

SYCAMORE TOWNSHIP, OH
 DEPARTMENT OF PLANNING & ZONING
 8540 KENWOOD ROAD, CINCINNATI, OH 45236
 513.792.7250 PHONE 513.792.8564 FAX

RECEIVED
 SEP 20 2019
 SYCAMORE TWP.

ZONING COMMISSION APPLICATION			
FEES:			
ZONE CHANGE	\$1,000	MINOR ADJUSTMENT TO A PUD	\$200
PUD I	\$1,000	MAJOR ADJUSTMENT TO A PUD	\$1,000
PUD II	\$1,200	MINOR ADJUSTMENT TO LASR	\$200
LASR	\$1,000	MAJOR ADJUSTMENT TO LASR	\$1,000
THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN			

APPLICATION NUMBER
 2019-16MA
 DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 8050 Hosbrook Road ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
<small>OWNER</small> Nisbet Property Holdings LLC,	8041 Hisbrook Road suite 206	Cincinnati	Oh	45236	513-984-4450
<small>CONTRACTOR</small> Plastigraphics	722 Redna Terrace	Cincinnati	Oh	45215	513-771-8848
<small>DESIGNER</small> RSL Architects	8927 Rossash Road	Cincinnati	Oh	45236	513-891-9950
<small>APPLICANT</small> Nisbet Property Holdings LLC,	8041 Hosbrook Road suite 206	Cincinnati	Oh	45236	513-984-4450
<small>APPLICANTS E-MAIL ADDRESS</small> rbockerstetts@nisbetproperty.com					

3. ZONING COMMISSION ACTION REQUESTED: ZONE CHANGE FROM ZONE _____ TO ZONE _____
 PUD I PUD II LASR
 MAJOR ADJUSTMENT TO A PUD MINOR ADJUSTMENT TO A PUD
 MAJOR ADJUSTMENT TO A LASR MINOR ADJUSTMENT TO A LASR

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:
 Replace the sign to identify the entrance of the C Bank Office Park and the location of each building.

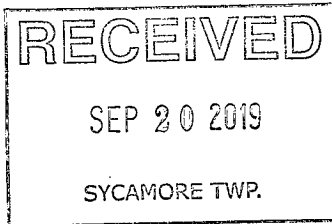
5. SQUARE FEET: 51.5 Includes the base 6. USE: Identifies the Office Park 7. HEIGHT: 6' - 4"
 8. EST. START DATE: 10/3/2019 9. EST. FINISH DATE: 11/25/2019 10. # OF SIGNS: 1

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 Zoning Commission application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

[Signature] 9/20/19
 APPLICANT'S SIGNATURE DATE
[Signature] 9/20/19
 PROPERTY OWNER'S SIGNATURE DATE



Nisbet Property Holdings
8041 Hosbrook Road Suite 206
Cincinnati, Ohio 45236

Dear Board Trustees and Zoning Appeals,

We are respectfully requesting your consideration to construct a new sign to replace the prior existing ground mounted sign at the end of the cul-de-sac on Hosbrook Road for the C Bank Office Park. The address for the location of the sign would be 8050 Hosbrook Road the lot is 1.752 acres.

This sign will be constructed with a concrete steel reinforced footer per code. The upper base will be either constructed with some type of split face block or stone. The base dimensions will be 2'-4" high and 10'-0" wide. The sign itself will be (1) single face internally illuminated cabinet. The cabinet total size will be 4'-0" tall and 8'-3" wide. This cabinet will be divide into 2 sections the upper part of the sign will be 2'-7" x 8'-3" and will read C Bank Office park the lower portion will be 1'-5" x 8'-3" and it would house an amber monochrome message center.

This variance is respectfully requested because on Sunday December the 30th 2018 an elderly gentleman lost control of his vehicle and went air born driving thru the center of the existing sign destroying it. The new sign would be in the exact location as the prior sign due to this being an "Act of God" and should not be held to the higher standard with its replacement. We feel that the new sign will not only enhance the look of the entrance of the park and be an upgrade look for the park which is in the PUD. The reader board can serve to help update our tenants as to what is going on in our park as well as other community announcements.

