

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

513.792.7250 PHONE      513.792.8564 FAX

**RECEIVED**

MAY 25 2021

SYCAMORE TWP

APPLICATION NUMBER

2021-05LASR Revised

DO NOT WRITE IN THIS SPACE

**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

1. PROJECT ADDRESS: 8044-montgomery Rd ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER GTX Towers of Kenwood LLC	c. 220 E. 42nd St 27th floor	New York	NY	10017	
CONTRACTOR Matthaus signs	817 Ridgeway Ave	Cinti	OH	45229	513-861-0060
DESIGNER					
APPLICANT Sheila Mangrum	same as contractor				
APPLICANTS E-MAIL ADDRESS	admin@hlsigns.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:

Add (1) addit. sign to building, Reface existing ground sign.

5. SQUARE FEET: on drawings 6. USE: Commercial 7. HEIGHT: \_\_\_\_\_

8. EST. START DATE: 7/10 9. EST. FINISH DATE: 7/11 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.**

Sheila Mangrum 4-15-21  
APPLICANT'S SIGNATURE      DATE

GTX Towers of Kenwood LLC  
By: Jenny Eversole 4/15/21  
PROPERTY OWNER'S SIGNATURE      DATE  
DO NOT WRITE BELOW



5/21/21

RECEIVED  
MAY 25 2021  
SYCAMORE TWP.

Sycamore Township  
8540 Kenwood Road  
Cincinnati, OH 45236

RE: Towers of Kenwood  
8044 Montgomery Rd

Members of the Board

Attached please find documentation and material for submission for a LASR for Towers of Kenwood located at 8044 Montgomery Road sign improvements. The existing property is a commercial high-rise building consisting of multiple tenants, fitness area and parking garage, approximately 404,636 sq. foot office building on 5.27 acres. Just a few of the current building tenants include IHeart Media, Sibcy Cline, UBS Financial Services and JP Morgan Chase Bank.

We are requesting (1) additional LED illuminated wall sign for a new tenant on the East Tower and (1) set of illuminated address numbers on the front canopy.

**Existing signs on the property included:** (Total 197.27sq')

Chase Bank	- 116 sq'	- internally illuminated, individually mounted letters
JP Morgan	-16.67 sq'	- non-illuminated, individually mounted letters
UBS	-64.6 sq'	- Internally illuminated, individually mounted letters

\*NOTE: (1) additional bldg sign is permitted under the current zoning code on the West Tower, for a total allowance of 280sq' permitted.

Existing ground signs: (1) internally illuminated monument sign -9'x10' (90sq') on Montgomery Road

(Reface existing sign with no change in size and/or square footage)

**Requesting additional signs:**

- A) 7' tall led illuminated address numbers on front canopy 8044
- B) Qty 1 additional building sign, 100sq' of LED illuminated letters on East Tower. Therefore maximum number of building signs would be Qty (5) signs, 380sq'



The additional signage should not pose a negative impact on any community objectives or impact adjacent properties. By increasing the existing ground sign and adding a ground sign on Hosbrook Road, this will in fact benefit clients since the property sits a distance from Montgomery Road and blocked by the retail center directly in front of the property. The request seems to be in line with other surrounding properties and recent changes with Kenwood.

