



SYMMES TOWNSHIP ZONING  
HAMILTON COUNTY, OHIO  
OFFICE OF THE ZONING INSPECTOR

138 E Court Street • Room 801 • Cincinnati, OH 45202  
513-946-4550

APPLICATION NO  
S20220184

BZA CASE NO  
ZVSM2022-09

# NOTICE OF REFUSAL

TO ONESTOP SIGNS – JUSTEN SCALF  
APPLICANT 2502 STATE ROUTE 131  
GOSHEN, OH 45122

TO TD MANAGEMENT LTD  
OWNER 200 WEST FOURTH STREET  
CINCINNATI, OH 45202

AUDITOR'S ID NUMBER

BOOK: 620

PAGE: 190

PARCEL: 390

Your application received December 5, 2022, for a zoning certificate for the construction of one hundred twenty-eight and sixty-seven hundredths (128.67) square feet in sign face area wall signs on the north and west building facades at premises designated as **9001 Fields Ertel Road (Tire Discounters)** is hereby refused on this 5<sup>th</sup> day of December 2022 under Sections 41, 321.4, 321.4-1 and Section 281 of the zoning resolution in that:

**Section 41** of the Zoning Resolution and the Symmes Township District Maps designate said premises to be in the "E" Residence (with Subservient Retail) district.

**Section 321.4** Wall signs. The following restrictions shall apply to wall signs within the "E" and "EE" Districts:

**Section 321.4-1** All wall signs shall conform to the following requirements:

1. Any property or business shall be permitted 1.5 square feet of building sign surface area for each linear foot of building frontage (facade) facing the public street on which the principal access is located. For other building frontages, signs may not exceed .75 square feet of sign surface area for each linear foot of building frontage facing a public street. (STT Res. Z9902, eff. June 3, 1999)

**Note 1:** The proposed wall sign on the north building façade exceeds the permitted sign face area by sixty-eight and sixty-seven hundredths (68.67) square feet.

**Note 2:** The proposed wall sign on the west building façade is not permitted as this façade does not face a public street.

**Section 281** It shall be unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain or use any building or to use any land in violation of any regulation in or any provision of this Resolution or any amendment or supplement thereto.

An appeal from this decision to the Symmes Township Board of Zoning Appeals is governed under **Sections 183, 184, 184.1, and 184.2** of the Zoning Resolution.

Kim Lapensee, ZONING INSPECTOR

Tim Hershner, ZONING PLANS EXAMINER

**NOTE:** ANY APPEAL MUST BE FILED WITH THE BOARD OF ZONING APPEALS WITHIN TWENTY (20) DAYS AFTER THE DATE OF THIS REFUSAL IN ORDER TO BE SCHEDULED FOR A HEARING BEFORE THE SYMMES TOWNSHIP BOARD OF ZONING APPEALS. **FOR FURTHER INFORMATION, CONTACT THE ZONING PLANS EXAMINER, OFFICE OF THE ZONING INSPECTOR AT THE HAMILTON COUNTY RURAL ZONING COMMISSION, 513-946-4550. ALL BOARD OF ZONING APPEALS HEARINGS WILL BE SCHEDULED BY SYMMES TOWNSHIP. THE HEARINGS WILL TAKE PLACE AT THE SYMMES TOWNSHIP ADMINISTRATION BUILDING, 9323 UNION CEMETERY ROAD, LOVELAND, OHIO, 45140, and 513-683-6644.**

Appeal No. ZVSM 2022-09  
Filed 12-5-22



Board of Zoning Appeals  
9323 Union Cemetery Road  
Symmes Township, OH 45140-9386

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**DEC 05 2022**

APPEAL UNDER THE ZONING RESOLUTION

The appellant must file herewith an explicit typewritten statement setting forth the following:

- a. The principal points on which the appeal is made. In any case, the principal points set forth in this appeal shall be the same as those under which the administrative officer acted, whether the granting or refusal of a zoning certificate or any other decision based upon the regulations of the Zoning Resolution.
- b. A clear and accurate description of the construction use.
- c. Specific reference to the Sections of the Zoning Resolution which, it is claimed, authorize the determination sought.
- d. Names and addresses of owners of all abutting lots and lands within two hundred (200) feet of the property in question. (This list is now provided by the Board on the applicant's behalf.)

NAMES AND ADDRESSES

Appellant [Signature] Justin Scott Address 2502 St Rt 131  
 Owner [Signature] Trent King Address 260 W Fourth St Cincinnati OH  
 Lessee SAME Address \_\_\_\_\_

The undersigned \_\_\_\_\_ hereby appeals under Sections 321.4-1 Symmes Twp states that wall signage of the Zoning Resolution is not permitted on building facades not fronting a road or right of way

In accordance with the plats, plans and other data hereto attached and made a part of this appeal.

I hereby depose and say that all the above statements and the statements contained in all of the exhibits transmitted herewith are true.

[Signature]  
Appellant

Sworn to and subscribed before me, this 5th day of Dec. 2022



**TASHA A. TALBERT**  
Notary Public, State of Ohio  
My Commission Expires  
July 6, 2026

[Signature]  
Notary Public

Address of subject property 9001 Fields Ertel Rd. Cincinnati OH 45249

Lot Number 620-0190-0390

Identification	Name	Address	City	State	Zip Code	Phone No.
Owner	<u>TD Management LTD</u>	<u>200 W. Fork St.</u>	<u>Cincinnati</u>	<u>OH</u>	<u>45202</u>	<u>888-437-8473</u>
Contractor	<u>Justin Salk / Crestsigns</u>	<u>2502 St Rt 131</u>	<u>Goshen</u>	<u>OH</u>	<u>45122</u>	<u>513-309-8834</u>
Plans By	<u>Triumph Signs</u>	<u>480 Millard Way</u>	<u>Milford</u>	<u>OH</u>	<u>45150</u>	<u>513-576-8090</u>

Type of improvement: (Briefly describe proposed work)

Wall Signage and Face change.