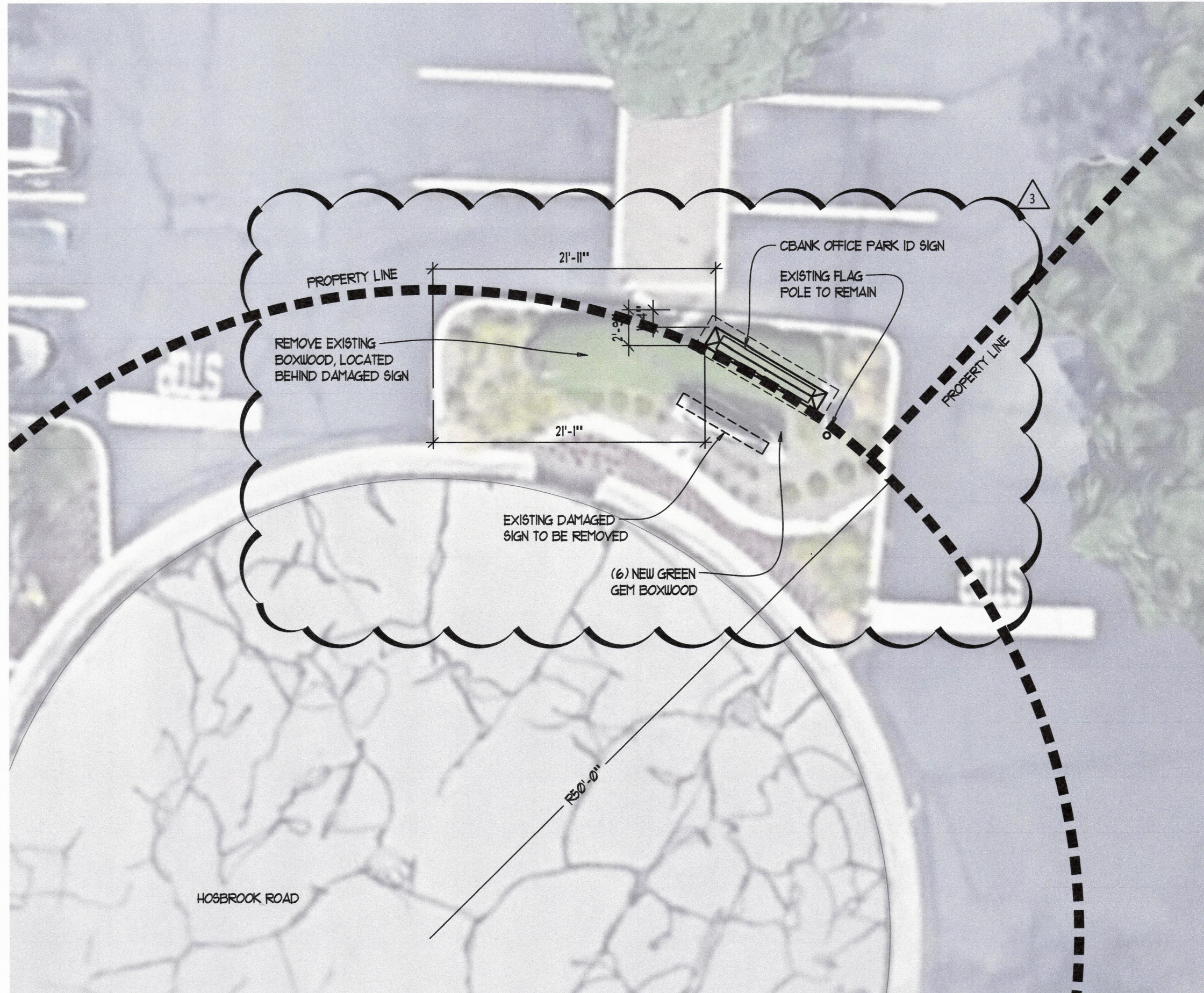
Since the sign is located in the rear of the cul-de-sac there will not be any distraction to traffic as it will only be seen by the tenants that are entering the property.

