

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

513.792.7250 PHONE      513.792.8564 FAX

**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**

**2021-13LASR**

DO NOT WRITE IN THIS SPACE

**1. PROJECT ADDRESS:** 7715-7721 Montgomery Road, Cinti., OH      **ZIP CODE:** 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER 7715 Montgomery Road A, LLC & 7715 Montgomery Road B, LLC	7715-7721 Montgomery Rd.	Cinti.	OH	45236	513-268-4451
CONTRACTOR A&E Signs and Lighting	1030 Straight St.	Cinti.	OH	45214	513-541-0024
DESIGNER R.A. Lines, A&E Signs and Lighting	1030 Straight St.	Cinti.	OH	45214	513-541-0024
APPLICANT 7715 Montgomery Road A, LLC & 7715 Montgomery Road B, LLC	7715-7721 Montgomery R.	Cinti.	OH	45236	513-268-4451
APPLICANT'S E-MAIL ADDRESS scott@onsiteretailgroup.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:**

Existing uses in the building are as follows: commercial real estate sales and leasing office (OnSite Retail Group, 7715 Montgomery Rd); hair removal salon (Love Sugaring, 7717 Montgomery Rd.); and retail music store (Antonio Violins & Ukuleles, 7717 Montgomery Rd.).

**5. SQUARE FEET:** 7,242      **6. USE:** Office and retail      **7. HEIGHT:** 14' to 16'

**8. EST. START DATE:** 8/15/2021      **9. EST. FINISH DATE:** 9/1/2021      **10. # OF SIGNS:** 5

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.**

 7/19/21  
APPLICANT'S SIGNATURE      DATE

 7/19/21  
PROPERTY OWNER'S SIGNATURE      DATE



May 19, 2021

Skylor Miller  
Planning & Zoning Administrator  
Sycamore Township  
8540 Kenwood Road  
Sycamore Township, OH 45236

**Re: Letter of Intent - L.A.S.R. Application for Signage  
7715-7721 Montgomery Road**

Dear Mr. Miller:

Please find attached a completed application for the Localized Alternative Sign Regulations (L.A.S.R.). We appreciate the cooperation of you and the Board of Trustees in reviewing and considering our request.

We at OnSite Retail Group are co-owners of the above-referenced property, and we operate our offices here as well. The building is 7,242 square feet on the ground floor. This building is surrounded by retail uses and to a lesser extent, medical uses and some offices. As you are aware, we have made significant improvements to the existing building over the past 10 months or so. We started with a neglected 1970s-era building with an outdated mansard style roof and gave it a contemporary appearance, new roof, new mechanicals, new LED exterior lighting and energy efficient systems. We believe our building is a tremendous improvement to the neighborhood and is complementary to the surrounding buildings in Kenwood. Our renovations are now complete, but the finishing touch is the signage.

Attached is the set of plans (Sketch 55045) that was submitted and approved. The OnSite Retail Group sign shown in the plans was installed in late June. The wall-mounted cabinet sign shown for Antonio Violins and Love Sugaring is a sign that had been affixed to the Montgomery Road side of the building for many, many years. This sign is currently at our sign company's shop under the original intention to be reconditioned and reinstalled as shown in the plans. However, our tenant Antonio Violins has advised us they prefer to have a new sign installed on their facade, and we believe a new façade-mounted sign with a combination of individual internally illuminated letters and non-illuminated letters would provide a much better appearance, aesthetically. And, we wish to have an internally illuminated façade sign for our other tenant, Love Sugaring, since they would be losing signage in the old cabinet sign. The old cabinet sign while effective and less expensive, is not aesthetically pleasing today, especially on a building with a fresh exterior look. And, we don't think it is befitting to Kenwood.

Enclosed is a rendering of the proposed Montgomery Road elevation (Sketch 55105) along with a more detailed rendering of the proposed new sign for Antonio Violins (Sketch 55098). Love Sugaring is located in the northeast corner of the building with virtually no visibility to Montgomery Road or Chetbert Drive. Love Sugaring is a retail service business operating as a hair removal salon. As the only all-natural hair removal salon utilizing a unique sugaring process in the Cincinnati area, Love Sugaring draws customers from across the tri-state region. Therefore, identification is very important to their business. We often have Love Sugaring's customers stopping in our office looking for their location. As you will see in the proposed new signage renderings (Sketch 55117), we are requesting approval of an illuminated sign for Love Sugaring on the north elevation of the building facing the main parking lot where their customers park.

Please let me know if you have any questions or if there is any additional information you may need. I may be reached at (513) 268-4451 or via email at [scott@onsiteretailgroup.com](mailto:scott@onsiteretailgroup.com). Again, thank you for your time and consideration. We look forward to your favorable review.

Sincerely,

**OnSite Retail Group, LLC**

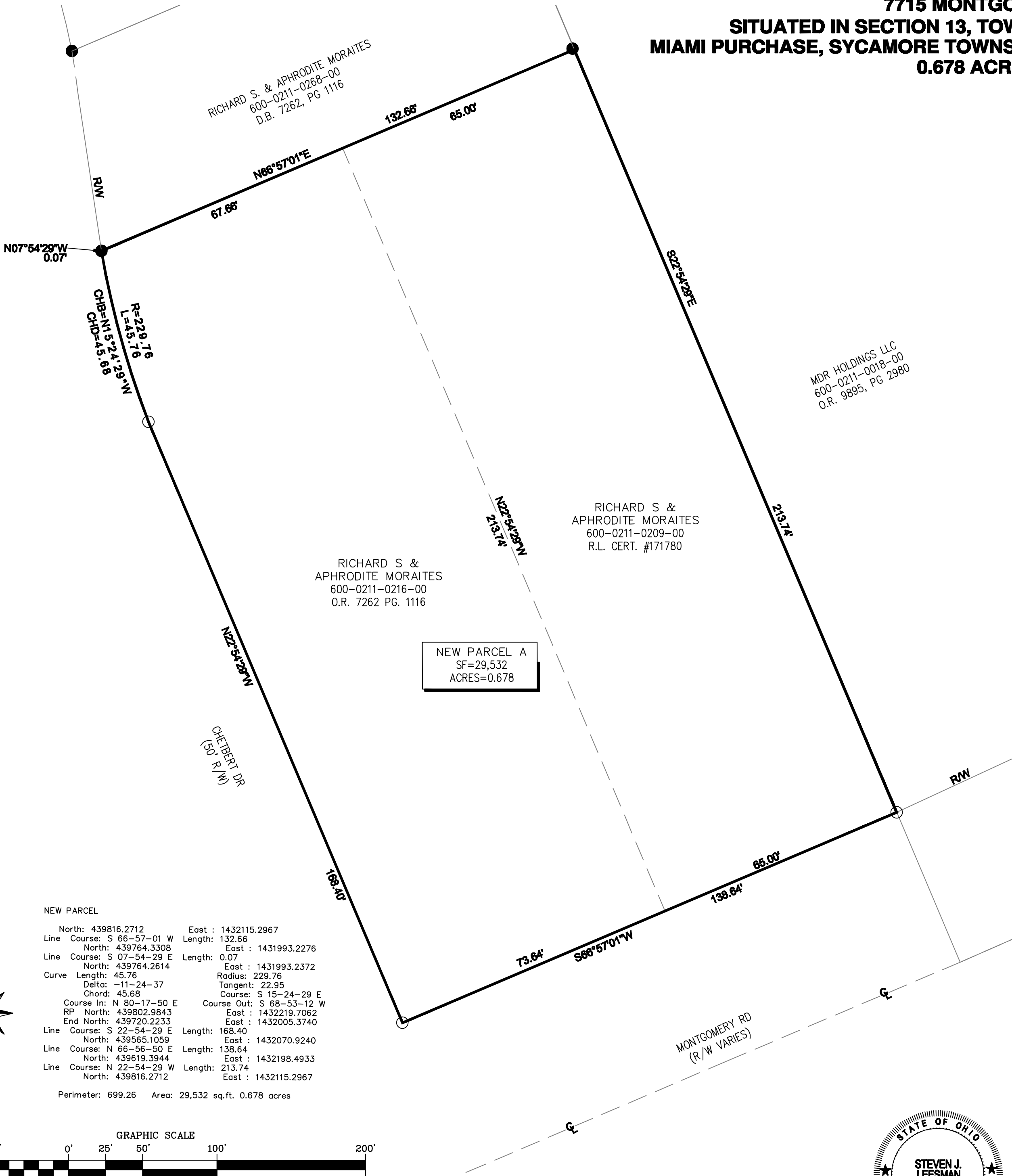
A handwritten signature in blue ink, reading "Scott G. Saddleire".