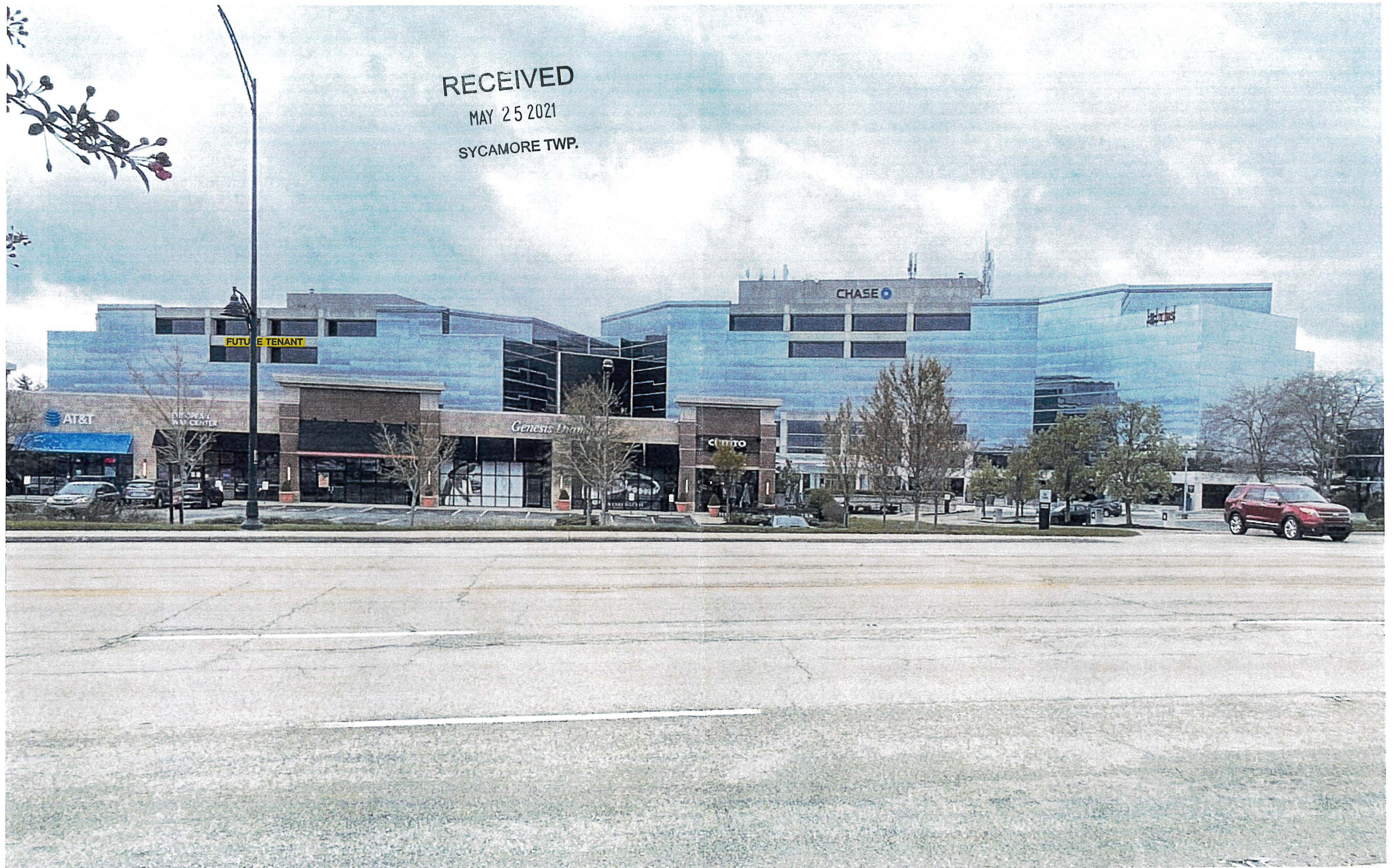
Our intent is to offer future tenants the ability to add their signage to the building. Under current guidelines, the existing signs have exceeded the quantity and square footage permitted for this property.

Respectfully submitted,

A handwritten signature in black ink that reads 'Andrea Ward'.