Sincerely,

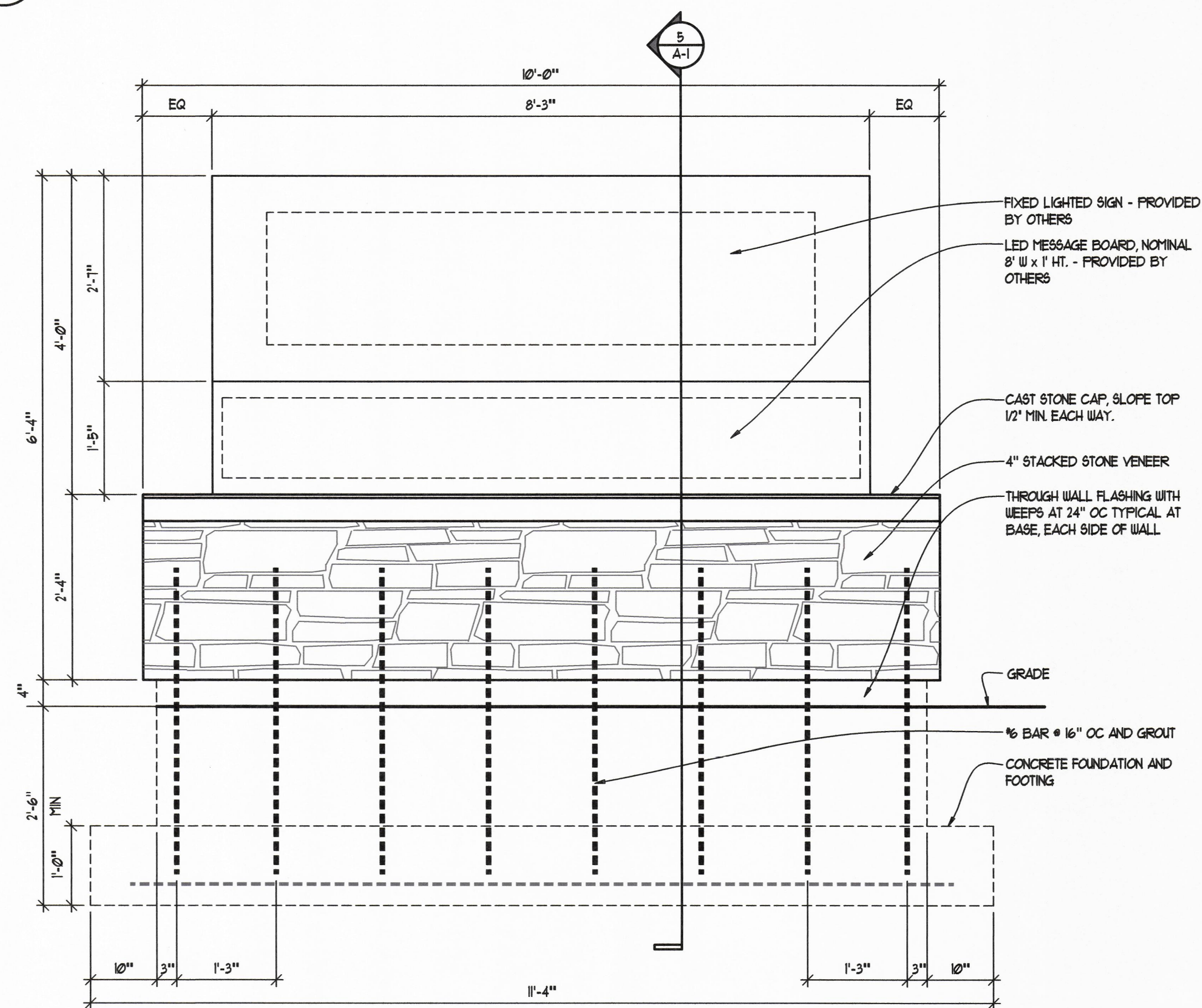
Russ Bockerstette

Facility Manager for Nisbet Property Holding

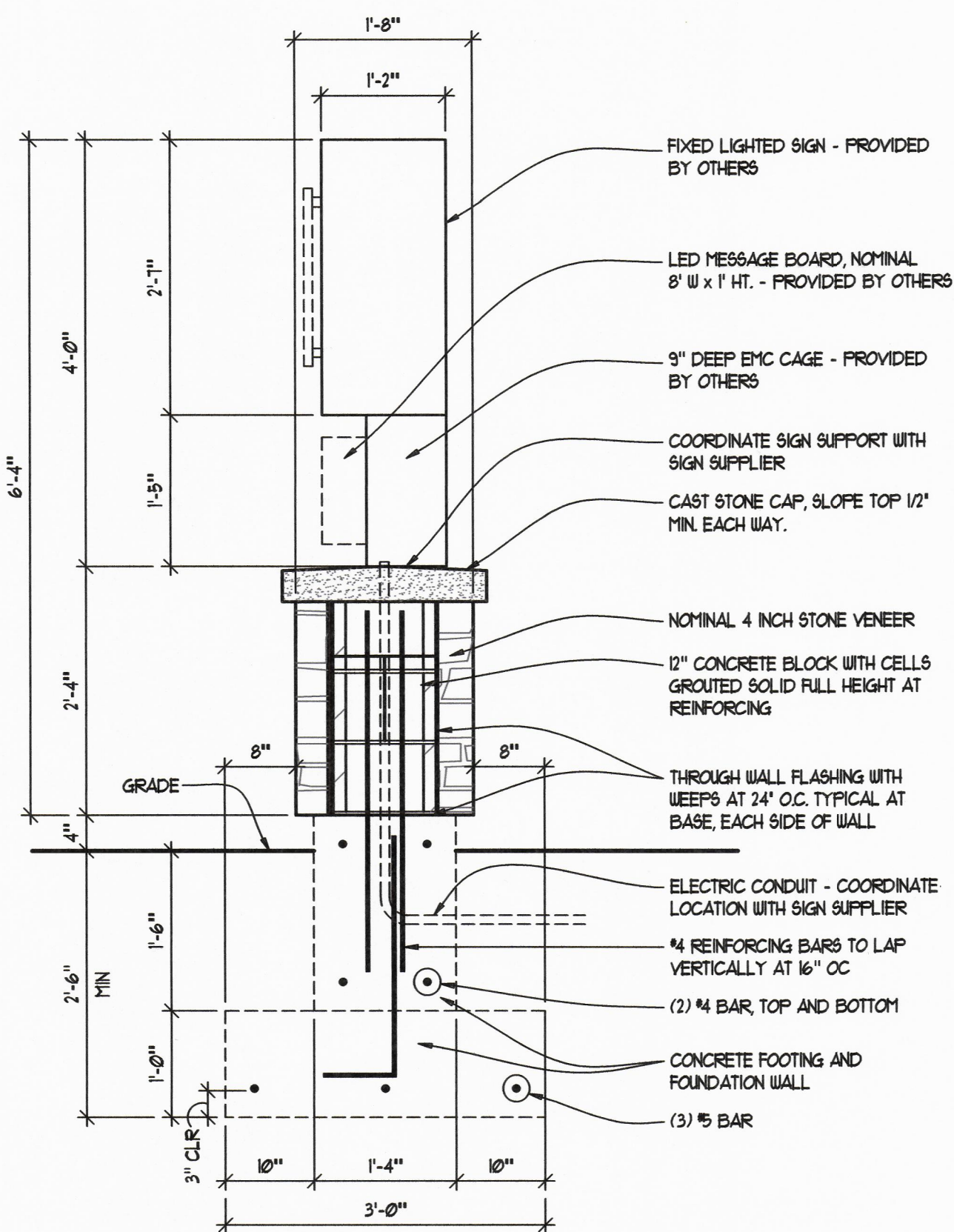
A handwritten signature in black ink, appearing to read "Russ Bockerstette". The signature is written in a cursive, flowing style.



