

RESOLUTION

GRANTING

APPEAL NO. 2023-01

WHEREAS, Atlantic Sign Company, 2328 Florence Avenue, Cincinnati, OH 45206, Appellant, on December 20, 2022, filed Appeal No. 2023-01 under Section 383.1 of the Zoning Resolution, requesting that a conditional use be permitted for the reconfiguration and enlargement of the existing monument sign located at the entrance to Symmes Elementary, 11820 Enyart Road, Symmes Township, Hamilton County, Ohio; and

WHEREAS, public hearings were held on said appeal on February 6, 2023 and March 6, 2023, notice of such hearings were given by first class mail to parties of interest and also by publication in a newspaper of general circulation in the Township at least ten (10) days prior to the dates of said hearings in accordance with Section 303.15 of the Ohio Revised Code; and

WHEREAS, Section 41 et seq. of the Zoning Resolution and the Symmes Township District Maps designate said premises to be in the "A" Residence District; and

WHEREAS, Article XXXV provides, in part, that a school be permitted as a Conditional Use provided that it is properly integrated in the overall neighborhood and that said use shall be evaluated by the Board of Zoning Appeals on an individual basis; and

WHEREAS, according to testimony offered at the public hearing, the applicant originally submitted a plan to modify the existing brick monument sign to include an electronic variable message center, an internally illuminated identification panel and two (2) oval plaques for an overall size of forty-three (43) square feet of sign area. However, after the Board had concerns about permitting the proposed sign in a residential area, the hearing was continued in progress to allow the school to submit revised plans; and

WHEREAS, according to further testimony offered at the public hearing, the applicant is now proposing a double-sided sign with a smaller electronic message center and a smaller internally illuminated identification panel with an overall size of thirty-two (32) square feet of sign area; and

WHEREAS, Section 385 and 386 provides for the General Considerations and Specific Criteria pertaining to Conditional Uses; and

WHEREAS, according to further testimony offered at the public hearing, the proposed freestanding sign expansion is consistent with the spirit and intent of the Zoning Resolution in that electronic variable message centers are allowed for schools in residential districts; and

WHEREAS, according to further testimony offered at the public hearing, the proposed freestanding sign expansion would not likely have any adverse effect on the surrounding properties since it is located perpendicular along Enyart Road and will not utilize any animations nor flashing graphics. The electronic variable message center will also include a photocell that automatically adjust the sign brightness to ambient light levels so it does not have an adverse effect on adjacent properties; and

WHEREAS, according to further testimony offered at the public hearing, the proposed freestanding sign expansion will not affect any natural, scenic or historic features that would affect the public interest; and

WHEREAS, according to further testimony offered at the public hearing, the freestanding sign expansion is consistent with objectives, policies and plans related to the land use adopted by the Township Trustees; and

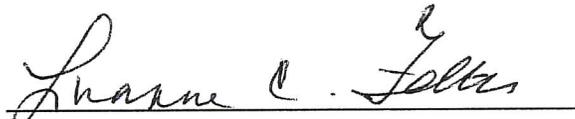
4. That, with the exception of Condition #1 above, the variable message center portion of the freestanding sign expansion shall comply with all aspects of Section 319.2 of the Zoning Resolution;
5. That, the electronic variable message center and the internally illuminated cabinet of the freestanding sign shall be illuminated only between the hours of 6:00am to 9:00pm;
6. That, the freestanding sign expansion comply in all other respects with the Zoning Resolution and the lawful requirements of the Hamilton County Building Commissioner;
7. That, a Zoning Certificate and Building Permit, if required, for the proposed freestanding sign expansion be obtained within sixty (60) days and all work be completed within six (6) months from the date of adoption of this Resolution;
8. That, the freestanding sign expansion shall not be relocated or enlarged without the approval of this Board;
9. That, the proposed freestanding sign expansion be maintained in a satisfactory condition at all times;

BE IT FURTHER RESOLVED that all plats, plans, applications and other data submitted be and are hereby made a part of this Resolution.