- Commercial
- Residential
- Other

- Appeal
- Conditional Use
- Non-Conforming Use
- Compatible Non-Conforming Use
- Other

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DEC 05 2022

State in detail all existing and proposed uses of this building and premises:

Existing White Castle Restaurant.

Proposed New Sign Faces 9'11 3/4" x 7'11" & 3'5 1/2" x 7'10 3/4" & 13'1 1/2" x 17'0"  
Wall Signs 1, 2, 3 4'0" x 32'2"

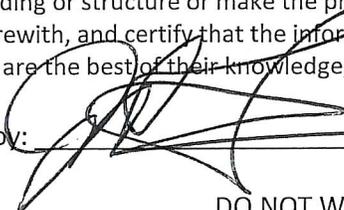
Ownership

- Private
- Public (Federal, State, Local)
- Corporate
- Other

Cost

Estimated cost of improvement for which this application is made:  
\$ 21,500.<sup>00</sup>

The owner of this building and undersigned, do hereby covenant and agree to comply with all the laws of the State of Ohio and the Zoning Resolution of Symmes Township, pertaining to building and structures, and to construct the proposed building or structure or make the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specifications are the best of their knowledge, true and correct.

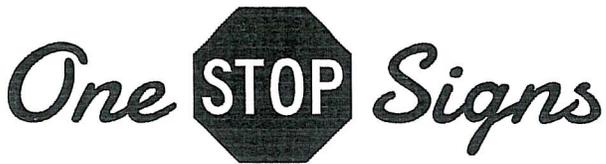
Application by: 

Address: 2502 St Rt 131 Goshen OH 45122.

DO NOT WRITE BELOW THIS LINE (office use only)

Adopted: \_\_\_\_\_ Journalized: \_\_\_\_\_

BZA Filing Fee: \_\_\_\_\_



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DEC 05 2022

This letter acts as a formal request for Variance for Site;

**Tire Discounters**  
**9001 Fields Ertel Rd.**  
**Cincinnati OH 45249**

**Parcel ID 620-0190-0390**

Justen Scalf with Onestop Signs will be acting as agent and representative. The location today exists as a white castle. Tire discounters will be performing remodel of the property. The structure will be new and The free standing signage will be utilized for Tire Discounters.

Freestanding signage includes new faces  
7' 11" x 7' 11 3/4" Identification sign  
3' 5 1/2" x 7' 10 3/4" Reader Board text  
13' 1/2" x 17' 0" "Tires Sign"

These signs as proposed will occupy already existing signage. These signs will be considered face changes and are permissible under Symmes Township Zoning Resolution.

Signs not permissible under the current Zoning includes wall Signs #1,2 and 3. Wall Sign 1 will be 4' 0" x 32' 2" internally illuminated wall sign will be placed on the north facade. Wall Sign 2 will be 4' 0" x 32' 2" internally illuminated wall sign will be placed on the East facade. Wall Sign 3 will be 4' 0" x 32' 2" internally illuminated wall sign will be placed on the ~~north~~ <sup>West</sup> facade.

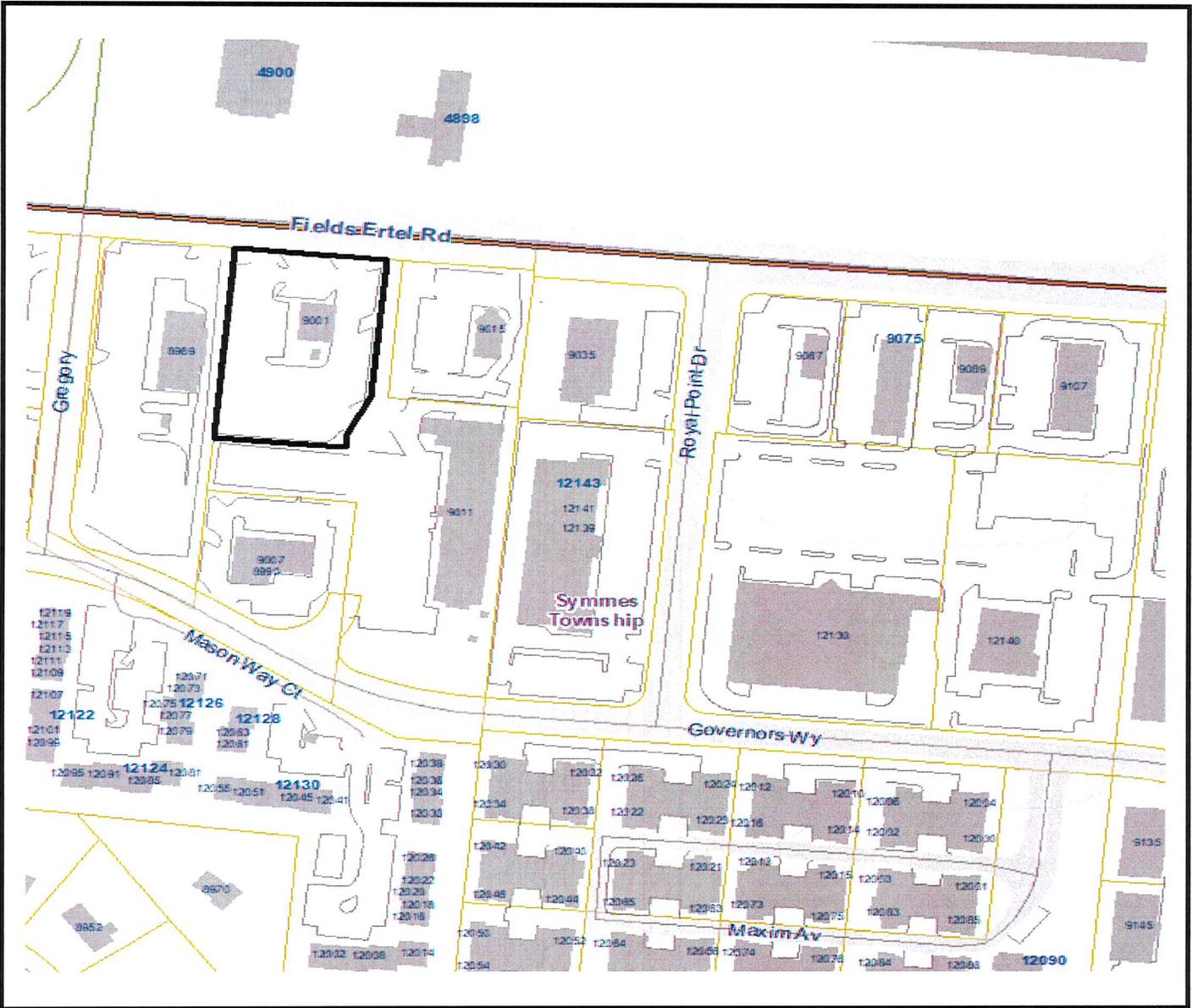
The north wall is 40' wide and the structure length is 202'.