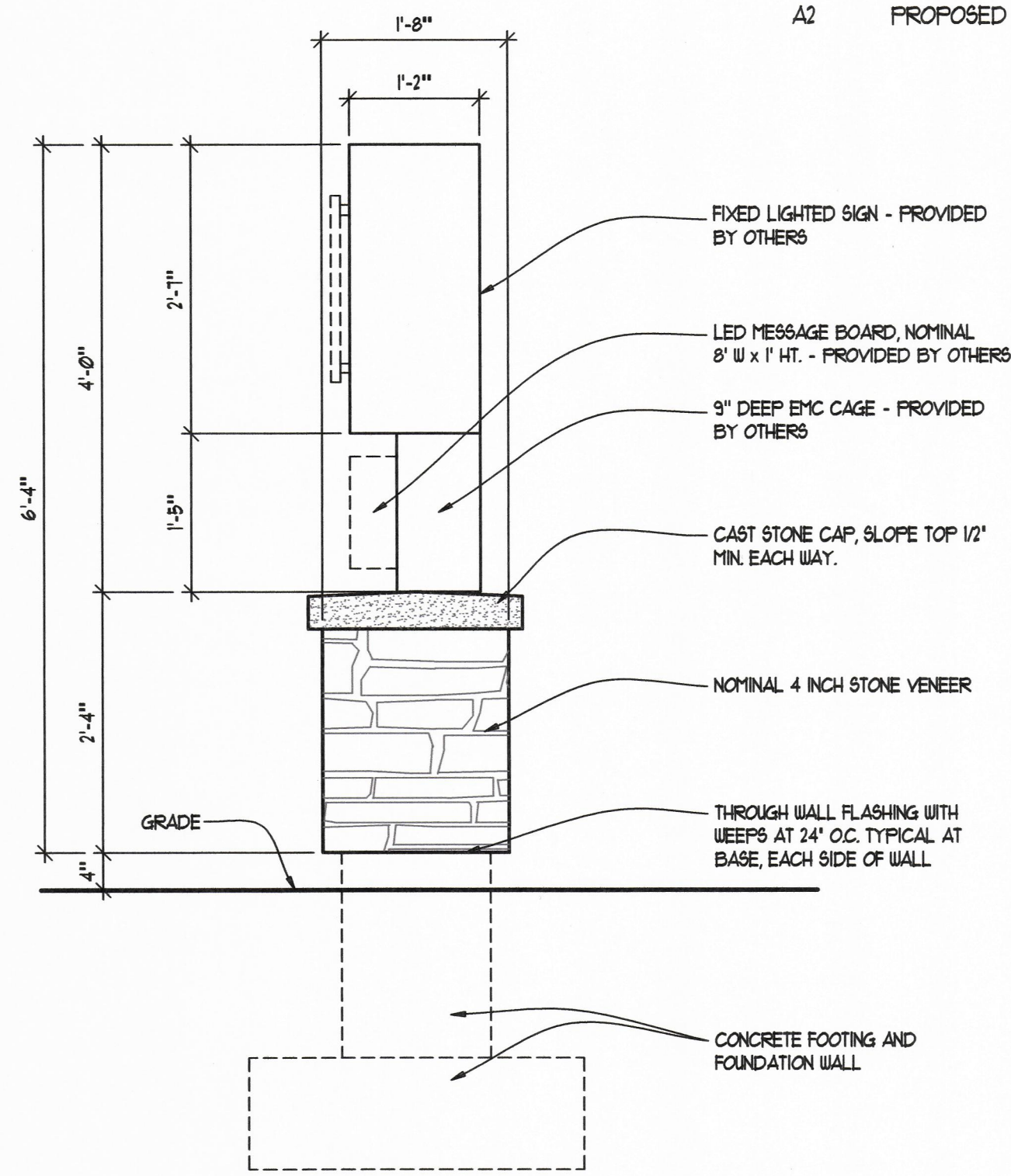
6 ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"



