

May 13, 2019

Board of Zoning Appeals  
Sycamore Township  
Dept. of Planning & Zoning  
8540 Kenwood Rd.  
Cincinnati, OH 45236

To Whom It May Concern,

Cincinnati Custom Signs, on behalf of Kenwood Bible Methodist Church, is proposing a variance for the current illuminated ground sign located at 4555 Kugler Mill Rd. The sign was built under the Sycamore Twp. Zoning Certificate #SYZ-18-325 and the Hamilton County Building Permit #B18005000P. The request for variance is necessary to be covered under Sycamore Twp's. Zoning Resolutions 13-5.3 and 13-5.1.

As is customary with the building of a monument sign with a poured foundation and any other masonry, Cincinnati Custom Signs hires a subcontractor for the work. The head mason met with the pastor of the church and myself on location for the secondary survey to make sure the monument was placed in the correct location according to the specs given to both Sycamore Twp. and Hamilton Cty.

Unfortunately, between that meeting and the subsequent digging, the location was off one (1) sq. ft in two directions, placing the sign outside of the allowable ten foot (10') spacing. The subcontractor did not inform us of the completion of the foundation dig and needing a foundation inspection before proceeding with the pouring its pouring and the cement block work. This was overlooked and the mason continued with creating the rest of the foundation and base cement and stonework. This was not realized until the sign was ready to proceed to the electrical work for the internal illumination of the sign. The inspector came to help the pastor with questions he had in regard to properly running the electricity and noticed that the sign did not meet the zoning requirements.

In regard to the lighting of the sign, the LED illuminated lighting is completely internal within the 4" depth sign cabinets bolted to either side of the cement and stone rectangular base structure. The light only shines through the translucent colored lettering and logo of these sign cabinets.

Kenwood Bible Methodist Church has been waiting a long time for their sign and would like to proceed with the sign in the location it is now. At this point, the yard would have to be dug up in two locations to remove and reinstall a new foundation and base made in order to move the sign back and over one (1) sq. foot to the original location.

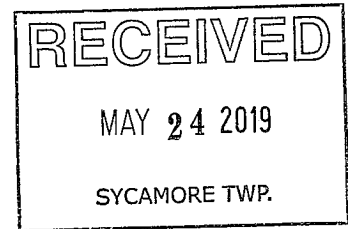
Along with other improvements the church is making, the sign greatly enhances the property and does not cause any hardships for the neighborhood or the public driving conditions in regard to safety / sight line or lighting.

We thank you for your consideration.

Sincerely,

Twyla D. Heinlein  
Cincinnati Custom Signs  
2467 Crowne Point Drive  
Cincinnati, OH 45241  
PH 513.322.2559 / 513.342.6572

attachments



VARIANCE PROPOSAL FOR 4555 KUGLER MILL RD.  
 INSTALLED SIGN - ZONING CERTIFICATE NO. : SYZ-18-325  
 HAMILTON COUNTY SIGN PERMIT NO. B18005000P  
 INSTALLATION / CONSTRUCTION OF 7.04 SF, 5'TALL GROUND SIGN WITH STONE BASE

**RECEIVED**  
 MAY 24 2019  
 SYCAMORE TWP.




VIEW FROM NORTH



VIEW FROM SOUTH

**CUSTOM SIGNS**  
 THE CINCINNATI CORPORATION  
 A Tradition of Quality and Service  
 2467 Crowne Point Dr. Cincinnati, OH 45241  
 513.322.2559 www.cincicustomsigns.com

**CLIENT:** 

**ADDRESS:** 4555 Kugler Mill Rd.  
Cincinnati, OH 45236

**TICKET NO.:** 1      **DRAWING NO.:** 3      **DATE:** 05/17/2019

**PROJECT MANAGER:** Twyla Heinlein  
**FILE NAME:** Kenwood Church Variance

**REVISIONS:** 1      **DATE:** 05/07/2019

**COLOR MATCHING**

C-98% M-71% Y-16% K-3% PMS# 7402	C-20% M-17% Y-17% K-0%	C-0% M-70% Y-36% K-0%
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**PROJECT MANAGER SIGNATURE:**       **DATE:** 05/17/2019