According to Section 321.4-1 of the Symmes Township Zoning Resolution states that wall signage is not permitted on building facades not fronting a road right-of-way and limits the size of permissible wall signage.

Wall signage is not permissible because these signs are not placed on street front facing and are limited in size. Tire Discounters is arguing that in fact, the side streets function as roadway for commuters and patrons. The streets are used to enter and exit the property. To eliminate the East and West Facing signage would greatly limit Identification due to the characteristics of the property.

The signage placed on all sides is a design signature of Tire Discounters. To alter design and layout will only serve to confuse drivers and pedestrians. Identification and way finding a essential for the Tire Discounters location. Without these measures, safety and driver coordination will suffer. A burden or hardship will be placed upon Tired Discounters. Please consider our request for Variance.

Justen Scalf  
Onestop Signs



# Vicinity Map

**Case: Symmes 2022-09; 9001 Fields Ertel Road (Tire Discounters)  
Request: Variance**

**DISCLAIMER:**  
Neither the provider nor any of the parties of the Cincinnati area geographic information system (CAGIS) make any warranty or representation, either expressed or implied, with respect to this information, its quality, performance, merchantability, or fitness for a particular purpose. As a result this information is provided as is, and you, the recipient, are assuming the entire risk as to its quality and performance. In no event, will the provider or any party of CAGIS be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information or any other part of the map product, even if advised of the possibility of such damages. In particular, neither the provider nor any party of CAGIS shall have any liability for any other information, programs or data used with or combined with the information received, including the cost of recovering such information, programs or data. 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

Created: 12-07-2022

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

# ZONING ALLOWANCES

**Wall signs.** The following restrictions shall apply to wall signs within the "E" and "EE" Districts:

All wall signs shall conform to the following requirements:

1. Any property or business shall be permitted 1.5 square feet of building sign surface area for each linear foot of building frontage (facade) facing the public street on which the principal access is located. For other building frontages, signs may not exceed .75 square feet of sign surface area for each linear foot of building frontage facing a public street. (STT Res. Z9902, eff. June 3, 1999)
2. The maximum projection from the facade surface shall be six (6) feet. The minimum ground clearance above pedestrian areas shall be eight (8) feet.

**Freestanding groundmounted signs.** The following restrictions shall apply to freestanding groundmounted signs within the "E" and "EE" Districts:

One freestanding groundmounted sign is permitted per premises within the "E" and "EE" Districts, except that on premises with developed property having more than five hundred (500) feet of street frontage, additional freestanding groundmounted signs are permitted subject to a maximum one freestanding groundmounted sign for each five hundred (500) feet of street frontage. Parcels with frontage exceeding five hundred (500) feet on more than one street frontage may have a freestanding groundmounted sign on each frontage. (STT Res. Z9705 eff. Dec. 4, 1997)

In the case of a shopping center, one freestanding groundmounted sign shall be permitted for development identification. Such sign shall contain only the name of the development.

All freestanding groundmounted signs shall conform to the following requirements:

1. No freestanding groundmounted sign shall be closer than ten (10) feet to any right of way line.
2. No freestanding groundmounted sign shall be closer than ten (10) feet to any adjacent property line.
3. No freestanding groundmounted sign shall exceed ten (10) feet in height from the finished grade level.
4. No groundmounted sign shall contain more than fifty (50) square feet of sign area per side (maximum 2 sides).