ADOPTED at a regularly scheduled meeting of the Symmes Township Board of Zoning Appeals in session this 6th day of March 2023.

Mr. Deutsch – ‘aye’, Mr. Jamison – ‘aye’, Mr. Trick – ‘aye’ and Mr. Wolfe – ‘aye’.

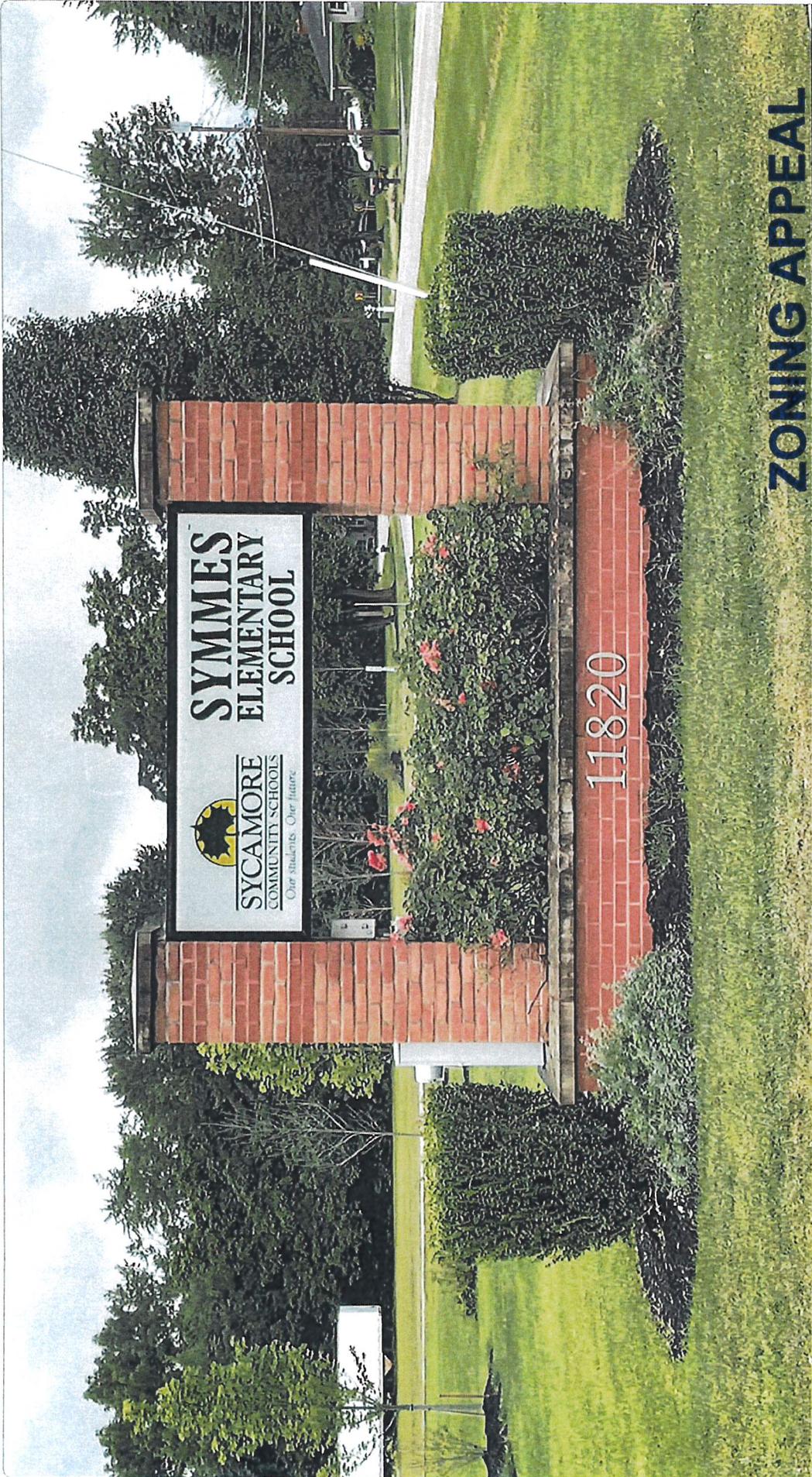
APPROVED: MARCH 6, 2023



Luanne C. Felter
Zoning Secretary



Ralph Wolfe, Board Chairperson



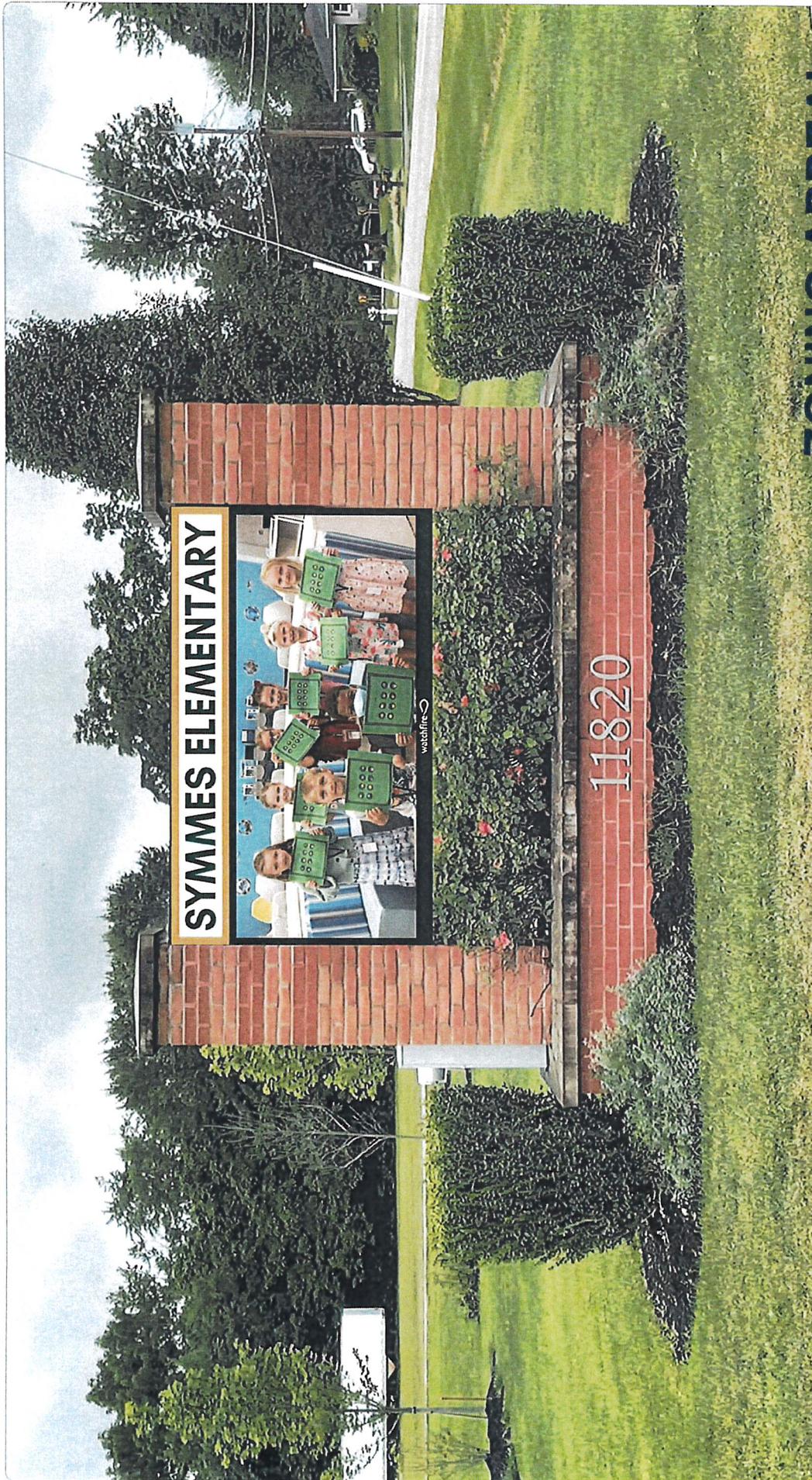
ZONING APPEAL

EXISTING

<p>CUSTOMER: SYMMES ELEMENTARY SCHOOL LOCATION: 11820 ENVART ROAD, LOVELAND, OH, 45140 SALES REP: WILLIAM YUSKO PROJECT MGR: CJ MCCORMACK DRAWN BY: RYAN PARKER DATE: 2-21-2023 FILE NAME: 10853 SYMMES ELEMENTARY SCHOOL 2-1-2023</p>	<p>APPROVED</p> <p>GRANTED</p> <p>DATE ADOPTED: <u>MARCH 6, 2023</u></p>
<p>This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Atlantic Sign Company and may not be reproduced or used in any manner without the expressed written consent of Atlantic Sign Company</p>	<p>2328 Florence Avenue Cincinnati, OH 45206 (513) 241-6775 FAX (513) 241-5060 atlanticsigncompany.com</p>
<p>ASC Atlantic Sign Company</p>	<p>PAGE 1</p>

DATE JOURNALIZED MARCH 20, 2023
Kimberly Chapman

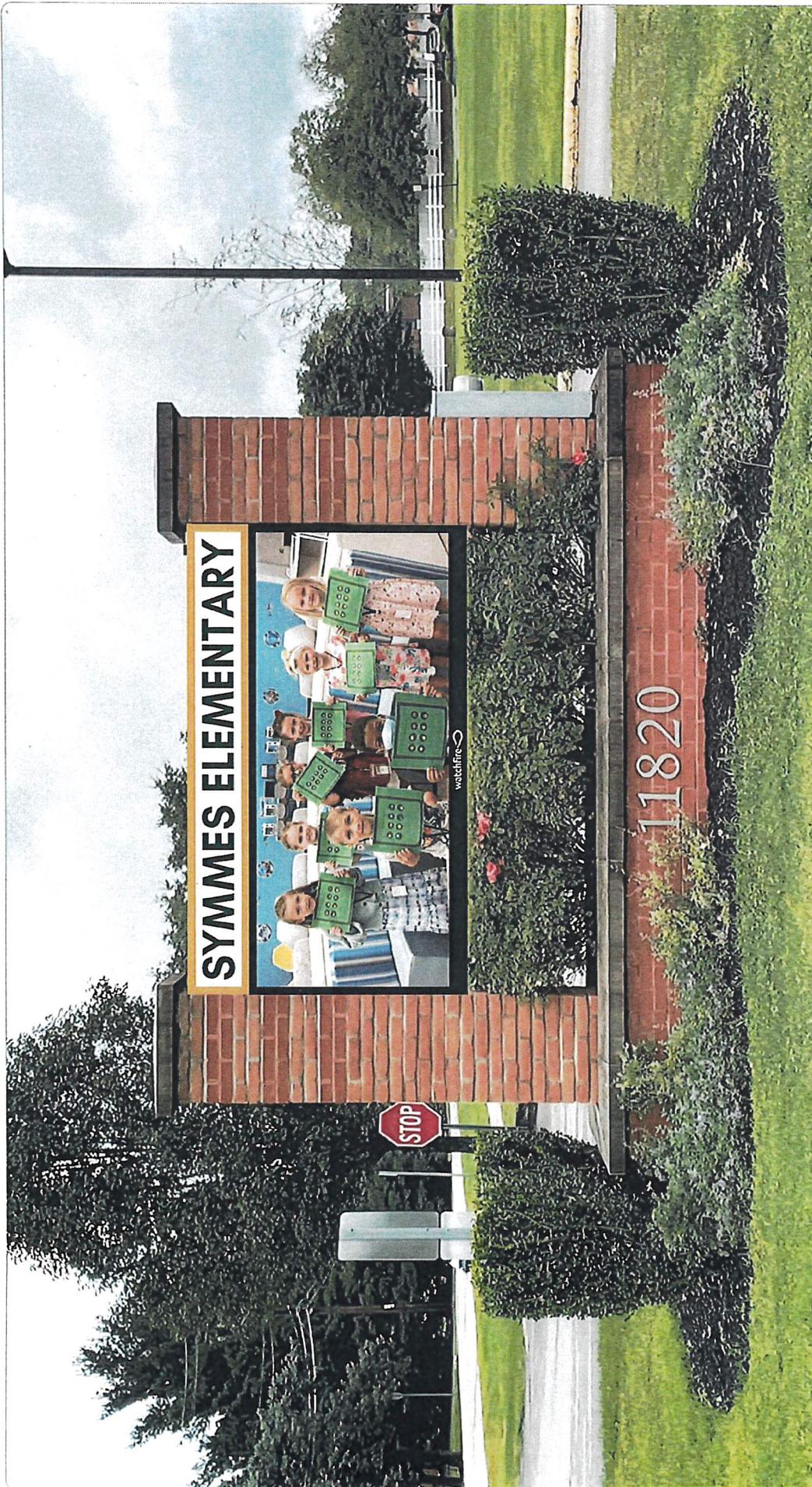
REVISED
 2/20/23



FRONT SIDE OF SIGN FACING MONTGOMERY ROAD ZONING APPEAL

<p>Atlantic Sign Company</p>	<p>2328 Florence Avenue Cincinnati, OH 45206 (513) 241-6775 FAX (513) 241-5060 atlanticsgncompany.com</p>	<p>This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Atlantic Sign Company and may not be reproduced or used in any manner without the expressed written consent of Atlantic Sign Company</p>	<p>APPROVED</p>	<p>OWNER: SYMMES ELEMENTARY SCHOOL LOCATION: 11820 MONTGOMERY ROAD, LUYKLAND, OH, 45140 PROJECT MGR: CI McDONALD DRAWN BY: RYAN PARKER DATE: 2-21-2023 FILE NUMBER: 105531 SYMMES POOL R4-1</p>
	<p>2328 Florence Avenue Cincinnati, OH 45206 (513) 241-6775 FAX (513) 241-5060 atlanticsgncompany.com</p>	<p>This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Atlantic Sign Company and may not be reproduced or used in any manner without the expressed written consent of Atlantic Sign Company</p>	<p>APPROVED</p>	<p>OWNER: SYMMES ELEMENTARY SCHOOL LOCATION: 11820 MONTGOMERY ROAD, LUYKLAND, OH, 45140 PROJECT MGR: CI McDONALD DRAWN BY: RYAN PARKER DATE: 2-21-2023 FILE NUMBER: 105531 SYMMES POOL R4-1</p>

REVISION
 2/26/23
 DATE ADOPTED March 6, 2023
 DATE JOURNALIZED March 24, 2023
 P.O. Ryan Parker



BACKSIDE OF SIGN - FACING AWAY FROM MONTGOMERY ROAD



2328 Florence Avenue
Cincinnati, OH 45206
(513) 241-6775 | FAX (513) 241-5060
atlanticsigncompany.com

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APPROVED

ZONING APPEAL

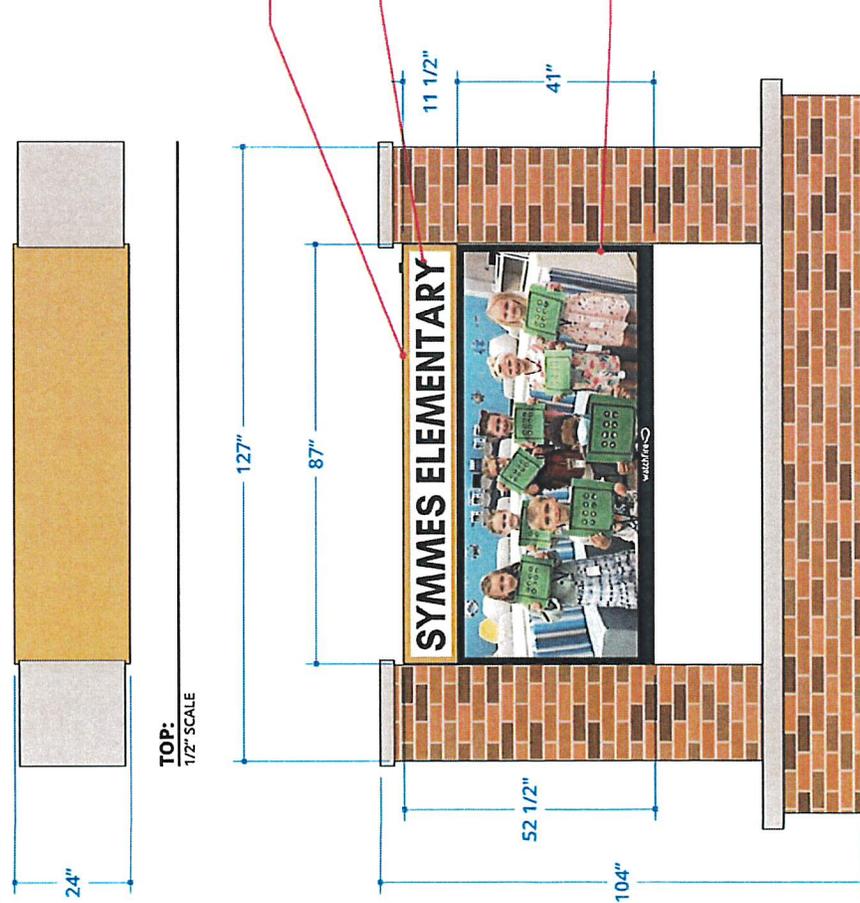
PROJECT NAME: SYMMES ELEMENTARY SCHOOL
 LOCATION: 11820 MONTGOMERY ROAD, LOVELAND, OH, 45140
 SCALE REF: WILLIAM YUSKO
 PROJECT MGR: J. McDONALD
 DRAWN BY: [Signature] 03-01
 DATE: 2-28-23
 FILE NUMBER: 10551 SYMMES ELEMENTARY SCHOOL_R4-1

No. _____

~~GRANTED~~ _____ DENIED _____

Kimberly Laperouse
 DATE ADOPTED March 6, 2023
 DATE JOURNALIZED March 28, 2023
 Pg. 3 of 4

REVISED
 03/20/23



TOP:
1/2" SCALE

FRONT: 32 SQUARE FEET • QUANTITY 1
1/2" SCALE

FABRICATED DOUBLE SIDED ALUMINUM CABINET
PAINTED GOLD
INTERNALLY ILLUMINATED WITH WHITE LED
SIGN CAN BE CONTROLLED BY PHOTOCELL
OR TIMER

WHITE LEXAN FACES WITH
GREEN VINYL ON FIRST SURFACE

FULL COLOR DOUBLE SIDED
LED MESSAGE CENTER
OPTIONS FOR SD OR HD
BRIGHTNESS IS CONTROLLED
BY SIGN SOFTWARE ACCORDING TO
DATE AND TIME OF DAY BUT MINIMUM
AND MAXIMUM BRIGHTNESS CAN
ALSO BE ADJUSTED VIA SOFTWARE

SIDE: EMC TO FACE THE ROAD
1/2" SCALE

DOUBLE SIDED SIGN

COLORS USED



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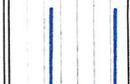


APPROVED

No. _____

GRANTED

CLIENT: SYMMES ELEMENTARY SCHOOL
LOCAL OFFICE: 1500 WILSON ROAD, LOVELAND, OH, 45140
PROJECT MGR: C. MC DONALD
PROJECT MGR BY: RYAN PARKER
DATE: 2-27-2023
FILE NAME: 10551 SYMMES ELEMENTARY SCHOOL.RCP



DATE ADOPTED March 6, 2023
DATE JOURNALIZED March 28, 2023
Pro Kimberly Baysmore

REVISED
2/26/23