



ZONING COMMISSION  
BOARD OF ZONING APPEALS

NOTICE OF HEARING TO PARTIES OF INTEREST

A request has been filed by Ray Meyer Sign Co. Inc., 8942 Glendale Milford Road, Loveland, OH 45140, appellant, for approval for construction of a variable message center ground sign at Evans Landscape, 9743 East Kemper Road.

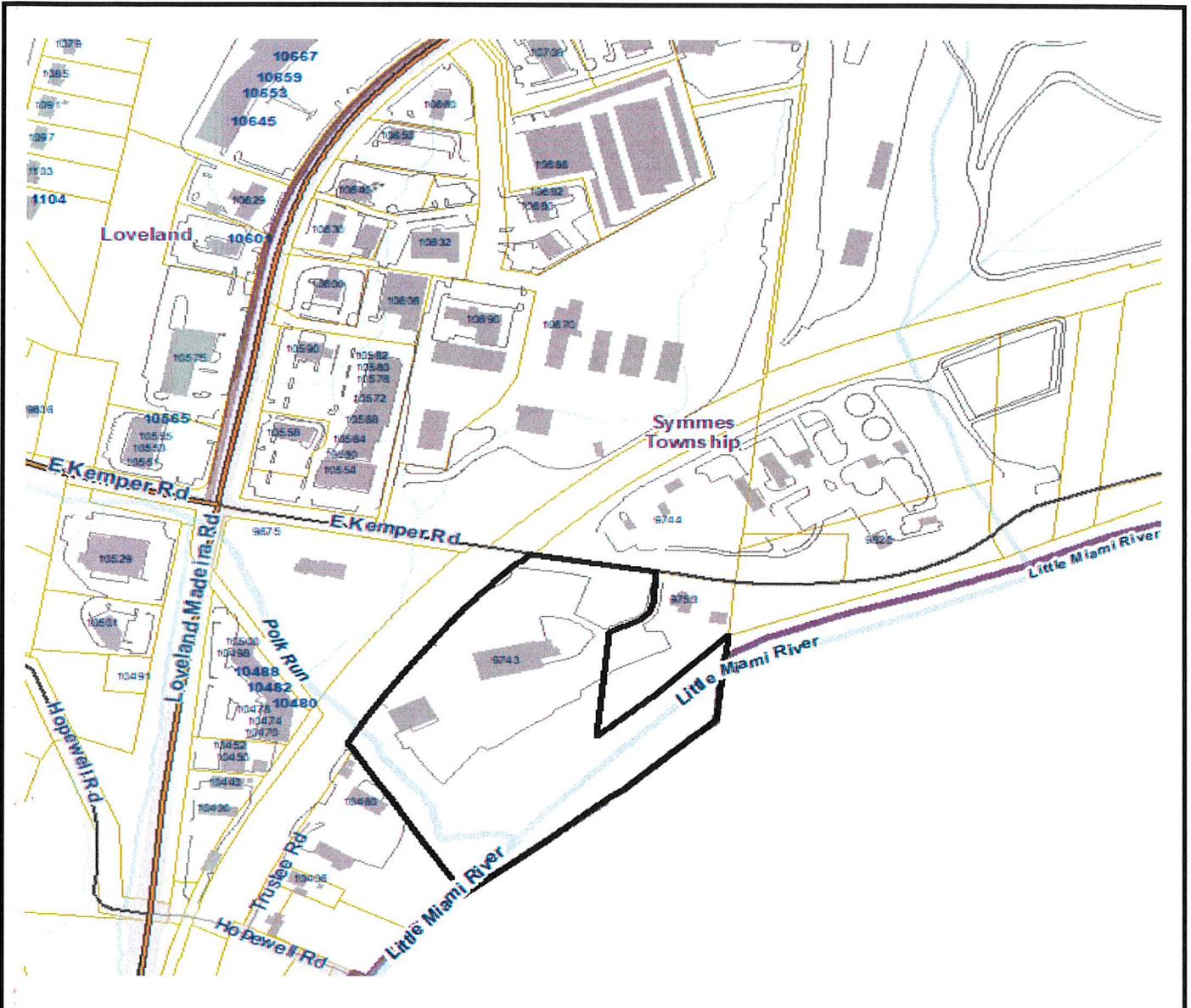
A hearing will be held by the Symmes Township Board of Zoning Appeals on Monday, March 7, 2022 at 7:00 p.m. at the Safety Services Center, 8871 Weekly Lane, at which hearing you may appear, if you desire, either in person or by attorney or agent.