Scott G. Saddleire  
Principal



CONSOLIDATION PLAT  
7715 MONTGOMERY RD  
SITUATED IN SECTION 13, TOWN 4, ENTIRE RANGE 1  
MIAMI PURCHASE, SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO  
0.678 ACRES

VOLUME \_\_\_\_ PAGE \_\_\_\_



BACK REFERENCE

O.R. 10462 PG. 980  
O.R. 9895 PG. 2980  
CERT. #171780  
O.R. 7262 PG. 1116

BASIS OF BEARING

BEARING IS BASED ON OHIO NAD 83 NO TRANS (HARN 95)  
OHIO STATE PLAIN COORDINATE SYSTEM, SOUTH ZONE

LEGEND

- FOUND 5/8 I.P.
- SET I.P. (5/8" W/  
S.J. LEESMAN 8352 CAP)
- ▲ FOUND FENCE POST
- FOUND CONCRETE MONUMENT

SURVEYORS NOTES

- 1) FOUND MONUMENTATION IN GOOD CONDITION  
UNLESS OTHERWISE NOTED.
- 2) DATA SOURCES INCLUDE DOCUMENTS CITED
- 3) EVIDENCE IN GENERAL FITS THE SURVEY

NOTE: THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR.

"I, or we, the owners of the tract of land shown on this plat of survey, depose that this tract is entered as two or more items or parcels on the Hamilton County Auditor's Tax List and the Hamilton County Auditor's Tax Maps. I, or we hereby request the Hamilton County Auditor to combine said items or parcels into one entry on the Hamilton County Auditor's Tax List and also remove and delete from the Hamilton County Auditor's Tax Maps the lines which divide said parcels on said tax maps and show the course and distances of this survey as the boundary of the combined tracts of land. If this request is granted we agree to describe any part of all of the tract of land shown heron for future conveyancing purpose by metes and bounds so that such description shall be agreeable with the survey herein. We also agree to record this survey in the Hamilton County Recorder's Office.

"We also certify that there are no delinquent taxes against the above described property and it is all in one taxing district."

SIGNED: RICHARD S. & APHRODITE MORAITES

PRINTED NAME: \_\_\_\_\_

BY: \_\_\_\_\_

ITS:

State of Ohio  
County of Hamilton SS

Be it remembered that on this \_\_\_\_ Day of \_\_\_\_\_ 2019  
before me a Notary Public in and for said county and state personally came \_\_\_\_\_, and acknowledged that they/he/she did  
sign the foregoing plat of survey and that the same is thier/his/her free act and deed. In  
testimony whereof, I have hereunto subscribed my name and affixed my notarial seal this day and  
year afore said.

SIGNED

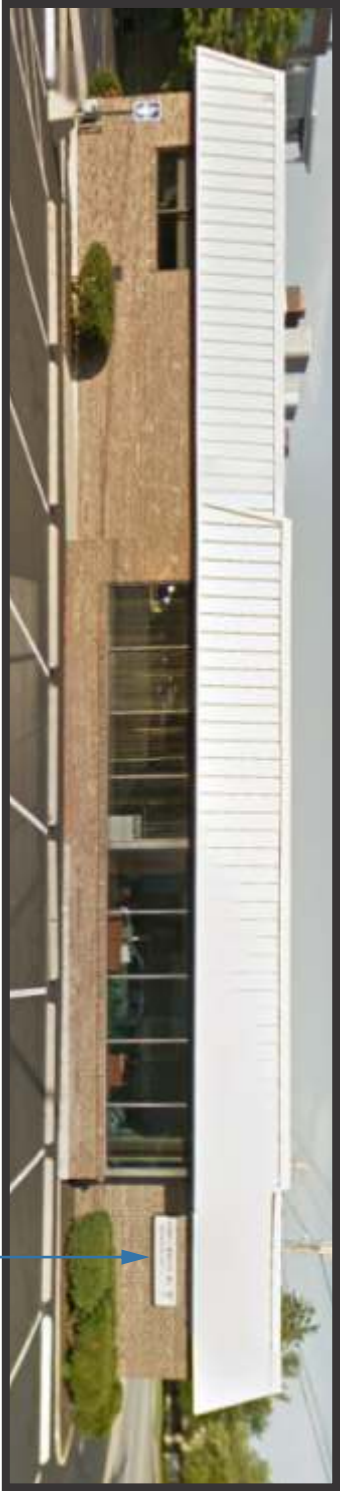
I hereby certify that this plat depicts a survey made under my direction by the method of random traverse, the north point and bearings shown hereon are based on the Ohio State Plane Coordinate System, the bearings and distances shown hereon have not been adjusted for closure: the unadjusted error of closure meets or exceeds 1" in 10,000' linear error of closure ratio. This survey and plat meets or exceeds minimum standards of all local authorities, and there are no visible encroachments, except as shown.



