#### SYCAMORE TOWNSHIP, OH

DEPARTMENT OF PLANNING & ZONING 8540 KENWOOD ROAD, CINCINNATI, OH 45236

513.792.7250	PHONE

513.792.8564 FAX

MAY 24 2019

SYCAMORE TWP.

	_	DI SALVANO
BZA APPLICATION		APPLICATION
FEES: APPEAL: \$150.00 VARIANCE: \$150.00 CONDITIONAL USE: \$500.00	COMMERCIAL RESIDENTIAL	SYCB1900 do not write i
NON-CONFORMING USE: \$500.00	MULDA	45006

N NUMBER N THIS SPACE

1. PROJECT ADDRESS:	4555	Kugler	Mill	Rd.
II I ILOUMOT IMPLIENCE		<del></del>		

3. BZA ACTION REQUESTED: APPEAL()

ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
Nenwood Bible Methodist Church	4555 Kugler Mill Rd.	Cincinnati	ОН	45236	513.446.9230
CONTRACTOR Cincinnati Custom Signs	2467 Crowne Point Dr.	Cincinnati	ОН	45241	513.322.2559
Sullaway Engineering	10815 Rancho Bernardo Rd.	San Diego	CA	92127	858.312.5150
TWyla Heinlein	2467 Crowne Point Dr.	Cincinnati	ОН	45241	513.342.6572
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VARIANCE (

COND	ITIONAL USE 🔿	NON-CONFORMING USE	O	
4. STATE IN DETAIL ALL EXISTING & This is a sign for a church. T				<b>3</b> S.
<sub>5. SQUARE FEET:</sub> 7.04/ea. side	6. USE: Main	Church Sign	<sub>7</sub> . неіднт: 60"	
S. EST. START DATE: ASAP				

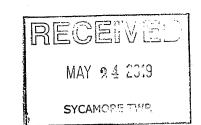
THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Board of Zoning Appeals application.

ING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

5/13/19 PROPERTY OWNER'S SIGNATURE

DO NOT WRITE BELOW THIS LINE





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

RECEIVED

MAY 24 2019

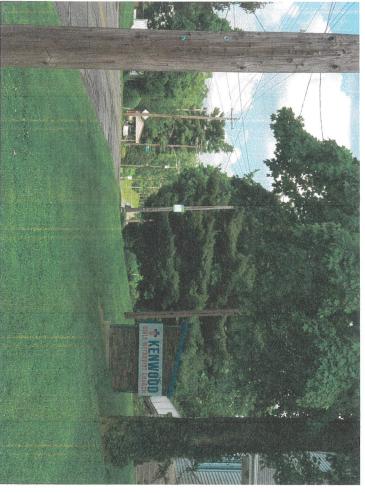
SYCAMORE TWP.

INSTALLED SIGN - ZONING CERTIFICATE NO.: SYZ-18-325 VARIANCE PROPOSAL FOR 4555 KUGLER MILL RD.

RECEIVED

MAY 24 2019

INSTALLATION / CONSTRUCTION OF 7.04 SF, 5'TALL GROUND SIGN WITH STONE BASE HAMILTON COUNTY SIGN PERMIT NO. B18005000P





VIEW FROM NORTH

VIEW FROM SOUTH

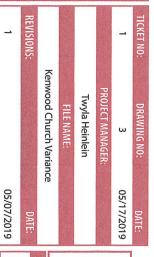


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STOM SIGNS CORPORATION

THECINCINNATI





05/17/2019

#### **COLOR MATCHING**

# Total sq.ft. - 19.97



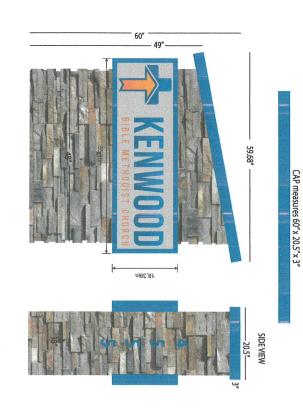
#### SIGN NOTES:

### Cabinet made of aluminum

- .125 aluminum painted 1 color TBD, copy to be routed with white poly out decorated with a digital print & laminate; backed
- 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 solid piece. into block. Cement will be poured inside cells to make
- Rebar will be as tall as monument, and will go through footer as well.
- Rebar set at 2 ft. apart.