Plans are on file and open for public inspection at the Township Administration Building. The office hours are from 8:00 a.m. to 4:30 p.m., Monday through Friday.

February 22, 2022

By Order of the Board of Zoning Appeals

Luanne Felter  
Township Zoning Secretary



# Vicinity Map

**Case: Symmes 2022-03; 9743 E. Kemper Road**  
**Request: Variance**

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Any floodway and flood fringe information provided on this map is for conceptual planning purposes only. For official determination of limits recipient must refer to the 2004 FEMA floodway fringe maps. Large differences can exist between actual flood prone area and official FEMA flood fringe areas.

**HAMILTON COUNTY RURAL ZONING COMMISSION**  
 138 E COURT ST RM 801  
 CINCINNATI, OH, 45202-020  
 (513) 946-4500

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Created: 02-08-2022



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FEB 07 2022

To: The Symmes Township Board of Zoning Appeals  
C/o The Hamilton County Board of Zoning Appeals  
138 Court Street, Room 805  
Cincinnati, Ohio 45202

Dear Members,

The Ray Meyer Sign Company, acting as an agent for BEE Holdings Limited Partnership, DBA Evans Landscape Supplies is requesting a variance from the Symmes Township Zoning Code; Article 31, Section 322 relative to signage located in an "H" zoning designation. The variance request is to erect and maintain a identification ground sign that would include an electronic variable message board totaling 26.65 square feet (double faced). This sign would be located at the Evans Landscape supply store, 9743 E. Kemper Road in Symmes Township Ohio. Currently, the code does not make a provision for an electronic message sign in an "H" district.

The said property is an 8.6 acre site with 325' of road frontage on East Kemper. The proposed sign would be installed in accordance to the setback requirements on East Kemper; two sided for automobile traffic to see and identify the business and the items, services, promotions and hours it offers.

Specifically, the sign is a freestanding ground type; with both internal and LED illumination. It will sit atop a decorative masonry base with the highest point being 110" from grade. All specifications are included as part of the submittal packet.

The owners of Evans Landscape acknowledge the guidelines of the "H" zoning designation, but also argue that the location of their business is in a highly industrial location. The county has a water treatment plant right across the street. The proposed sign would not be a detriment in any way to the public welfare. The obvious hardship is that the zoning designation, for this particular address, does not fit the spirit of the code. There are no residential dwellings near the proposed location. In addition, the Mike's Carwash less than two-tenths of a mile to the west has an electronic sign that was approved as part of a PUD. Understanding the process that allowed that sign to be installed, the fact remains that there is a similar sign within viewing distance of the proposed Evans sign.

Lastly, it is important to note that the evolution of electronic reader boards has made the use of these methods of communication much more zoning friendly by using 5G communication and the ability to monitor and control flashing, scrolling and brightness. It is technology that is so vitally important in today's world that is continuing to move forward. The manually changeable message boards of the 1960's (which this new sign would replace) are now dinosaurs in the retail and institutional world. We agree that electronic signage is not visually a good fit for some locations, but do not think this is one of them. We appreciate your consideration in granting this variance and allowing Evans to market their business properly.

Sincerely,

  
Michael Meyer  
Ray Meyer Sign Company, Inc.


**Ray Meyer Signs**  
 Providing Signage Solutions Since 1966  
 8942 Glendale-Milford Road  
 Loveland, Ohio 45140  
 513.984.5446

EVANS LANDSCAPE  
 SYMMES TOWNSHIP OHIO  
 SIGNAGE TYPICAL DETAILS

DRAWING/SHEET TITLE  
 SIGNAGE TYPICAL DETAILS  
 DRAWN BY/DATE  
 PREPARED BY MIKE MEYER  
 01/19/2022  
 SHEET NUMBER  
**EL206**



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