STEVEN J. LEESMAN OH. P.L.S. NO. 8352

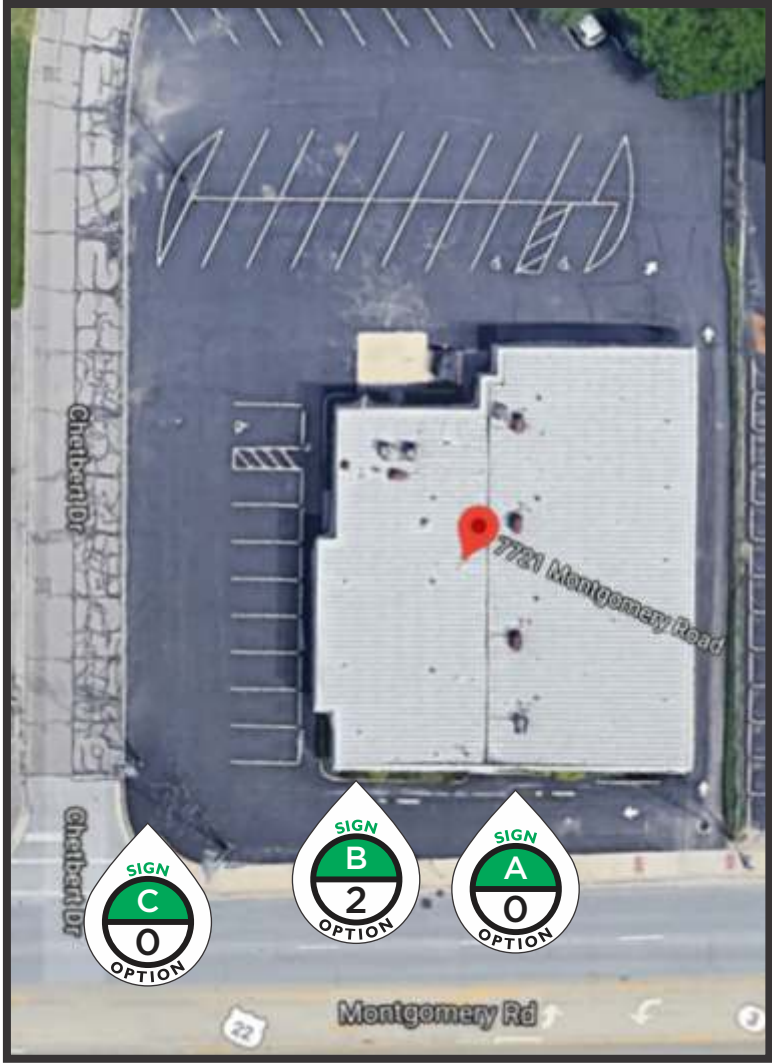
1-8-19  
DATE

PROJECT NO. 7715 MONTGOMERY	DATE: 5/23/19	SCALE: AS SHOWN	DRAWN BY: JER	CHECKED BY: SJL
LEESMAN ENGINEERING & ASSOC. ENGINEERING, SURVEYING, PLANNING 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420				
CONSOLIDATION PLAT				
SHEET NO. 1 OF 1				



**NORTH WEST**

EXISTING 2' x 8'  
S/F WALL SIGN (TO BE REMOVED)  
16sq/ft



**NORTH WEST**



**SOUTH EAST**

**SOUTH EAST**

EXISTING 2' x 8'  
S/F WALL SIGN (TO BE REMOVED)  
16sq/ft

EXISTING  
DIMENSIONAL LETTERING (TO BE REMOVED)  
40sq/ft

EXISTING 4' x 12'  
S/F WALL SIGN (TO BE REFURBISHED)  
48sq/ft

SKETCH NUMBER	55045
JOB NAME	ON SITE
ADDRESS	7721 MONTGOMERY ROAD - CINCINNATI, OH
SALES	TONY MAIER
DESIGNER	R.A.LINES
DATE	10-13-20
DRAWING ID	ON SITE_55045_10-13-20

CUSTOMER APPROVAL	
SIGNED: _____ DATE: _____	



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LANDLORD APPROVAL	
SIGNED: _____ DATE: _____	

**PROUD MEMBERS**

**OUR OFFICE**

1030 Straight St.  
Cincinnati, OH 45214  
513-541-0024 Office  
513-541-0589 Fax

**APPROVED SHOP**

This sign will be  
Labeled UL or equal.

The installation  
Will meet national  
Electrical code  
Requirements

**REVISIONS**

12-09-20  
MAKE CHANGES PER  
TM'S MARKED UP DWGS

01-26-21  
MAKE CHANGES PER  
TM'S MARKED UP DWGS

03-03-21  
MAKE CHANGES PER  
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03-11-21  
MAKE CHANGES PER  
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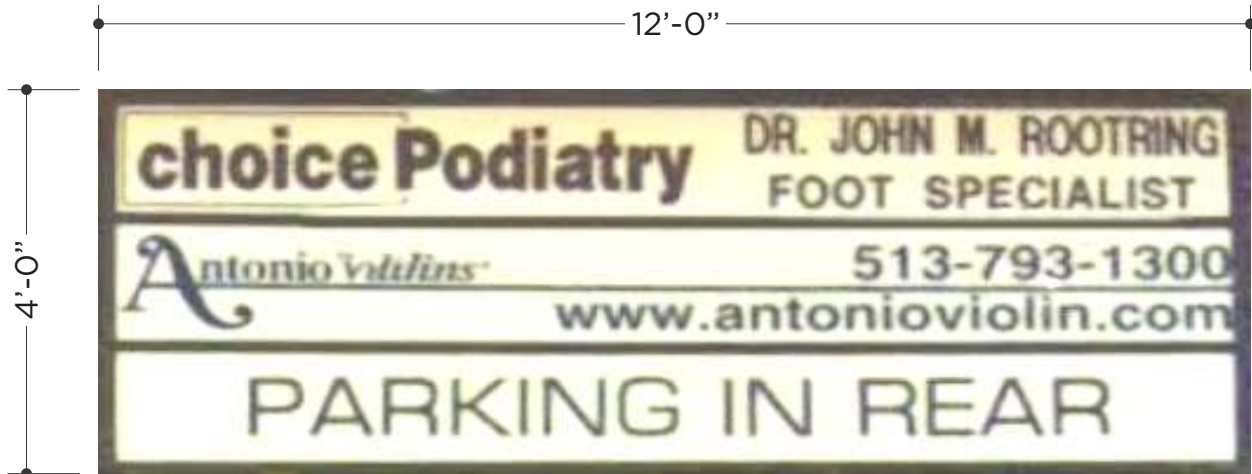
**A&E**

**SIGNS AND  
LIGHTING  
LLC**

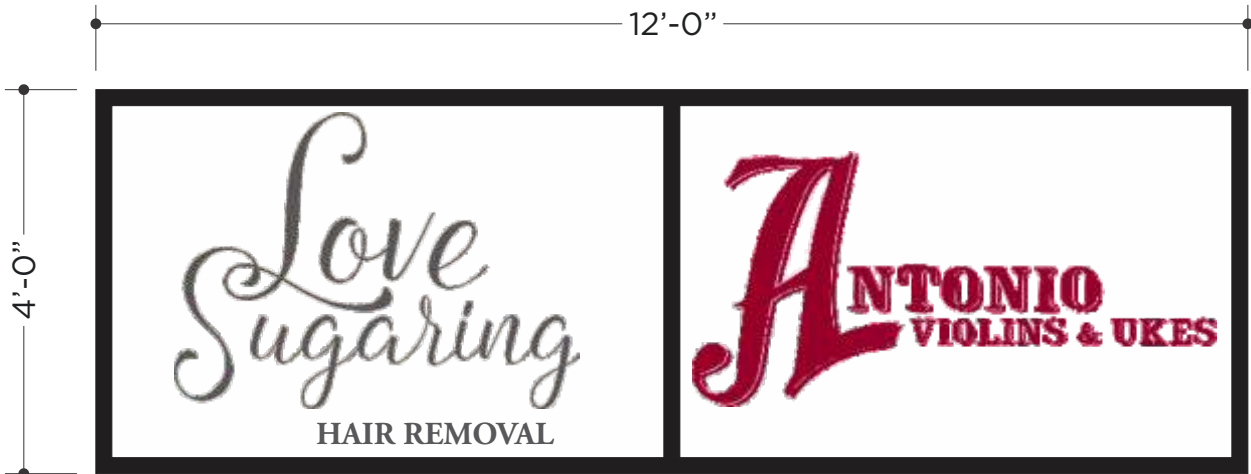


NOTES:

- REMOVE (1) EXISTING S/F INTERNALLY ILLUMINATED WALL SIGN AND RETURN TO SHOP FOR REWORK/RETROFIT
- REMOVE EXISTING FACES AND HORIZONTAL DIVIDER BARS
- SAND PRIME AND PAINT CABINET AND RETAINERS BLACK
- INSTALL (1) NEW VERTICAL DIVIDER BAR (PAINT BLACK)
- INSTALL (2) NEW WHITE LEXAN FACES DECORATED ON FIRST SURFACE WITH VINYL **(CUSTOMER FURNISHED ARTWORK REQUIRED)**
- RETROFIT SIGN WITH WHITE LED ILLUMINATION
- REINSTALL SIGN IN APPROXIMATE SAME LOCATION



EXISTING

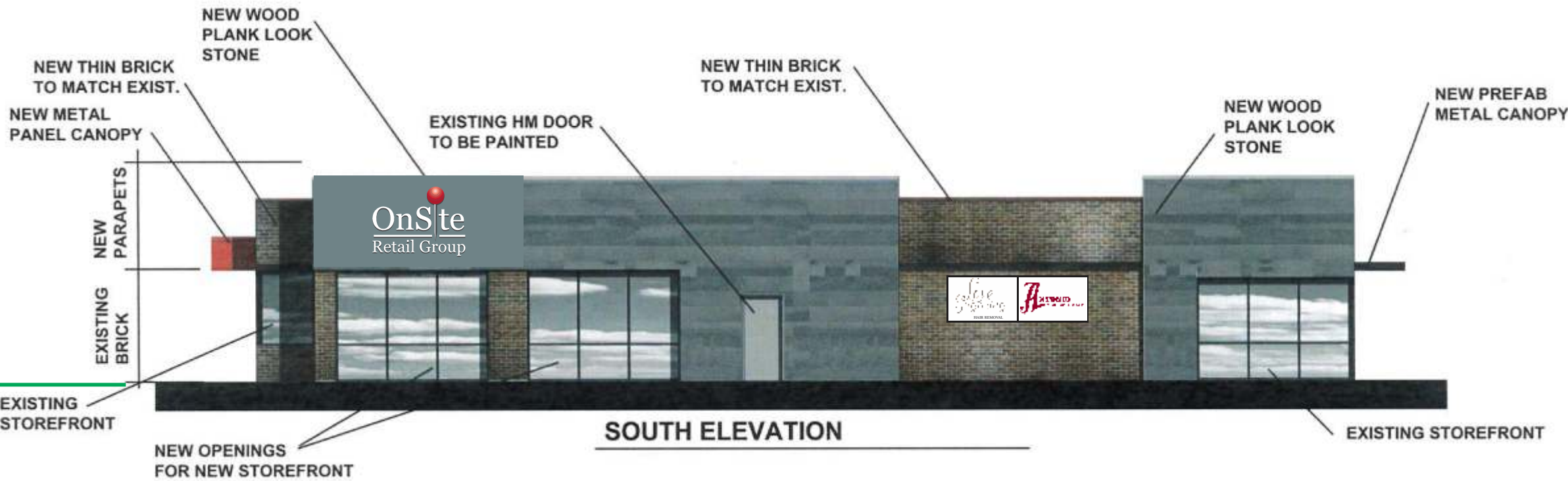


PROPOSED



ELEVATION: NOTE

1/2" SCALE



ELEVATION:

3/32" SCALE

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CUSTOMER APPROVAL
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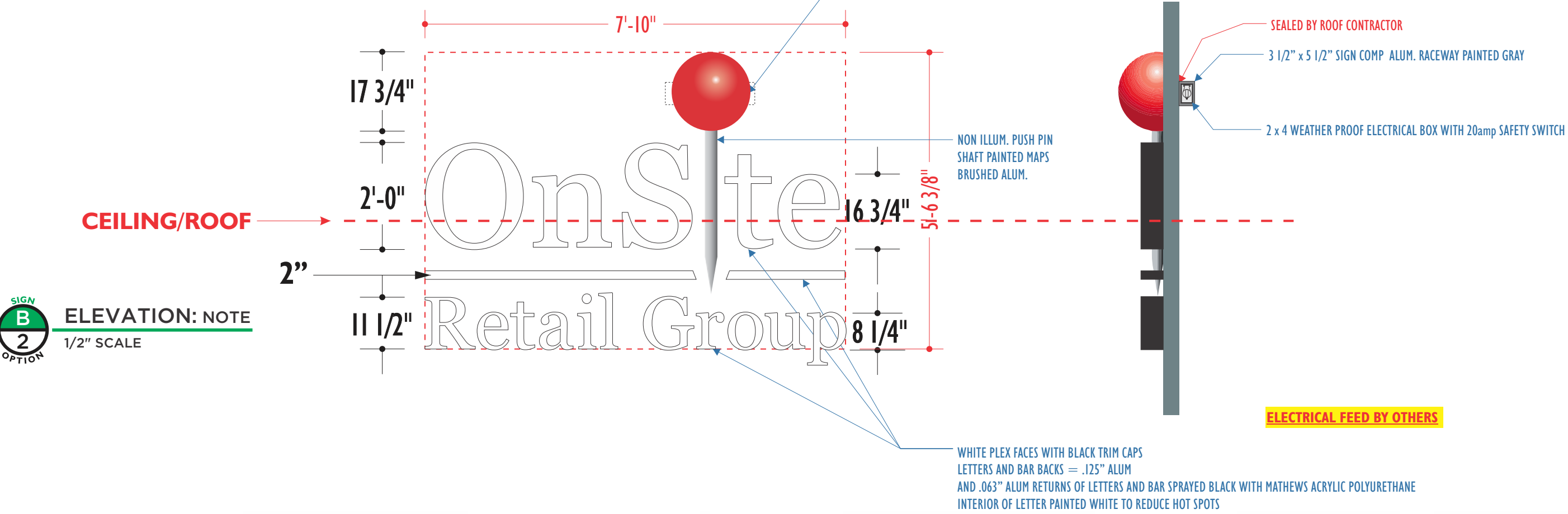
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03-11-21  
MAKE CHANGES PER  
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FURNISH AND INSTALL:

- (1) SET OF INTERNALLY ILLUMINATED CHANNEL LETTERS/BAR AND RED PUSH PIN
- WHITE PLEX FACES
- BLACK RETURNS AND TRIM CAPS
- PRINCIPAL WHITE LED ILLUMINATION
- REMOTE POWER SUPPLIES IN RACEWAYS



**SIGN B**  
2  
OPTION

**ELEVATION: NOTE**  
1/2" SCALE

**SIGN B**  
2  
OPTION

**ELEVATION:**  
3/32" SCALE



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LANDLORD APPROVAL

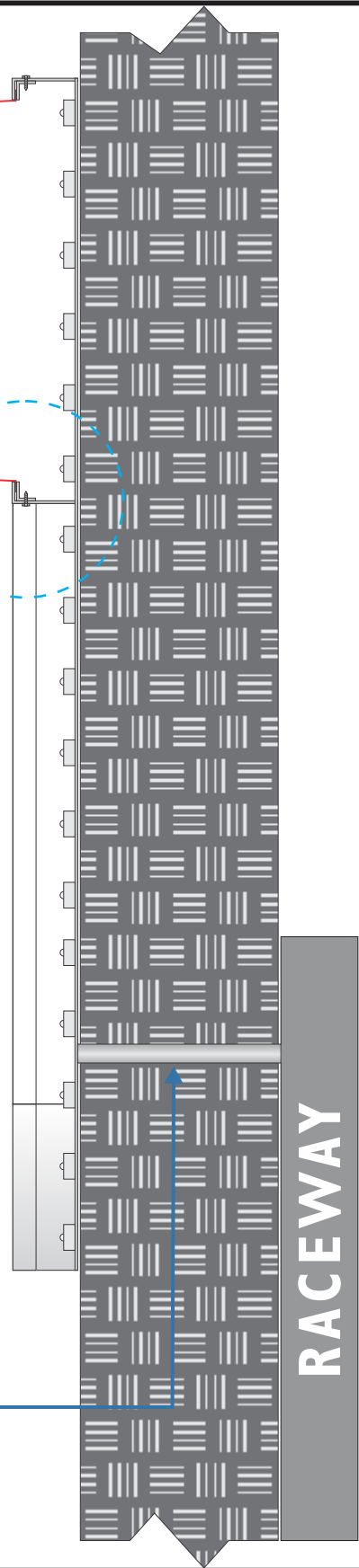
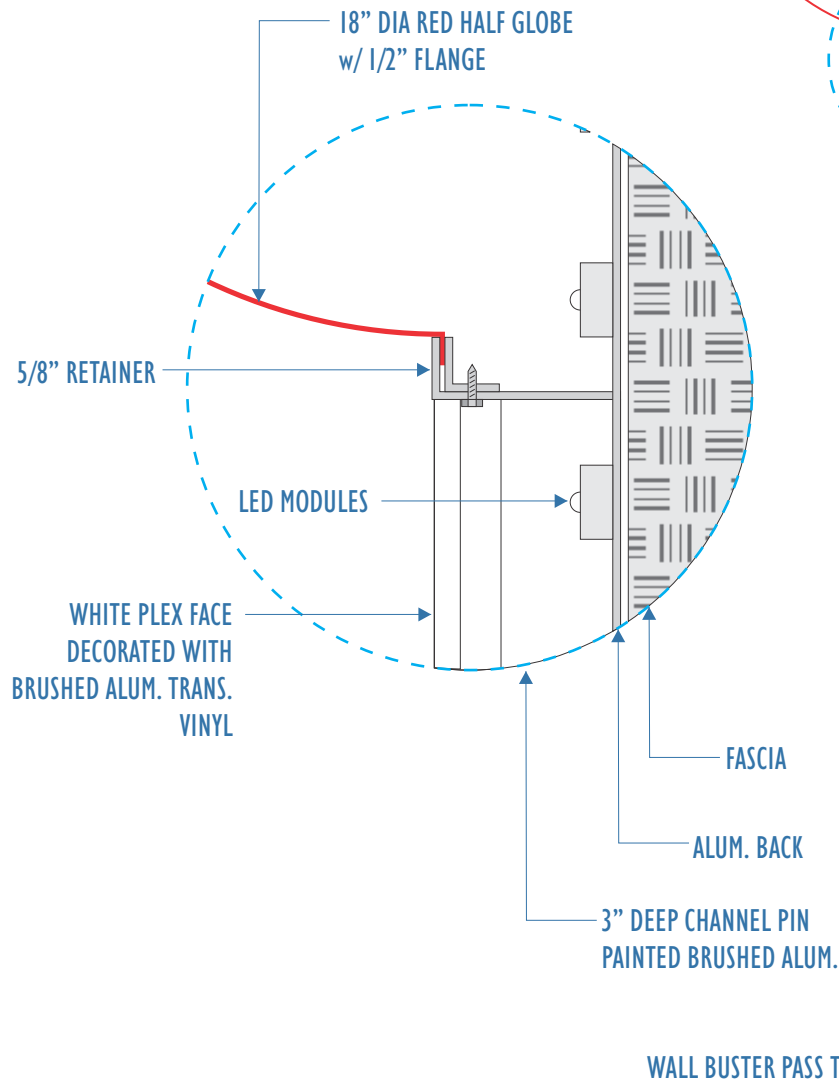
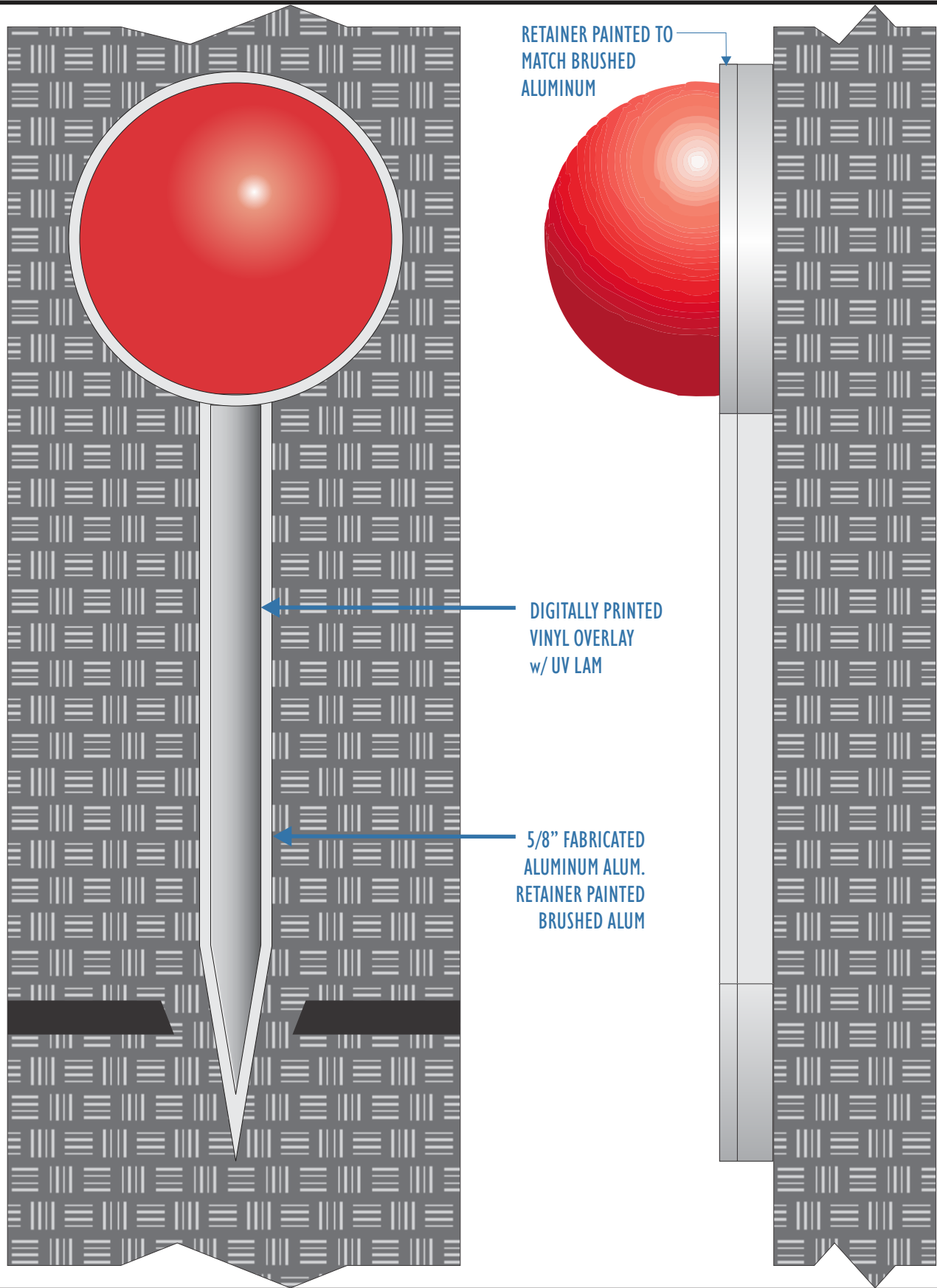
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PAGE  
3

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ELEVATION: NOTE  
1 1/2" SCALE  
SIGN **B** 2 OPTION



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LANDLORD APPROVAL

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CEILING/ROOF

7'-6"



ELEVATION: 3/8" SCALE

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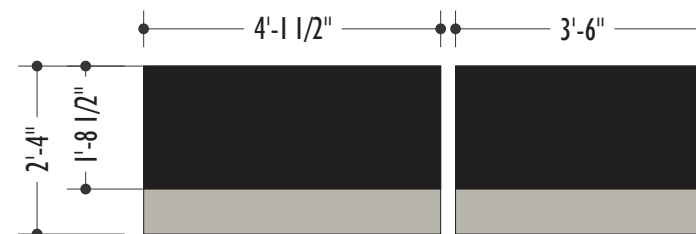
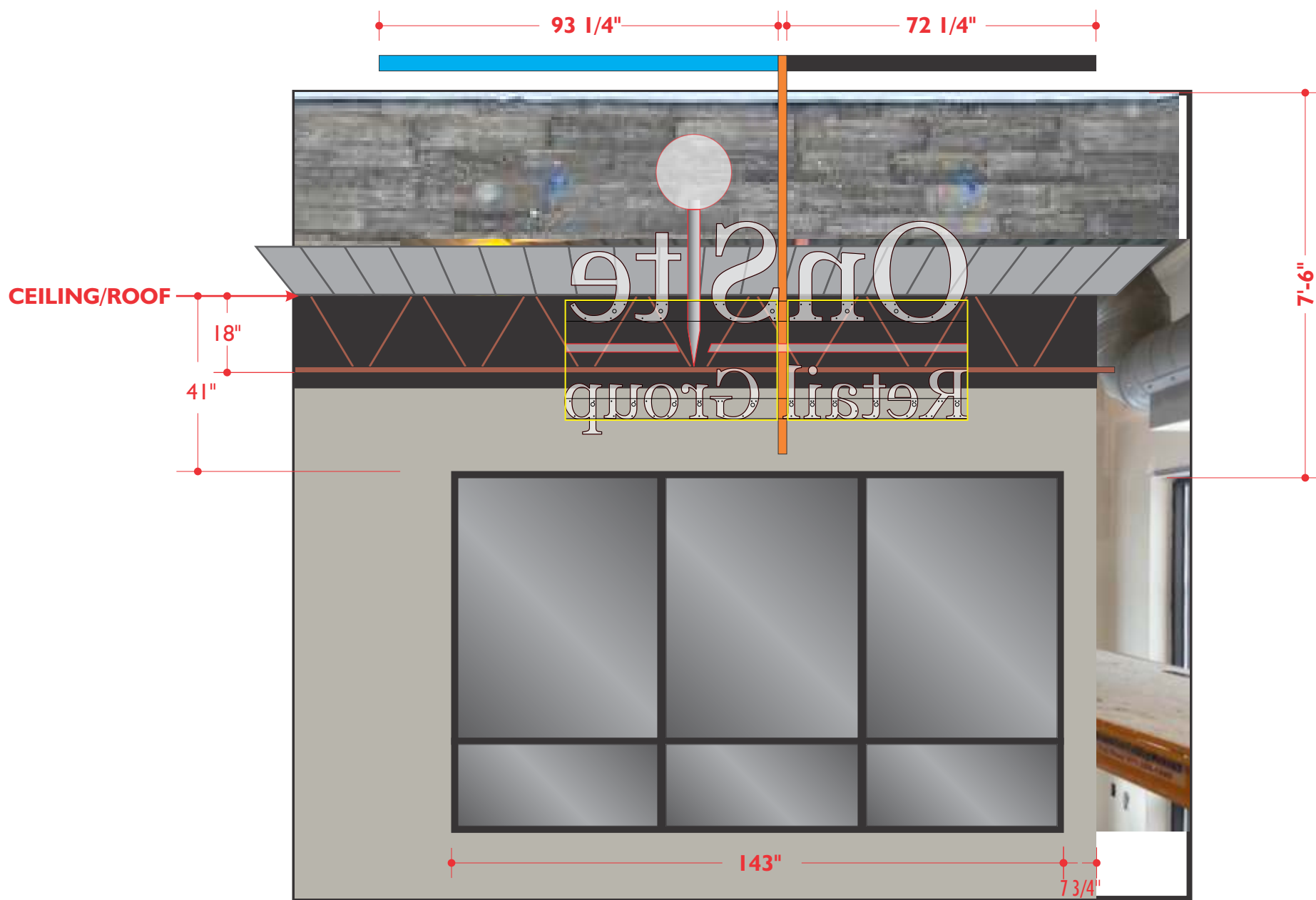
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SIGNS AND  
LIGHTING  
LLC



ELEVATION: 3/8" SCALE

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ELEVATION:

3/32" SCALE



SOUTH ELEVATION



ELEVATION:

1/2" SCALE



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LANDLORD APPROVAL

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RIGHT SIDE OF SIGN EVEN  
WITH TELEPHONE POLE



ELEVATION:  
N.T.S.