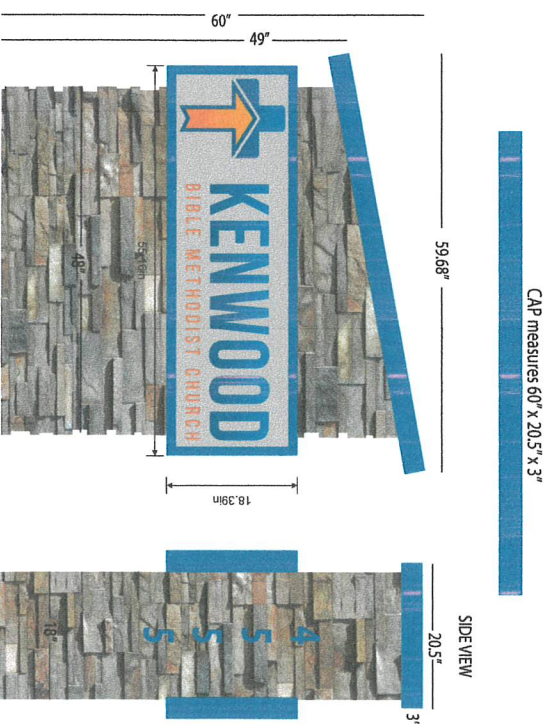
Total sq.ft. - 19.97



CURRENT

**SIGN NOTES:**

- Cabinet made of aluminum
  - .125 aluminum painted 1 color TBD, copy to be routed out decorated with a digital print & laminate; backed with white poly
  - 120 Volt
  - Hanley White LEDs
  - 1/4" Flat Cut Aluminum for address painted blue
- Monument**
- There will be cement footer and rebar that will be set into block. Cement will be poured inside cells to make solid piece.
  - Rebar will be as tall as monument, and will go through footer as well.
  - Rebar set at 2 ft. apart.



**COLOR MATCHING**

C98%	C20%	C0%
M71%	M17%	M270%
Y16%	Y17%	Y96%
K3%	K40%	K0%
PMS# 7462		

**THE CINCINNATI CUSTOM SIGNS CORPORATION**

A Tradition of Quality and Service

2467 Crowne Point Dr. Cincinnati, OH 45241  
513.322.2559 www.cincustomsigns.com

**CLIENT:** KENWOOD BIBLE METHODIST CHURCH

**ADDRESS:** 4555 Kugler Mill Rd. Cincinnati, OH 45236

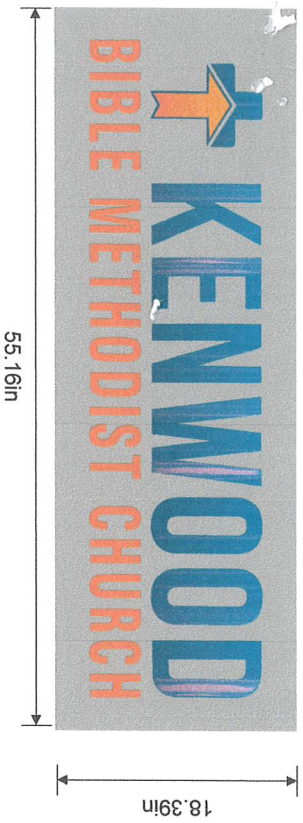
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**PROJECT MANAGER:** Twyla Heinlein

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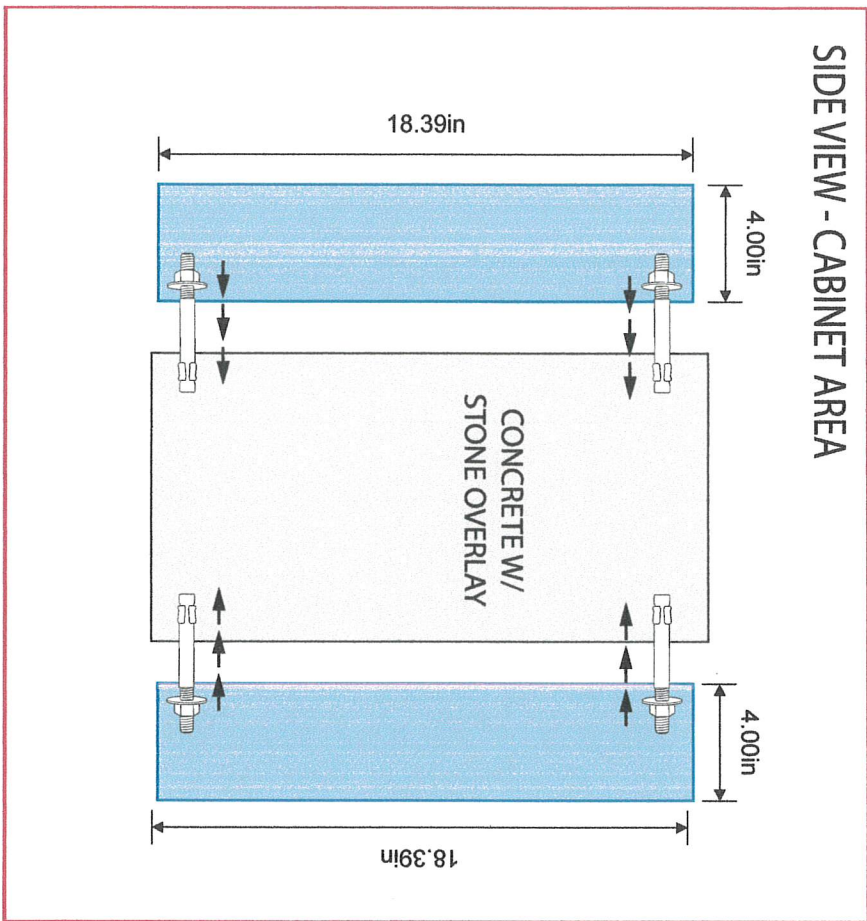
**PROJECT MANAGER SIGNATURE:** *Twyla Heinlein*      **DATE:** 05/17/2019