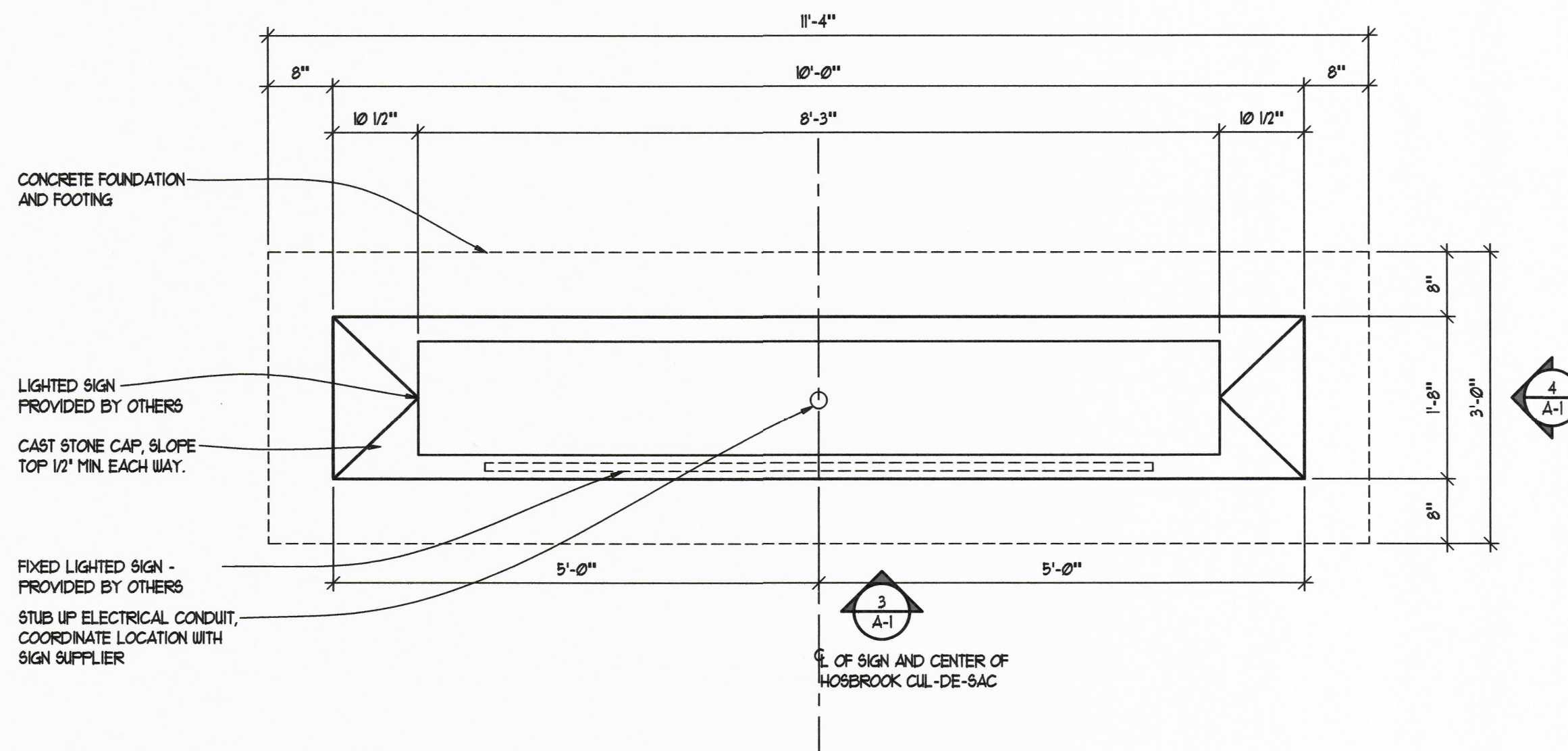
3 ELEVATION
SCALE: 3/4" = 1'-0"



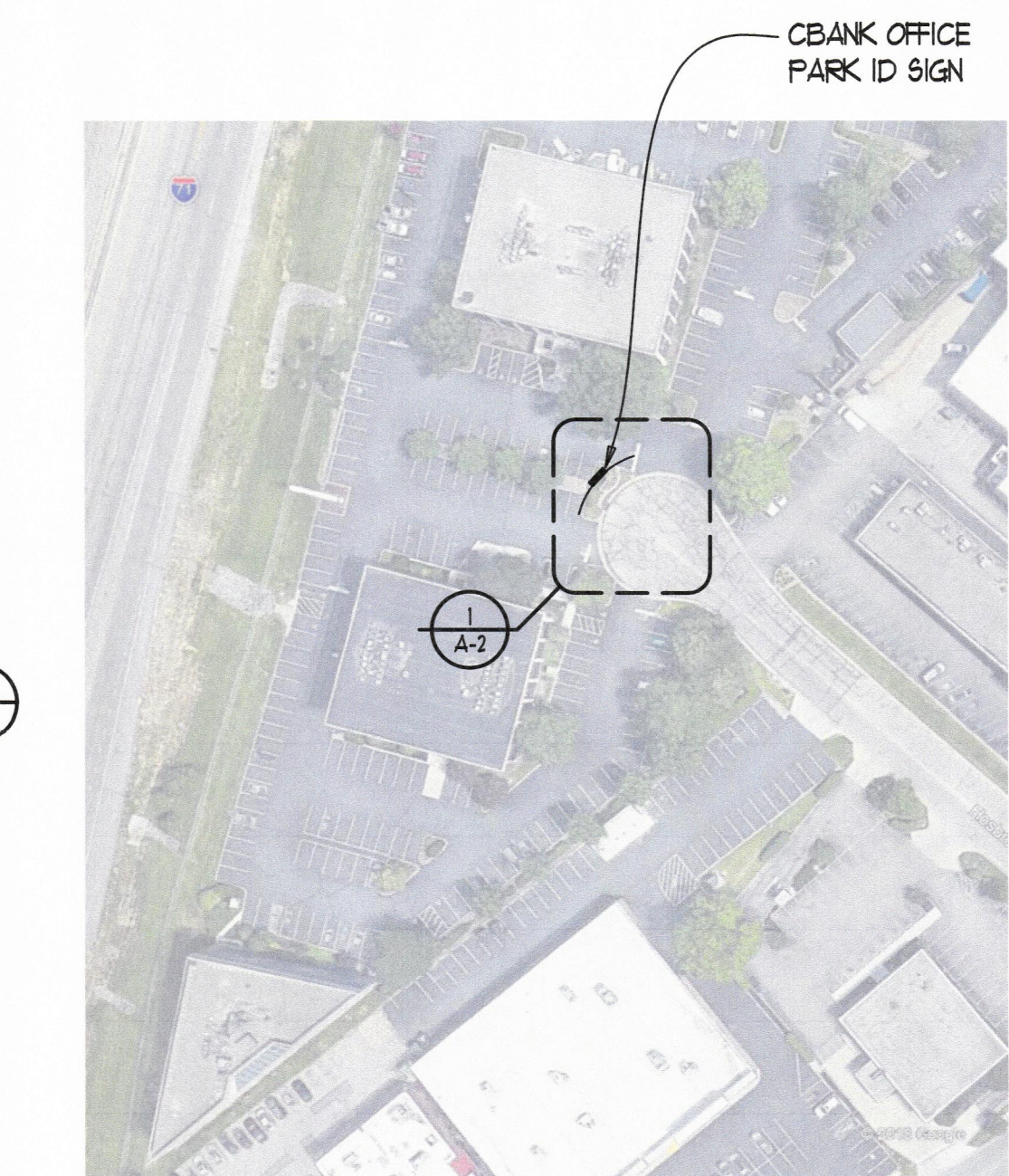
5 WALL SECTION
SCALE: 3/4" = 1'-0"



4 ELEVATION
SCALE: 3/4" = 1'-0"



2 PLAN VIEW
SCALE: 3/4" = 1'-0"



1 LOCATION PLAN
SCALE: NOT TO SCALE

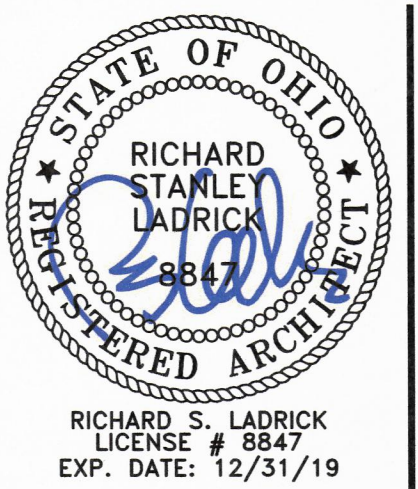
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PROJECT DEFINITION

PROJECT NAME: CBANK OFFICE PARK
 PROJECT DESCRIPTION: PROPOSED NEW ID SIGN
 LOCATION: 8040 HOSBROOK ROAD
 CINCINNATI, OH 45236
 BUILDING CODE: 2011 OHIO BUILDING CODE
 ICC A11J - 2009

PROJECT INDEX

A1 PROJECT DEFINITION, PLAN, ELEVATIONS, SECTIONS
 A2 PROPOSED SITE PLAN



COMMERCIAL ARCHITECTURE
 R S L ARCHITECTURE
 8927 Rossash Road
 Cincinnati, OH 45236
 513-891-9950 PHONE
 513-891-9951 FAX
 www.rslarch.com

PROPOSED NEW ID SIGN FOR:
CBANK OFFICE PARK ID SIGN

DRAWN BY: EDB
 ISSUE DATE: 04/29/19
 REVISIONS:
 1 REVISION FOR ZONING 7.16.19
 2 REVISION FOR ZONING 9.03.19
 3 REVISION FOR ZONING 9.13.19

FLOOR PLAN
 PROJECT DEFINITION
 ELEVATIONS / SECTION

A-1

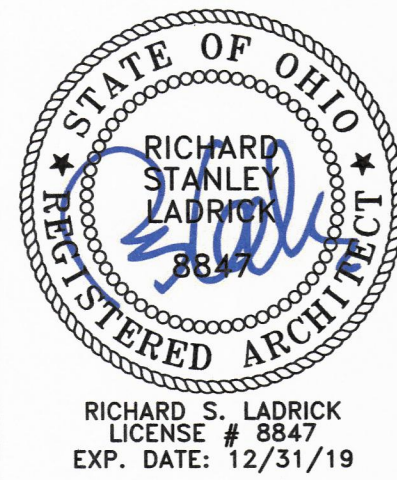
PROJECT #: 219059

8040 Hosbrook Road
 Cincinnati, OH, 45236

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SEP 20 2019

SYCAMORE TWP.