**RECEIVED**

DEC 05 2022

SALES: BD      MANAGER: IR      DESIGN: TW

APPROVED BY: \_\_\_\_\_      DATE: \_\_\_\_\_

## TIRE DISCOUNTERS

9001 Fields Ertel Road, Cincinnati, OH 45249

## Site Map

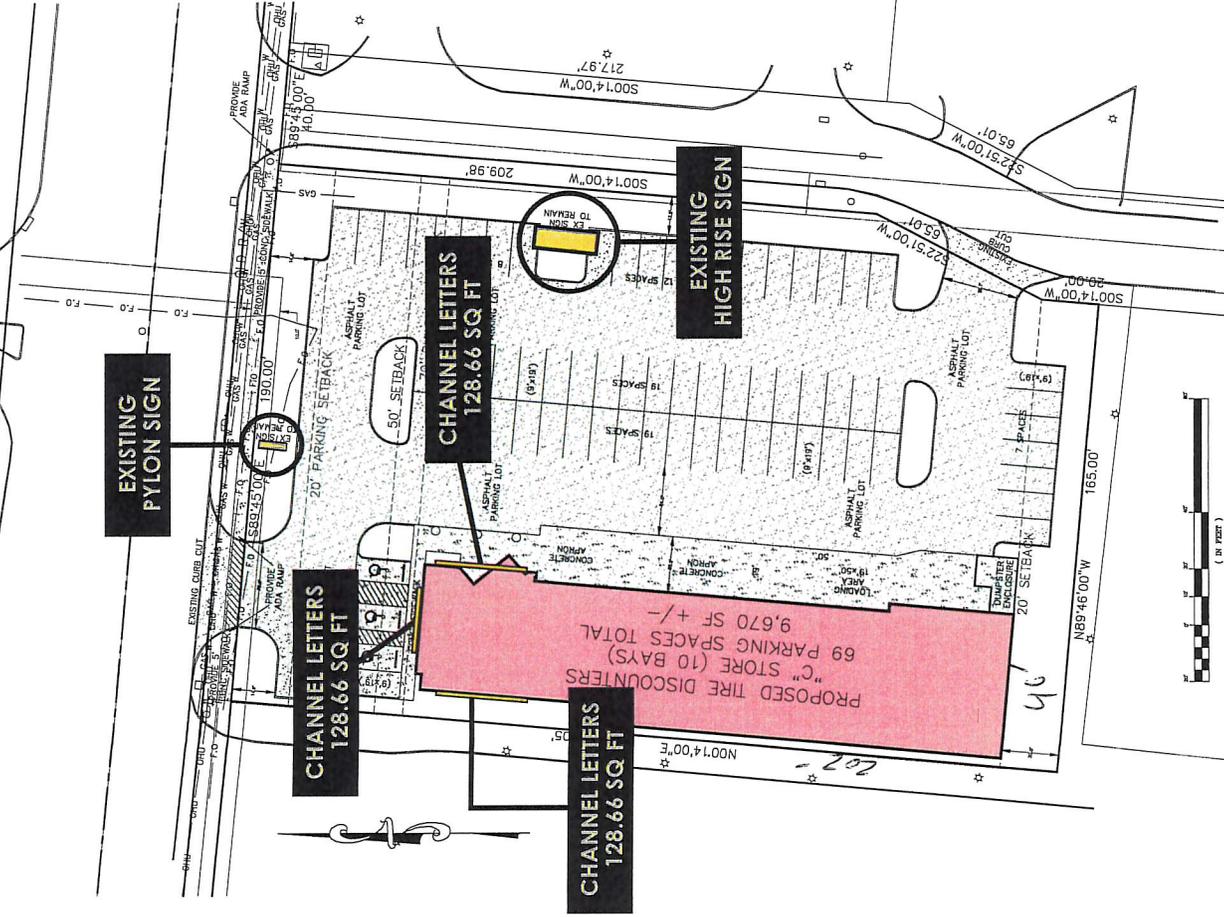
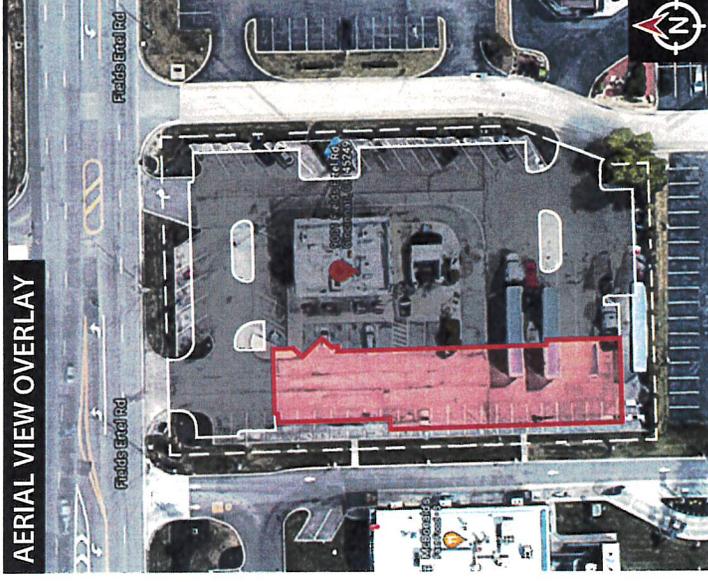
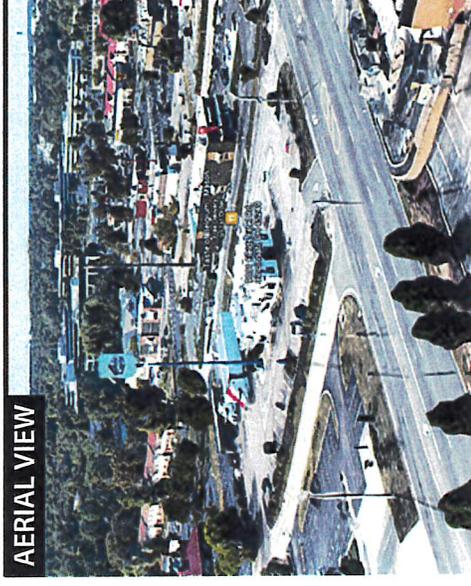
### REVISION DATES:

START DATE: 1. 5-10-22    3. \_\_\_\_\_    5. \_\_\_\_\_  
 2. 2-2-22                    4. \_\_\_\_\_    6. \_\_\_\_\_



480 Millard Parkway • Millard, OH 45150  
 Phone 513-576-8090 • Fax 513-576-8095

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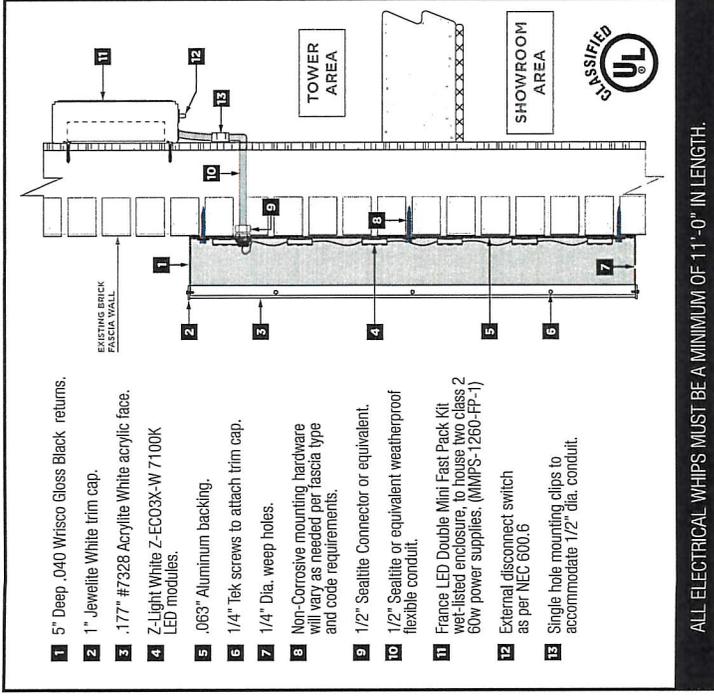


32'-2"

# TireDiscounters®

SCALE: 3/8" = 1'

● ELECTRICAL WHIPS TO BE LOCATED AT THE TOP OF LETTERS AS SHOWN

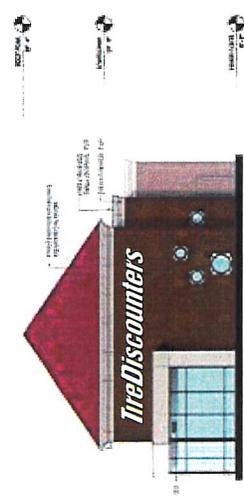


- 1 5" Deep .040 Wrisco Gloss Black returns.
- 2 1" Jewelle White trim cap.
- 3 .177" #7328 Acrylite White acrylic face.
- 4 Z-Light White Z-ECO3X-W 7100K LED modules.
- 5 .063" Aluminum backing.
- 6 1/4" Tek screws to attach trim cap.
- 7 1/4" Dia. weep holes.
- 8 Non-Corrosive mounting hardware will vary as needed per fascia type and code requirements.
- 9 1/2" Sealrite Connector or equivalent.
- 10 1/2" Sealrite or equivalent weatherproof flexible conduit.
- 11 France LED Double Mini Fast Pack Kit wet-listed enclosure, to house two class 2 60w power supplies. (MMPS-1260-FP-1)
- 12 External disconnect switch as per NEC 600.6
- 13 Single hole mounting clips to accommodate 1/2" dia. conduit.

ALL ELECTRICAL WHIPS MUST BE A MINIMUM OF 11'-0" IN LENGTH.

## NORTH ELEVATION

Facing Fields Ertel Rd



## BUILDING SHOWN FOR GRAPHIC SCALE ONLY.

PLEASE SEE ARCHITECTURE DRAWINGS FOR ACTUAL BUILDING DIMENSIONS AND FEATURES

### Engineering Notes:

- 2012 OBC to govern construction
- Steel to be A-36, primed, Bolts to be A-325
- Weep holes as necessary

### Electrical:

- Sign electrical disconnect to comply with NEC 600-6 Sign grounding per NEC 600-7 All wiring and fixtures to be suitable for damp locations.
- LOADS: Wind-90 mph, 17.5 psf

### REVISION DATES:

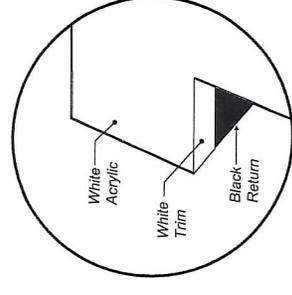
START DATE: 2-2-22  
 1. \_\_\_\_\_  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_  
 4. \_\_\_\_\_  
 5. \_\_\_\_\_  
 6. \_\_\_\_\_

**Wall Sign #1**  
**Channel Letters**

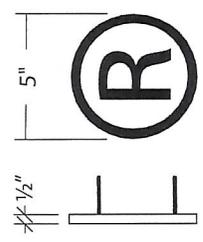
**TIRE DISCOUNTERS**  
 9001 Fields Ertel Road, Cincinnati, OH 45249

SALES: BD    MANAGER: IR    DESIGN: TW  
 APPROVED BY: \_\_\_\_\_    DATE: \_\_\_\_\_

128.66 SQ FT PROPOSED



White Acrylic Faces  
 w/ White Trim & Black Returns



Registered Logo  
 1/2" White PVC w/ Black Vinyl  
 Mounted to Existing Fascia  
 w/ 3/16" Aluminum  
 or Stainless Studs.