Andrea Ward

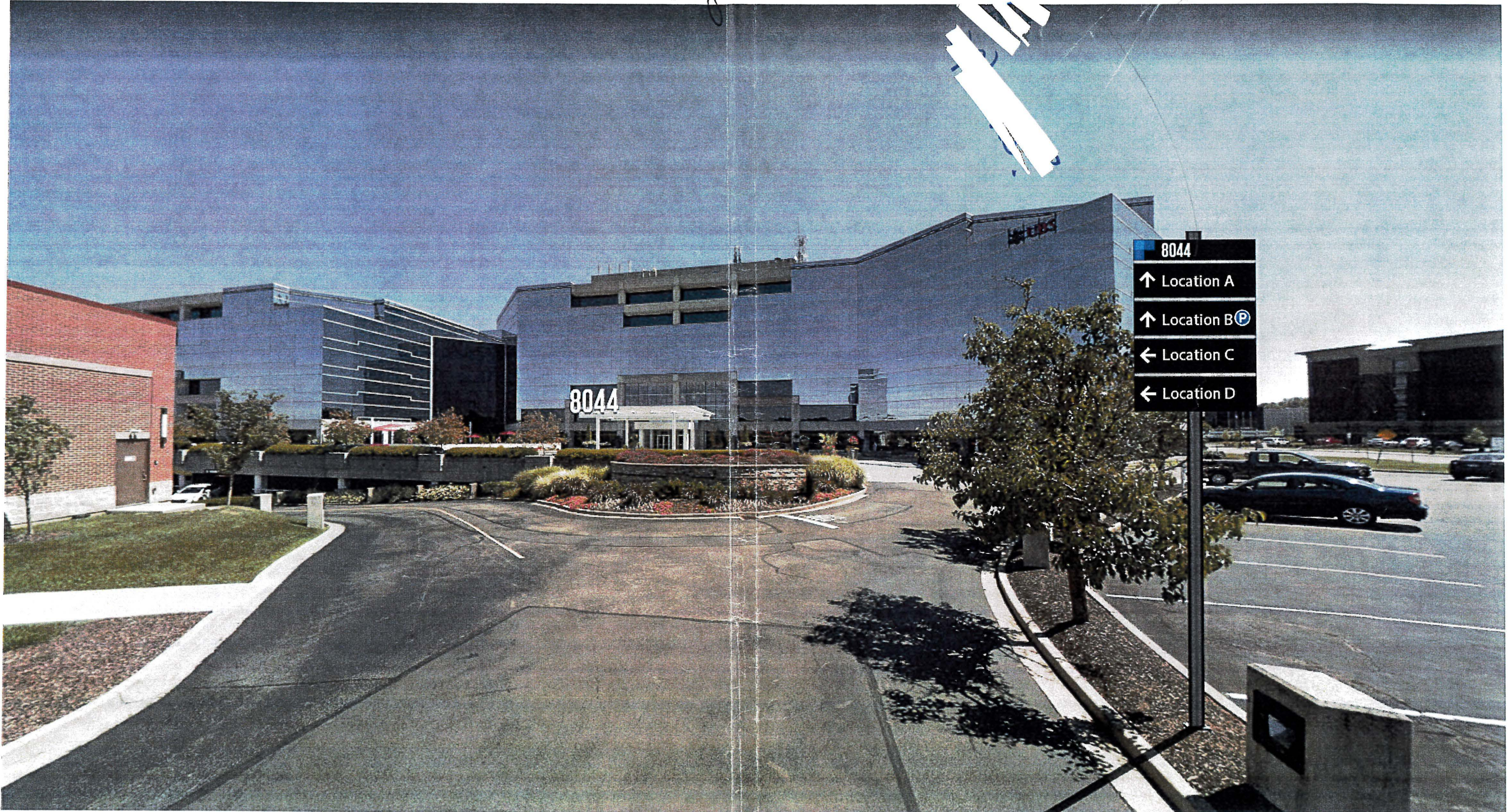
RECEIVED  
MAY 25 2021  
SYCAMORE TWP.