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PROPOSED NEW ID SIGN FOR:
CBANK OFFICE PARK ID SIGN

8040 Hosbrook Road
Cincinnati, OH, 45236

DRAWN BY: EDB

ISSUE DATE: 04/29/19

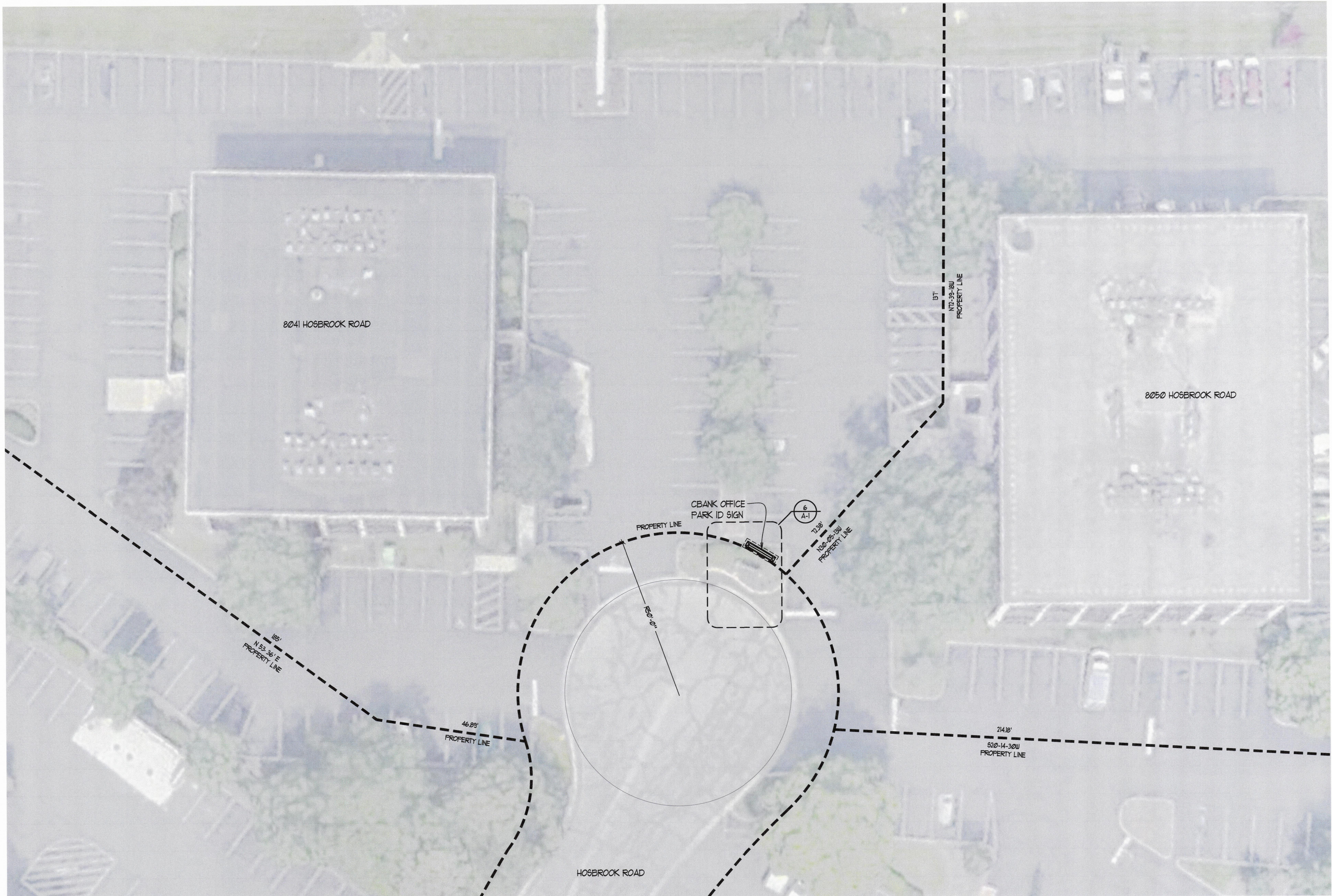
REVISIONS:

- 1 REVISION FOR ZONING 7.16.19
- 2 REVISION FOR ZONING 9.03.19
- 3 REVISION FOR ZONING 9.13.19

SITE PLAN

A-2

PROJECT #: 219059

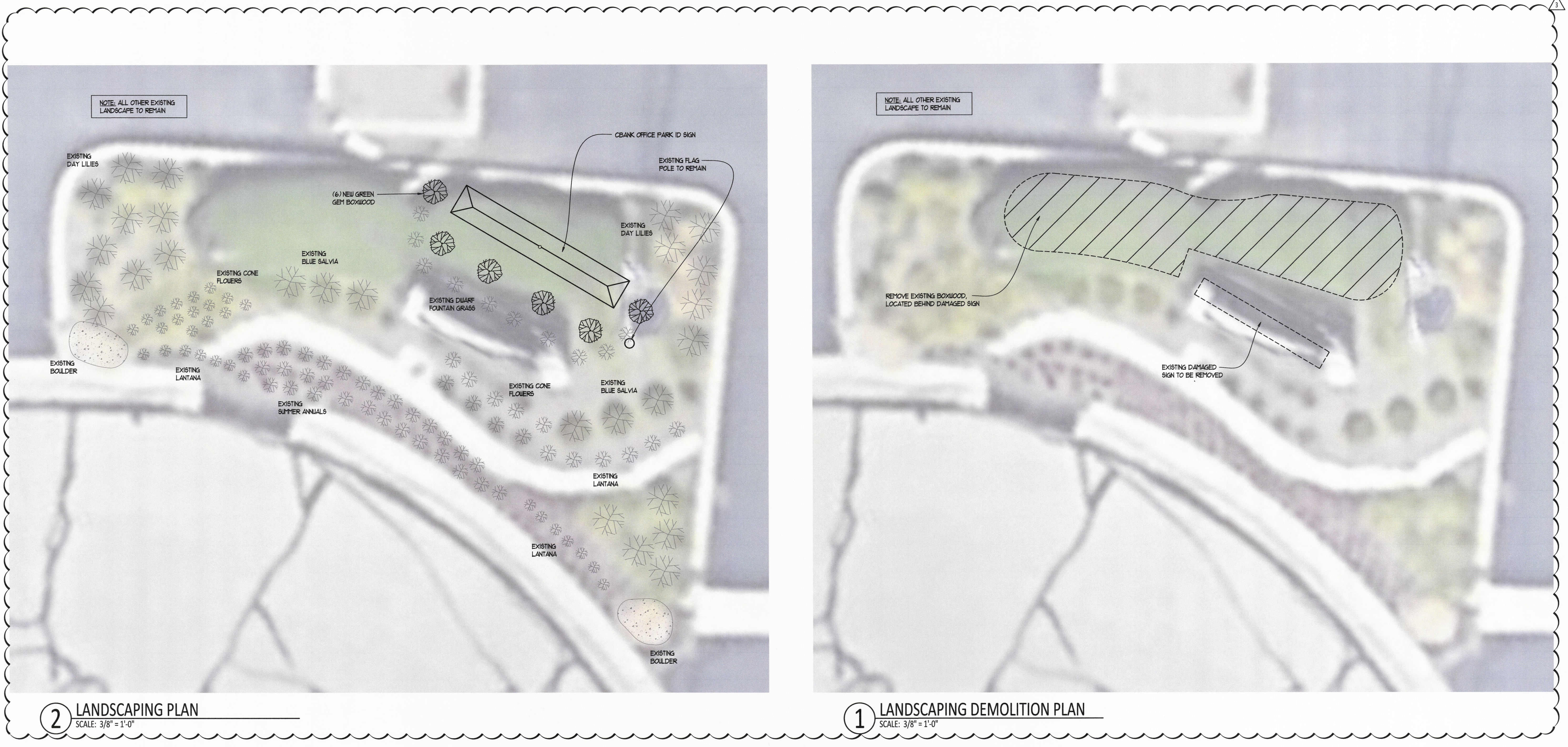


1 SITE PLAN
SCALE: 1/16" = 1'-0"

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STATE OF OHIO
 RICHARD STANLEY LADRICK
 2100
 REGISTERED ARCHITECT
 RICHARD S. LADRICK
 LICENSE # 8847
 EXP. DATE: 12/31/19

COMMERCIAL
 ARCHITECTURE
 R S L
 8927 Rossash Road
 Cincinnati, OH 45236
 513-891-9950 PHONE
 513-891-9951 FAX
 www.rslarch.com



2 LANDSCAPING PLAN
 SCALE: 3/8" = 1'-0"

1 LANDSCAPING DEMOLITION PLAN
 SCALE: 3/8" = 1'-0"

PROPOSED NEW ID SIGN FOR:
CEBANK OFFICE PARK ID SIGN

DRAWN BY: EDB
 ISSUE DATE: 04/29/19
 REVISIONS:
 REVISION FOR ZONING 7.16.19
 REVISION FOR ZONING 9.03.19
 REVISION FOR ZONING 9.13.19

LANDSCAPE DEMOLITION
 LANDSCAPING PLAN

A-3
 PROJECT #: 219059

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