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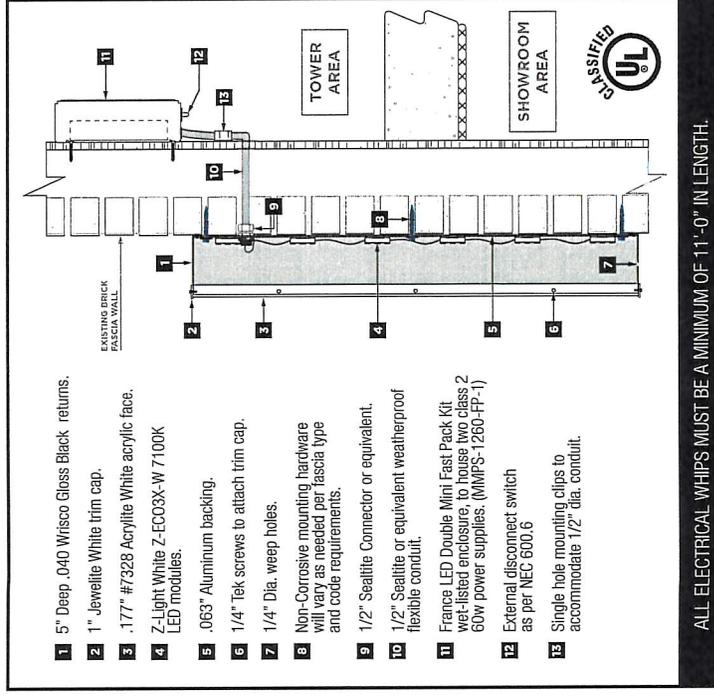
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32'-2"

# Tire Discounters®

SCALE: 3/8" = 1'

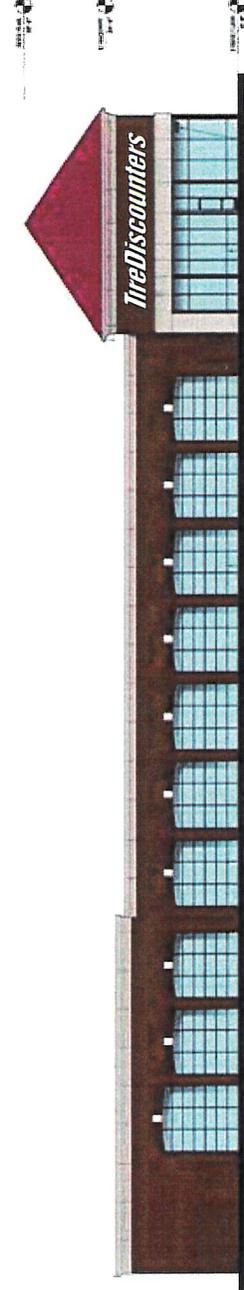
● ELECTRICAL WHIPS TO BE LOCATED AT THE TOP OF LETTERS AS SHOWN



ALL ELECTRICAL WHIPS MUST BE A MINIMUM OF 1'-0" IN LENGTH.

## EAST ELEVATION

Facing Public Connecting Rd



## BUILDING SHOWN FOR GRAPHIC SCALE ONLY.

PLEASE SEE ARCHITECTURE DRAWINGS FOR ACTUAL BUILDING DIMENSIONS AND FEATURES

### Engineering Notes:

- 2012 OBC to govern construction
- Steel to be A-36, primed, Bolts to be A-325
- Weep holes as necessary

### Electrical:

- Sign electrical disconnect to comply with NEC 600-6 Sign grounding per NEC 600-7 All wiring and fixtures to be suitable for damp locations.
- LOADS: Wind-90 mph, 17.5 psf

128.66 SQ FT PROPOSED

### REVISION DATES:

START DATE: 2-2-22

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_

2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

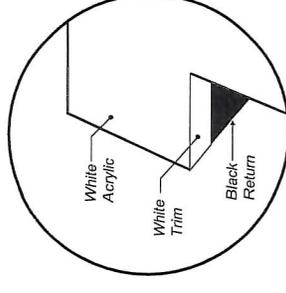
Wall Sign #2  
Channel Letters

TIRE DISCOUNTERS

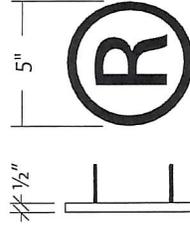
9001 Fields Ertel Road, Cincinnati, OH 45249

SALES:      BD      MANAGER:      IR      DESIGN:      TW     

APPROVED BY:      DATE:     



White Acrylic Faces  
w/ White Trim & Black Returns



Registered Logo  
1/2" White PVC w/ Black Vinyl  
Mounted to Existing Fascia  
w/ 3/16" Aluminum  
or Stainless Studs.



**TRIUMPH**  
signs & consulting, inc.

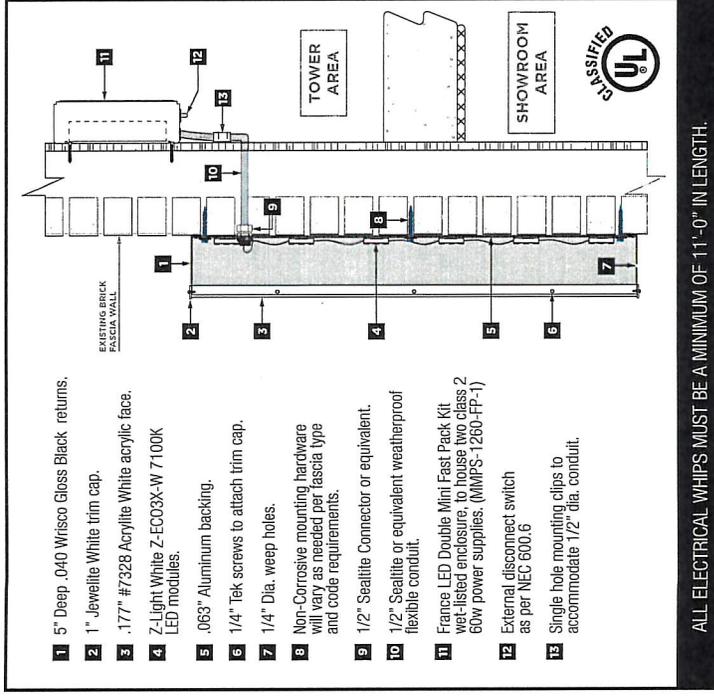
480 Millford Parkway • Millford, OH 45150  
Phone 513-576-8090 • Fax 513-576-8095

