



WEST CHESTER TOWNSHIP COMMUNITY DEVELOPMENT

AGENDA BOARD OF ZONING APPEALS August 10, 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 July 13, 2026
 - Approve Resolution from July 13, 2026
 4. New Business
 - **BZA 26-17 Atlantic Sign Company, on behalf of Butler Tech - Request to Withdraw**

The applicant has requested approval to install two non-illuminated, double-sided, monument-style entry/exit directional signs for the B-2 (General Business) District zoned subject property, with each proposed sign measuring approximately 22.2 square feet in sign area and 6.75 feet tall for the property located at 8450 Capstone Boulevard.

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 (1) freestanding sign per lot frontage in the B-2 (General Business) District, with a maximum sign area of 0.5 square foot per lineal foot of lot frontage or 80 square feet, whichever is less and a maximum height of ten feet.
 - **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 22.2 square feet in area and 6.75 feet in height.
 - **BZA 26-19 Todd and Michele Pytlinski**

The applicants request a variance from WCTZR §3.04.A to permit the keeping of honey bees and associated beehives on the 0.3435-acre subject property, zoned R-1A (Suburban Residence) District. The Zoning Resolution classifies apiculture as an agricultural and farm use and permits such uses only on lots containing three acres or more. The variance application follows a Notice of Violation issued on June 5, 2026, for establishing an agricultural and farm use on the subject property in violation of WCTZR §3.04.A for the

property located at 8875 Keehner Drive.

- **BZA 26-20 Thomas M. Tepe, Jr., on behalf of, Serenity Baptist Church**
Located in the R-1A (Suburban Residence) District, the applicant requests variances from WCTZR Table 9.07-3 to allow a new freestanding monument sign at 9000 Cox Road. Table 9.07-3 permits a freestanding sign in the R-1A District with a maximum height of six feet and a maximum sign area of 20 square feet. The proposed sign would be 84 inches—or seven feet—in height and contain 48 square feet of sign area, including a 48-square-foot electronic message board. The proposed sign would therefore exceed the permitted height by one foot and the permitted sign area by 28 square feet.

The proposed sign would replace the existing freestanding sign, which is to be removed. Based on staff's review of the application, the proposed sign appears to be located approximately 6.4 feet from the right-of-way, requiring a 3.6-foot reduction from the required setback. Because the existing sign would be removed and replaced, its legal nonconforming setback could not be retained under WCTZR 9.03.D.2. The proposed electronic message board also constitutes internal illumination, requiring a variance from the external-illumination-only standard. In addition to the requested variances, the electronic message board requires conditional-use approval under WCTZR 9.03.G for the property located at 9000 Cox Road

5. Unfinished Business
6. Administrative Matters
7. Adjournment - Next meeting is scheduled for Monday, September 14, 2026 @ 6:00 PM

Expectations of Decorum Statement

Please be mindful of decorum. Avoid speaking from the audience, interrupting others, clapping, repetitive comments, or engaging in side conversations while a case is being heard. The Board is here to listen carefully and consider the evidence and testimony presented, and maintaining decorum helps ensure that all participants are treated fairly and respectfully.

We appreciate everyone's cooperation and participation in tonight's meeting.

When addressing the BZA during Public Comment:

For each case, members of the public are welcome to address the BZA. When called upon, please be mindful of the following:

1. Please come to the podium and speak into the microphone.
2. Please state your name and address for the record before making your comments.
3. Comments should be limited to the case currently under consideration and presented in an orderly manner.
4. All comments should be directed to the BZA members at the dais. Comments should not be directed to staff, the applicant, or other members of the public.
5. After you have finished your comments to the BZA, you may only return to the podium to speak again if the Chair requests that you do so.