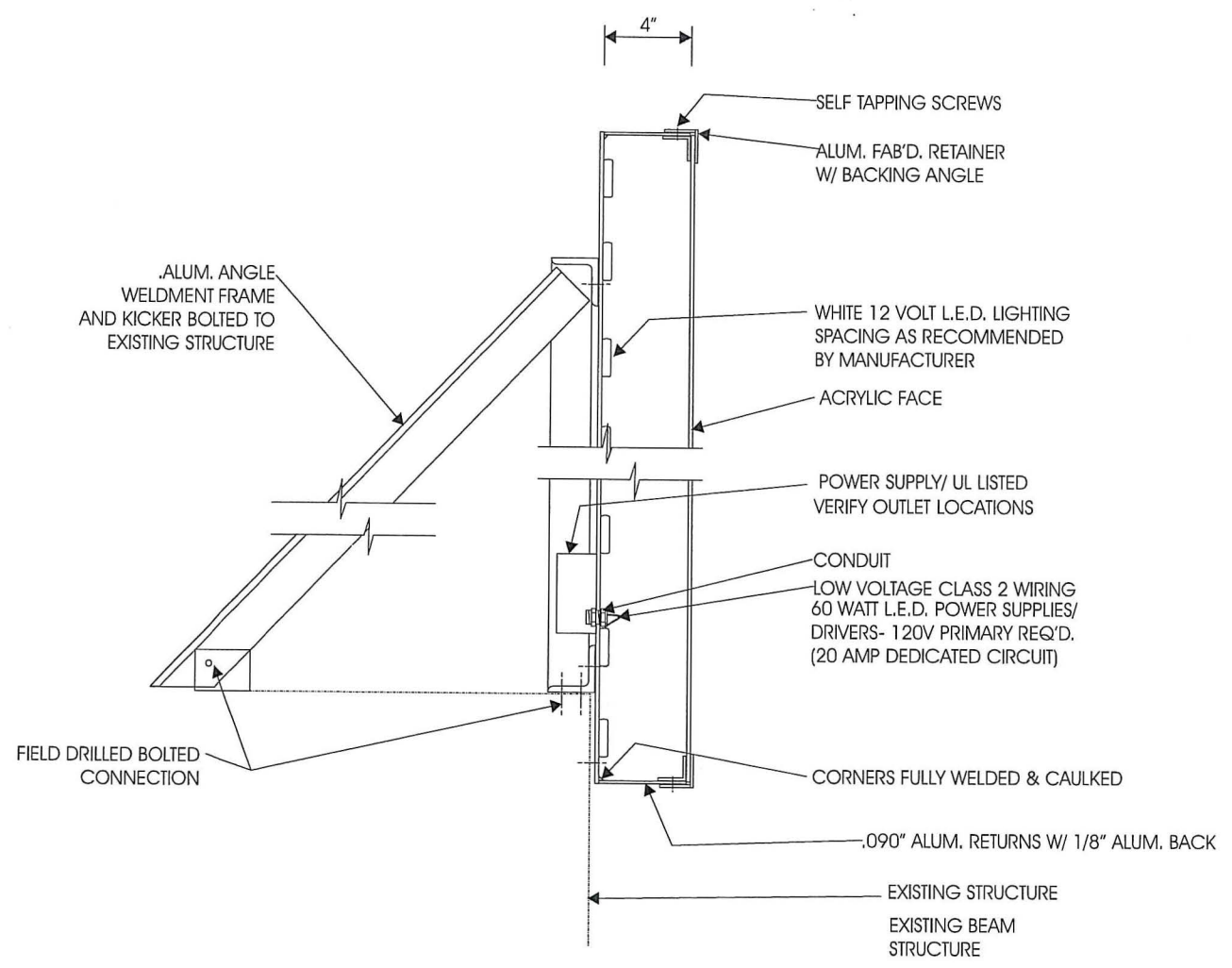
# MONTGOMERY ROAD ENTRY

SITE WAYFINDING - BUILDING SIGNAGE

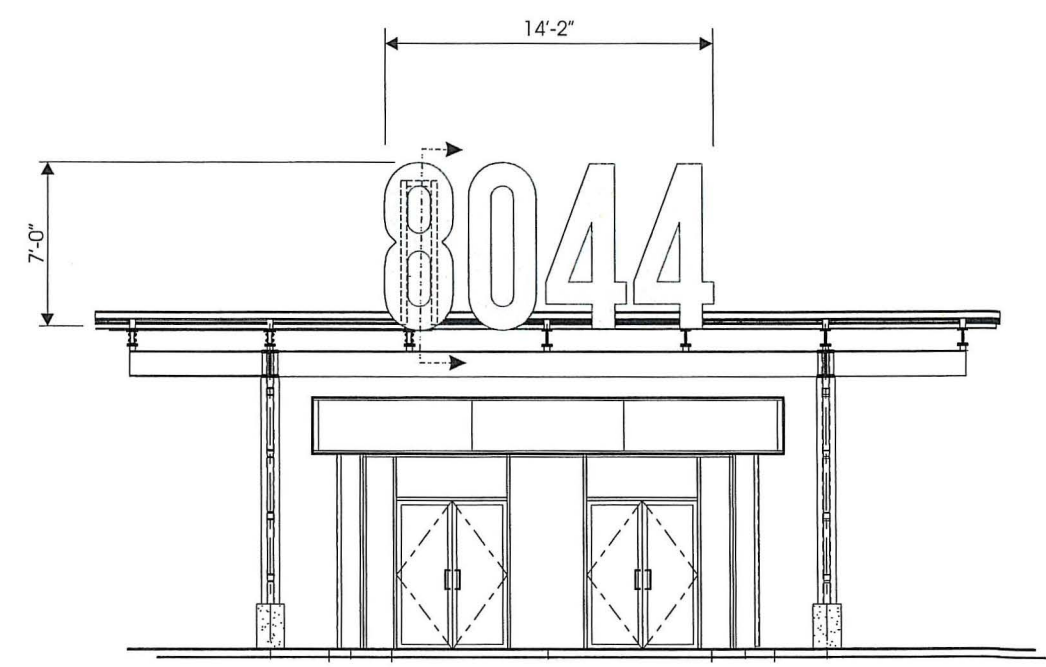
*Canopy*



PROPOSED SIGN *Canopy* **99.2SF**



VERTICAL SECTION THRU PROPOSED SIGN  
SCALE: NTS



PROPOSED SIGN ELEVATION  
SCALE: 1/8" = 1'-0"

SPECIFICATIONS

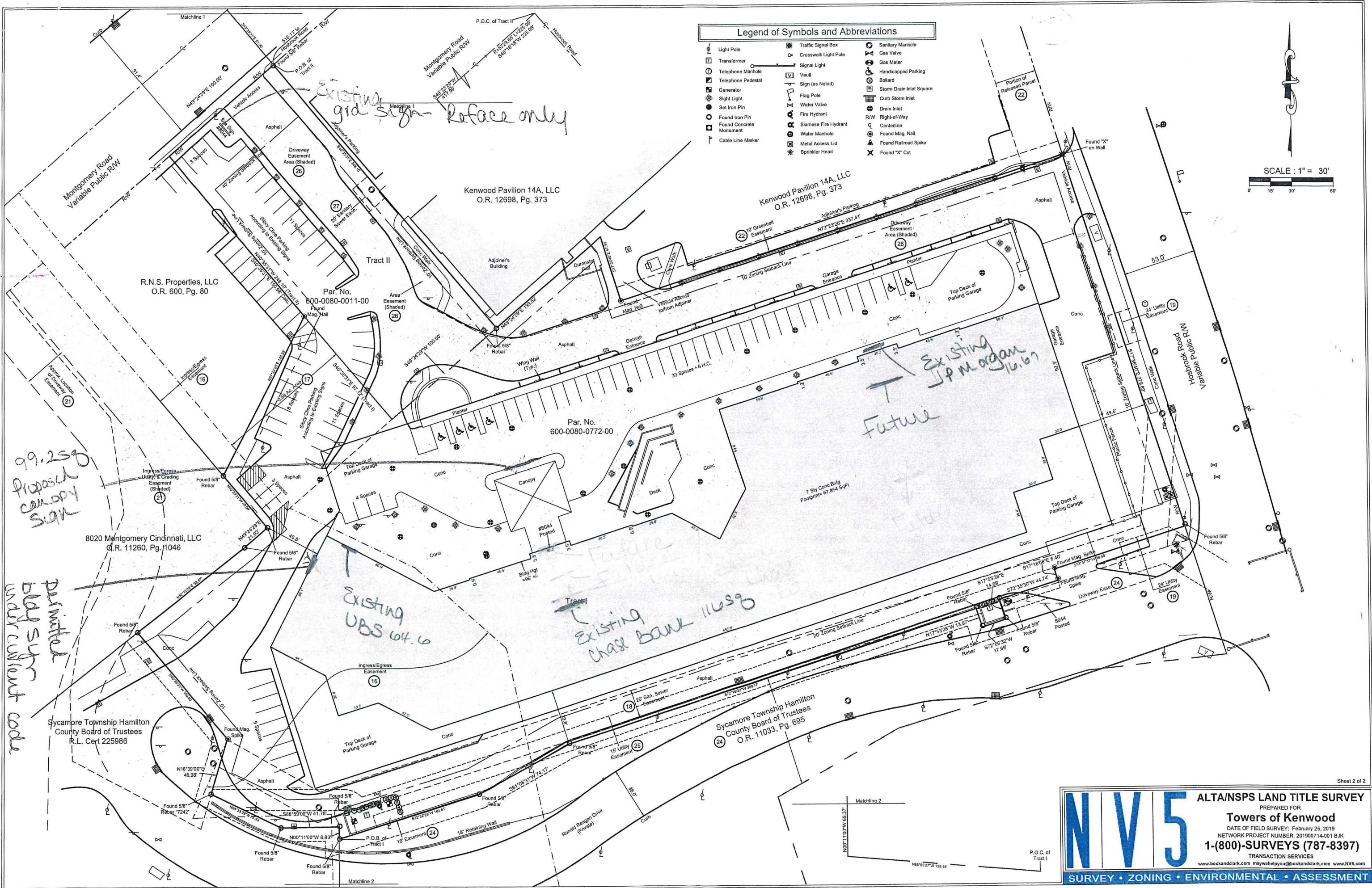
- 1) SIGN TO BE U.L. AND HAVE SEAL AFFIXED TO THE UNIT
- 2) ELECTRIC WIRING AND DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH 2017 OBC 3107.6, 2701.1 AND NFPA70
- 3) SIGN SHALL BEAR THE MANUFACTURER'S MARKINGS (HLS) AND SHALL BE MAINTAINED BY HLS
- 4) PVC & ACRYLIC. SHALL CONFORM TO ASTM D635 SPECIFICATIONS
- 5) PROPOSED MAXIMUM SIGN LETTER WT. = < 100#
- 6) ALL EXPOSED METAL NON-PLATED SURFACES TO BE FINISHED W/ CATALYZED ACRYLIC POLYURETHANE ENAMEL PAINT.
- 7) GRAPHIC LAYOUT & COLORS PER CUSTOMER SPEC'S.
- 8) ALUM. TO BE ALLOY 5052
- 9) ALUM. EXTRUSION TO BE ALLOY 6061
- 10) BOLTS TO CONFORM TO ASTM A193 GRADE B OR EQ.
- 11) ALUM. ANCHOR RODS TO BE ALLOY 2011-T3
- 12) SILICONE ADHESIVE TO BE G.E. #RTV108 (OR EQ.) HIGH PERFORMANCE INDUSTRIAL ADHESIVE SEALANT