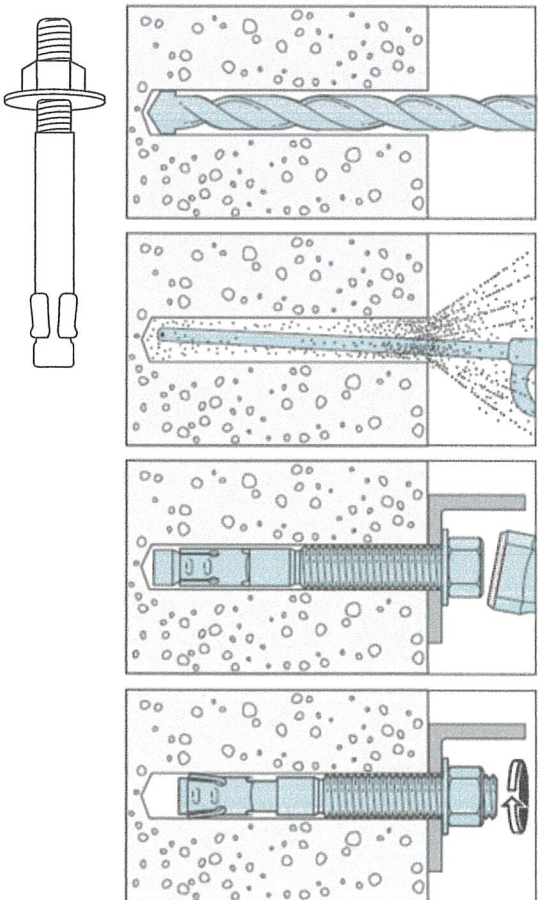
**Total sq.ft. - 7.04**

**SIGN NOTES:**

- Cabinets made of aluminum
- .125 aluminum painted brushed silver, copy to be routed out decorated with a digital print & laminate; backed with white poly
- 120 Volt
- Hanley /White LEDs
- 1/4" Flat Cut Aluminum for address painted blue
- Face to be removable with countersunk screws
- Box is attached to concrete using Hilti 3/8" concrete Kwik Bolts. Total 4-6 per side
- \*See engineer drawing for more detailed information.




**Installation Sequence:**



**COLOR MATCHING**

<p>C98% M:71% Y:1.6% K:3%</p>	<p>C20% M:17% Y:17% K:0%</p>	<p>C0% M:70% Y:30% K:0%</p>
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**CLIENT**  
  
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 Cincinnati, OH 45236

**TICKET NO.:** 1  
**DRAWING NO.:** 1  
**DATE:** 05/17/19  
**PROJECT MANAGER:** Twyla Heinlein  
**FILE NAME:** Kenwood Church Permit  
**REVISIONS:**  
**DATE:**

**PROJECT MANAGER SIGNATURE:**  
  
**DATE:** 05/17/19



PROPOSED  
9' From Right of Way

9'0"  
Monument > 17'0"

S87-13-30E  
190.00

1555

CLIENT



4555 Kugler Mill Rd.  
Cincinnati, OH 45236

ADDRESS

TICKET NO.:

1

DRAWING NO.:

3

DATE:

05/17/2019

PROJECT MANAGER:

Twyla Heinlein

FILE NAME:

Kenwood Church Variance

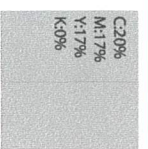
REVISIONS:

1

DATE:

05/07/2019

COLOR MATCHING



PROJECT MANAGER SIGNATURE:

*Twyla Heinlein*

DATE:

05/17/2019



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