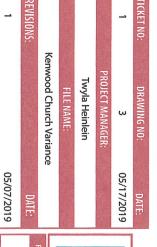




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Cincinnati, OH 45236 4555 Kugler Mill Rd.



### COLOR MATCHING



PROJECT MANAGER SIGNATURE:

05/17/2019

#### 55.16in nie6.81

SIDE VIEW - CABINET AREA

4.00in

4.00in

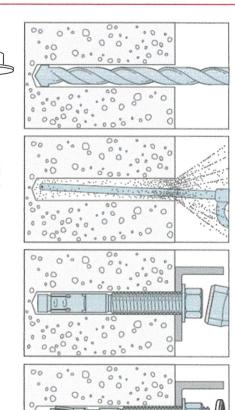
## Total sq.ft. - 7.04

#### SIGN NOTES:

## Cabinets made of aluminum

- .125 aluminum painted brushed silver, copy to be routed with white poly out decorated with a digital print & laminate; backed
- 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 \*See engineer drawing for more detailed infomation. Kwik Bolts. Total 4-6 per side

### Installation Sequence:



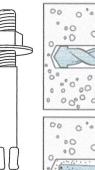
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18.39in

STONE OVERLAY CONCRETE W/

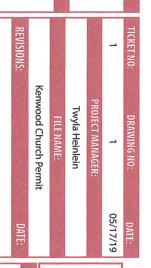
nie£.81



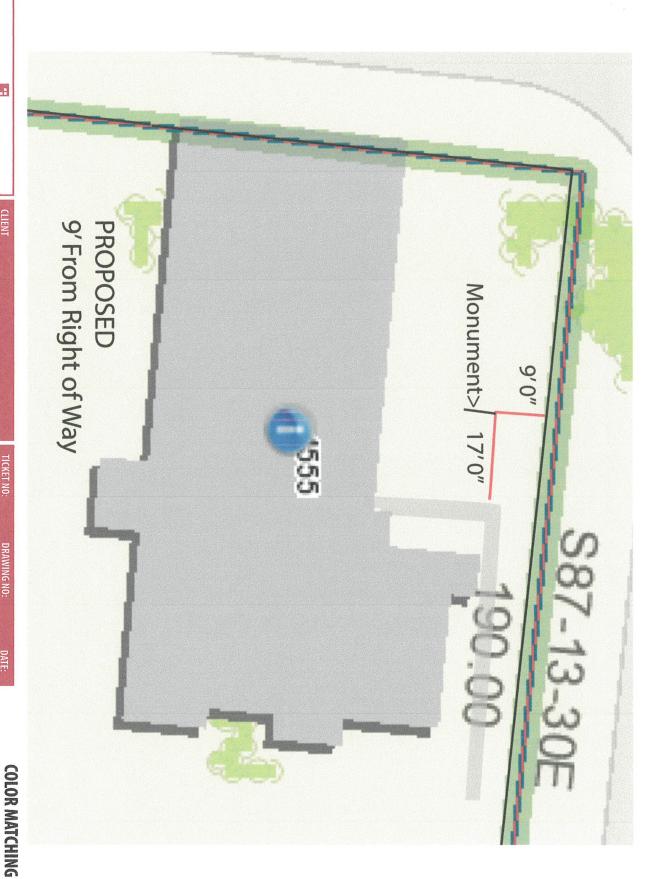


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> 4555 Kugler Mill Rd. Cincinnati, OH 45236



- KENWOOD





05/07/2019