32'-2"

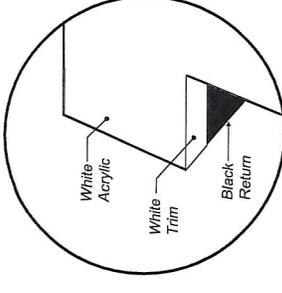
# TireDiscounters®

SCALE: 3/8" = 1'

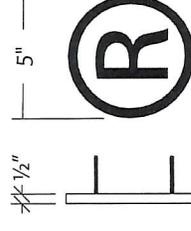
ELECTRICAL WHIPS TO BE LOCATED AT THE TOP OF LETTERS AS SHOWN



## WEST ELEVATION Facing McDonalds



White Acrylic Faces  
w/ White Trim & Black Returns



Registered Logo  
1/2" White PVC w/ Black Vinyl  
Mounted to Existing Fascia  
w/ 3/16" Aluminum  
or Stainless Studs.

**BUILDING SHOWN FOR GRAPHIC SCALE ONLY.**  
PLEASE SEE ARCHITECTURE DRAWINGS FOR ACTUAL BUILDING DIMENSIONS AND FEATURES

### Engineering Notes:

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### Electrical:

- Sign electrical disconnect to comply with NEC 600-6 Sign grounding per NEC 600-7 All wiring and fixtures to be suitable for damp locations.
- LOADS: Wind-90 mph, 17.5 psf

128.66 SQ FT PROPOSED

### REVISION DATES:

START DATE: 2-2-22  
1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

Wall Sign #3  
Channel Letters

TIRE DISCOUNTERS  
9001 Fields Ertel Road, Cincinnati, OH 45249

SALES: BD    MANAGER: IR    DESIGN: TW  
APPROVED BY: \_\_\_\_\_    DATE: \_\_\_\_\_



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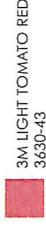
SCALE: 3/8" = 1'



SCALE: 3/8" = 1'

**(2) PAN-FORMED EMBOSSED REPLACEMENT FACES**

- WHITE PIGMENTED ACRYLIC, PAN-FORMED REPLACEMENT FACES w/ "CLOUD" EMBOSSED LOGO AND FIRST SURFACE VINYL GRAPHICS.
- EXISTING CABINET: 7'-11 3/4"H X 7'-11"W X 1'-0"D
- RETAINER: 2"
- V.O.: 7'-7 3/4"H X 7'-7"W
- FACE CUT SIZE: 7'-11 1/2"H X 7'-10 3/4"W
- QTY. (2)