DESIGN LOADS

2017 OHIO BUILDING CODE  
 BASIC WIND SPEED (3 SECOND GUST) = 115 MPH  
 WIND EXPOSURE 'C'  
 DESIGN WIND PRESSURE = 37.5 PSF  
 WIND LOADS CONTROL DESIGN OVER SEISMIC LOADS

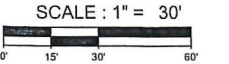
FIELD VERIFY SIZES & ELECT. OUTLET LOCATIONS

<b>HLS</b> HOLTHAUSLACKNER SIGNS		
SCALE: NOTED	APPROVED BY:	DRAWN BY: Rct
DATE: 7-27-20		REVISED:
PROPOSED ADDRESS SIGN ON CANOPY		
KENWOOD TOWERS		DRAWING NUMBER 78379-7



**Legend of Symbols and Abbreviations**

Light Pole	Traffic Signal Box	Sanitary Manhole
Transformer	Crosswalk Light Pole	Gas Valve
Telephone Manhole	Signal Light	Gas Meter
Telephone Pedestal	Vault	Handicapped Parking
Generator	Sign (as Noted)	Bollard
Sight Light	Flag Pole	Storm Drain Inlet Square
Set Iron Pin	Water Valve	Curb Storm Inlet
Found Iron Pin	Fire Hydrant	Drain Inlet
Found Concrete Monument	Siamese Fire Hydrant	R/W Right-of-Way
Cable Line Marker	Water Manhole	Centerline
	Metal Access Lid	Found Mag. Nail
	Sprinkler Head	Found Railroad Spike
		Found "X" Cut



**NV5** ALTA/SPS LAND TITLE SURVEY  
 PREPARED FOR  
**Towers of Kenwood**  
 DATE OF FIELD SURVEY: February 25, 2019  
 NETWORK PROJECT NUMBER: 201900714-001 BJK  
**1-(800)-SURVEYS (787-8397)**  
 TRANSACTION SERVICES  
 www.bockanddark.com msywhelpyu@bockanddark.com www.nv5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT