Therefore, the proposed signs appear to comply with the freestanding sign area and height standards, but may require relief to permit **two freestanding signs along the same lot frontage** and/or relief from the required **50-foot separation from another freestanding sign**, depending on final placement.

Directional Sign Classification: Alternatively, if classified as directional signs, the request should be reviewed as an area variance from **WCTZR 9.07.F**, because directional signs are limited to **6 square feet** in area and **4 feet** in height, while the proposed signs are **13.5 square feet** in area and **6 feet** in height. Accordingly, the request is best characterized as relief from the applicable sign standards for the proposed entry/exit signage, rather than as a conditional use, unless staff determines that a separate conditional-use provision applies for the property located at 8735 Cincinnati Dayton Road (aka 8749 Cincinnati Dayton Road).

- **BZA 26-14 Greg Knox**

The applicant has requested a variance from WCTZR 3.06.B.5 in reference to a proposed rear yard accessory structure in excess of 200 square feet in the R-1A (Suburban Residence) District for the property located at 6342 Fountains Boulevard.

- **BZA 26-15 Kathleen Anderson**

The applicant has requested an area variance from WCTZR 3.06.B.9 related to an accessory structure to be located less than 10 feet from the rear and right-side property lines(s) in the R-2 (Single Family Residence) District for the property located at 7699 Joan Drive.

5. Unfinished Business

6. Administrative Matters

7. New Business

8. Adjournment - Next meeting is scheduled for Monday, July 13, 2026 @ 6:00 PM