PROUD MEMBERS



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This sign will be  
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The installation  
Will meet national  
Electrical code  
Requirements

REVISIONS

07-19-21  
SHOW ILLUM. VERSION  
OF "LOVE SUGARING"

07-20-21  
MAKE CHANGES PER  
E-MAIL NOTES AND PDF  
FROM CUSTOMER

SKETCH NUMBER	55105
JOB NAME	ON SITE
ADDRESS	7721 MONTGOMERY ROAD - CINCINNATI, OH
SALES	TONY MAIER
DESIGNER	R.A.LINES
DATE	04-21-21
DRAWING ID	ON SITE_55105_04-21-21

CUSTOMER APPROVAL

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

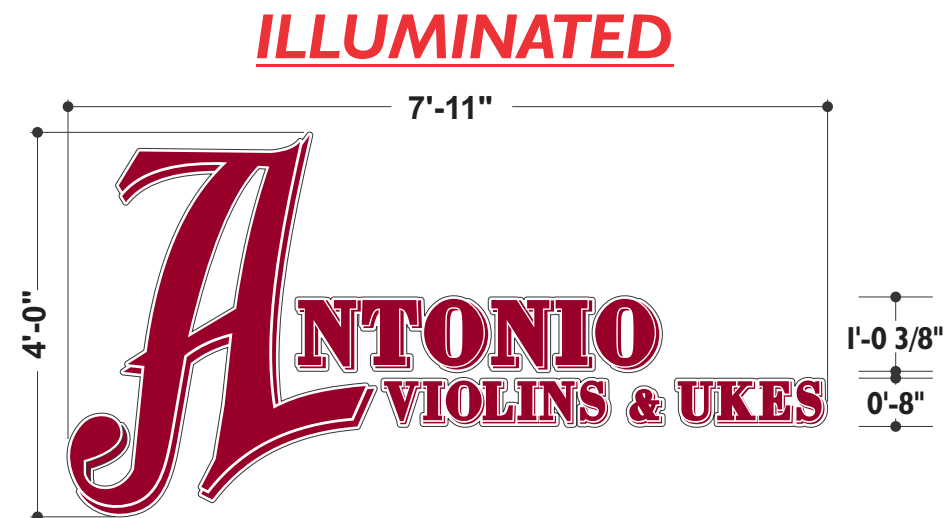
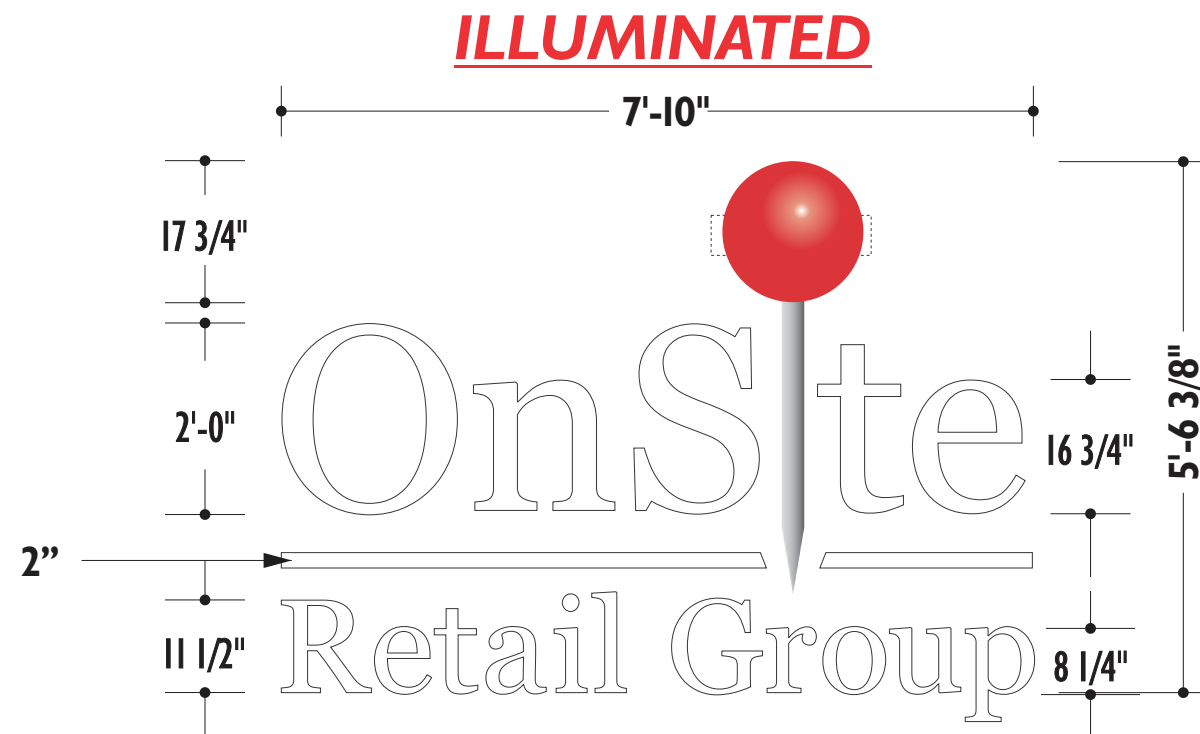
LANDLORD APPROVAL

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

PAGE  
1

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**ELEVATION: NOTE**

1/2" SCALE

**PROUD MEMBERS**



**OUR OFFICE**

1030 Straight St.  
Cincinnati, OH 45214  
513-541-0024 Office  
513-541-0589 Fax

**APPROVED SHOP**

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**REVISIONS**

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**CUSTOMER APPROVAL**

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

**LANDLORD APPROVAL**

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

PAGE

2

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FURNISH AND INSTALL:

- (1) INTERNALLY ILLUMINATED SCULPTED SIGN CABINET
- WHITE POLYCARB FACE DECORATED WITH BLACK OPAQUE VINYL (ALL WHITE IS NEGATIVE SPACE)
- WHITE LED ILLUMINATION WITH SELF CONTAINED POWER SUPPLY

SIGN  
A  
2  
OPTION

ELEVATION: NOTE

1/2" SCALE



SIGN  
A  
2  
OPTION

ELEVATION: NOTE

1/4" SCALE

SKETCH NUMBER	55117
JOB NAME	ON SITE
ADDRESS	7721 MONTGOMERY ROAD - CINCINNATI, OH
SALES	TONY MAIER
DESIGNER	R.A.LINES
DATE	05-10-21
DRAWING ID	ON SITE_55117_05-10-21

CUSTOMER APPROVAL

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

PAGE  
1

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APPROVED SHOP

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The installation  
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Electrical code  
Requirements

REVISIONS

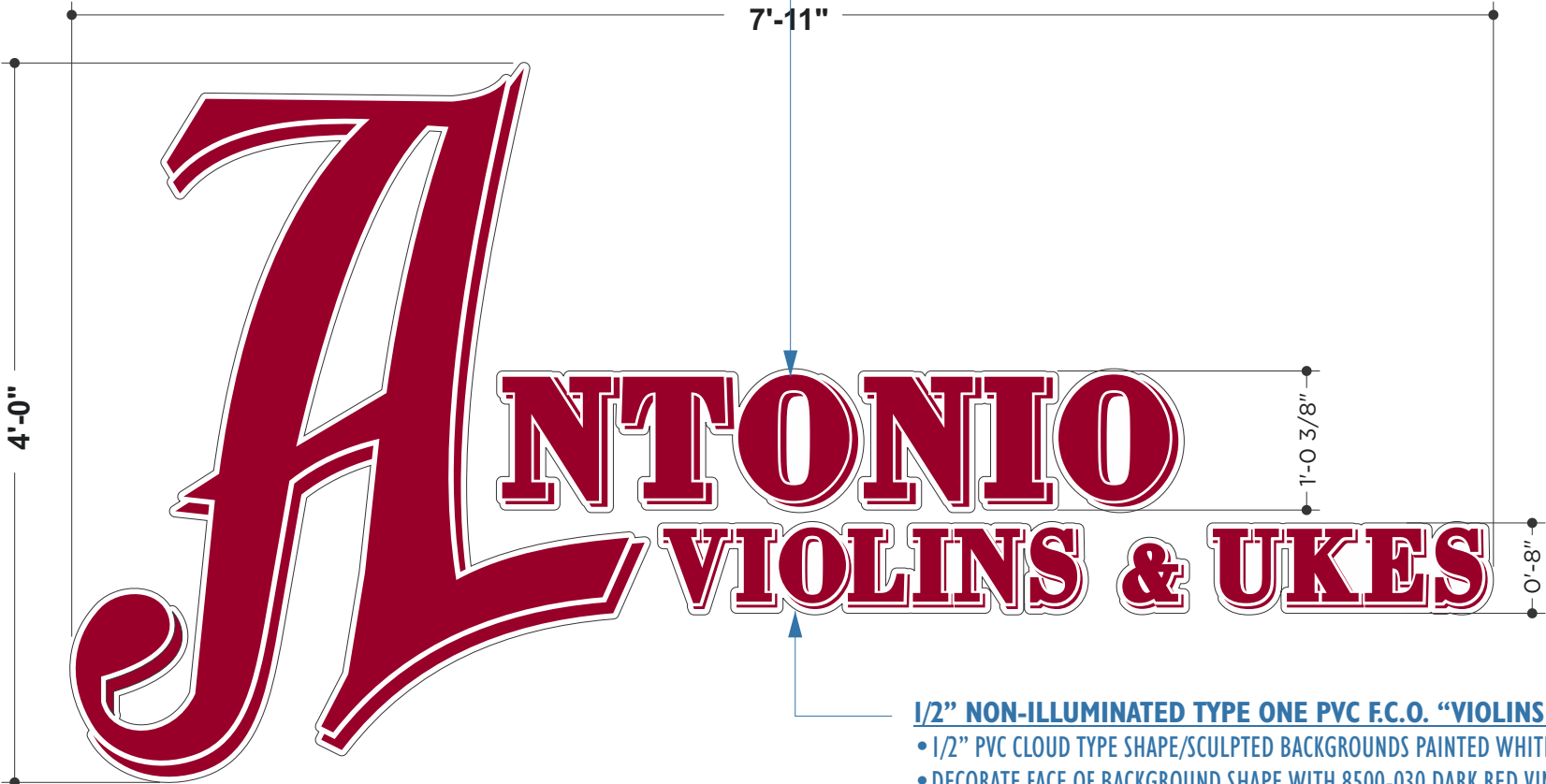
07-15-21  
SHOW INTERNALLY ILLUM/  
VERSION PER CUSTOMERS  
REQUEST



FURNISH AND INSTALL: ANTONIO

- (I) SET CHANNEL LETTERS
- (I) SET OF 1/2” TYPE ON STUD MOUNTED PVC LETTERS

- 4” DEEP INTERNALLY ILLUMINATED CHANNEL LETTERS “ANTONIO”**
- WHITE PLEX FACES DECORATED ON FIRST SURFACE WITH 8500-030 DARK RED TRANSLUCENT VINYL
    - (WHITE AREAS ARE NEGATIVE SPACE AND WILL LIGHT WHITE)
    - WHITE RETURNS AND TRIMS CAPS
    - WHITE LED ILLUMINATION
    - REMOTE POWER SUPPLIES



- 1/2” NON-ILLUMINATED TYPE ONE PVC F.C.O. “VIOLINS & UKES”**
- 1/2” PVC CLOUD TYPE SHAPE/SCULPTED BACKGROUNDS PAINTED WHITE
  - DECORATE FACE OF BACKGROUND SHAPE WITH 8500-030 DARK RED VINYL
  - STUD MOUNT TO BRICK FASCIA



ELEVATION: NOTE

1" SCALE

PROUD MEMBERS



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REVISIONS

03-29-21  
MAKE CHANGES PER TM'S  
EMAILED NOTES

04-09-21  
MAKE CHANGES PER TM'S  
MARKED UP DRAWINGS

SKETCH NUMBER	55098
JOB NAME	ANTONIO VIOLINS & UKES
ADDRESS	7721 MONTGOMERY ROAD - CINCINNATI, OH
SALES	TONY MAIER
DESIGNER	R.A.LINES
DATE	03-12-21
DRAWING ID	ANTONIO VIOLINS & UKES_55098_03-12-21

CUSTOMER APPROVAL

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

LANDLORD APPROVAL

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

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1

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ELEVATION: NOTE

1/4" SCALE

SKETCH NUMBER	55098
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SALES	TONY MAIER
DESIGNER	R.A.LINES
DATE	03-12-21
DRAWING ID	ANTONIO VIOLINS & UKES_55098_03-12-21

CUSTOMER APPROVAL

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

LANDLORD APPROVAL

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

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03-29-21  
MAKE CHANGES PER TM'S  
EMAILED NOTES  
  
04-09-21  
MAKE CHANGES PER TM'S  
MARKED UP DRAWINGS



SIGNS AND  
LIGHTING  
LLC