**63.16 SQ FT**

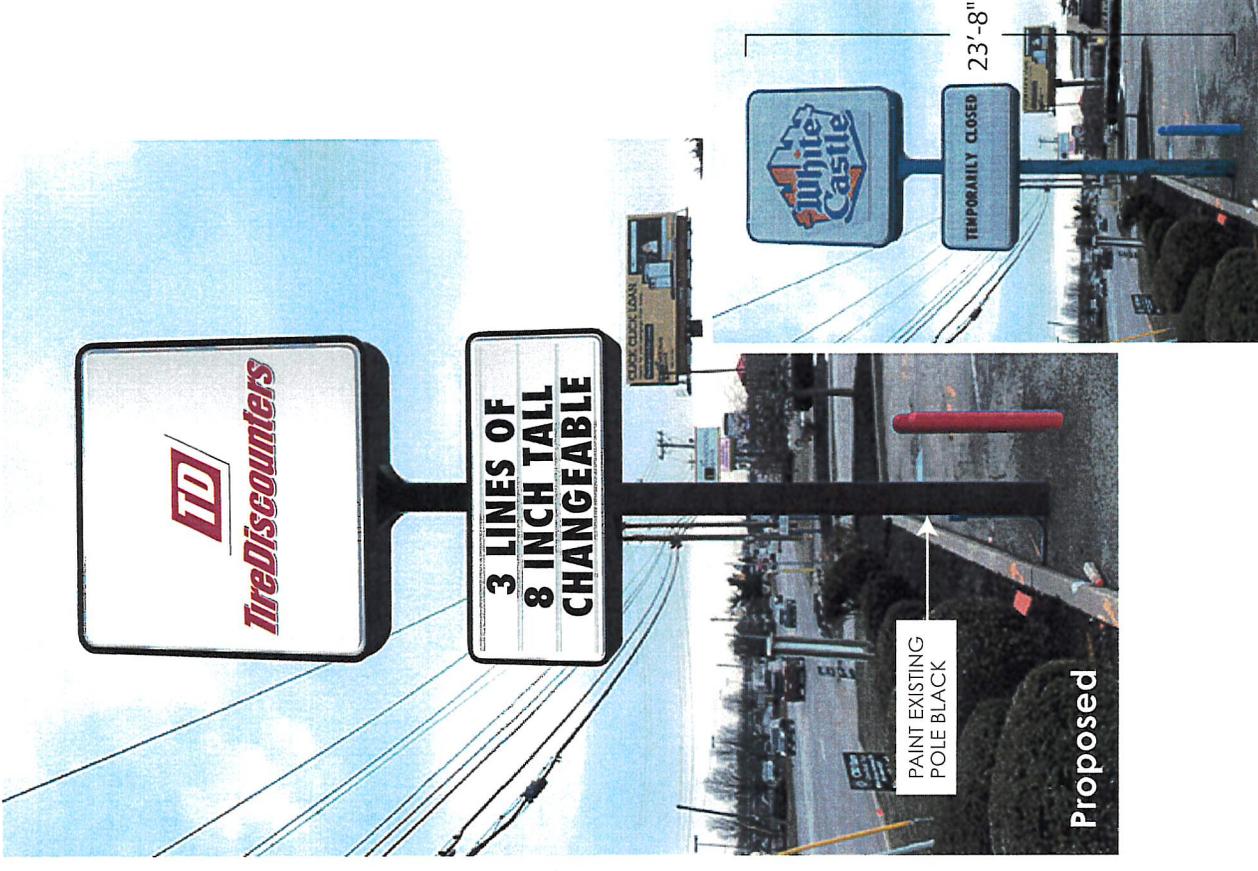
RADIUS CORNERS TO BE DETERMINED PRIOR TO PRODUCTION

**(2) PAN-FORMED REPLACEMENT FACES**

- WHITE PIGMENTED ACRYLIC, PAN-FORMED REPLACEMENT FACES w/ TRACKS TO ACCOMMODATE 3 LINES OF 8" ON 10" CHANGEABLE COPY.
- EXISTING CABINET: 3'-5 1/2"H X 7'-10 1/4"W X 1'-0"D
- RETAINER: 1-1/2"
- V.O.: 3'-2 1/2"H X 7'-7 1/4"W
- FACE CUT SIZE: 3'-5 1/4"H X 7'-10"W
- QTY. (2)

**27.16 SQ FT**

RADIUS CORNERS TO BE DETERMINED PRIOR TO PRODUCTION



START DATE:	1. 2-9-22	3. _____	5. _____
	2. 2-2-22	4. _____	6. _____

**Pylon Sign Replacement Faces**

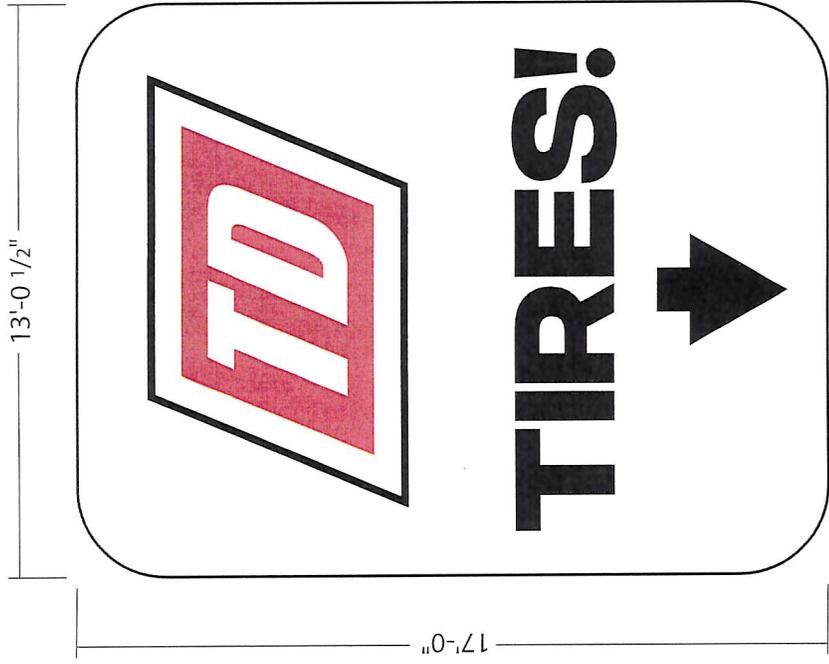
**TIRE DISCOUNTERS**  
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SALES: BD    MANAGER: IR    DESIGN: TW  
APPROVED BY: \_\_\_\_\_    DATE: \_\_\_\_\_



480 Millard Parkway • Millard, OH 45150  
Phone 513-576-8090 • Fax 513-576-8095

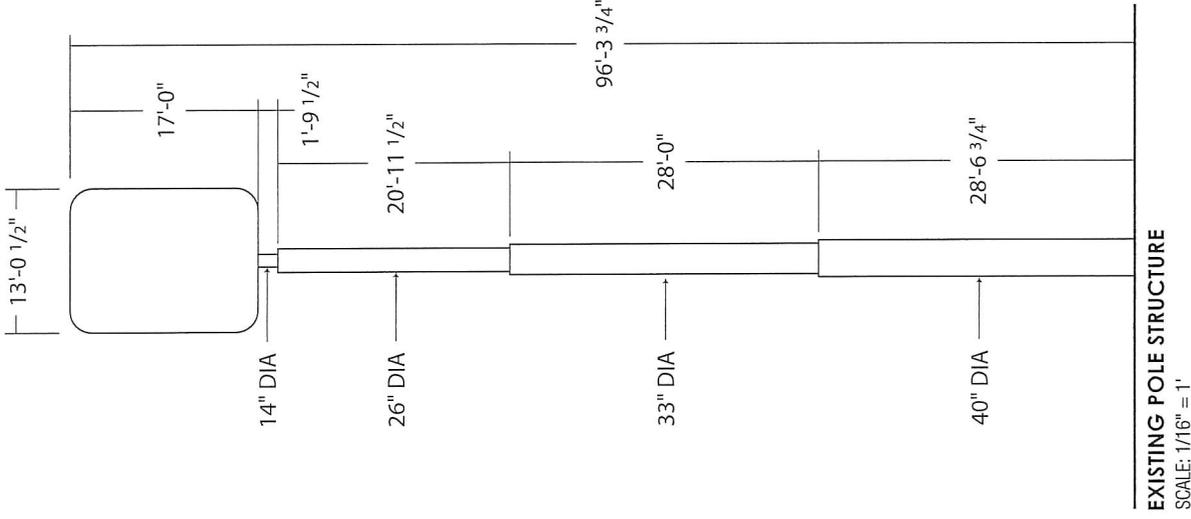
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SCALE: 1/4" = 1'

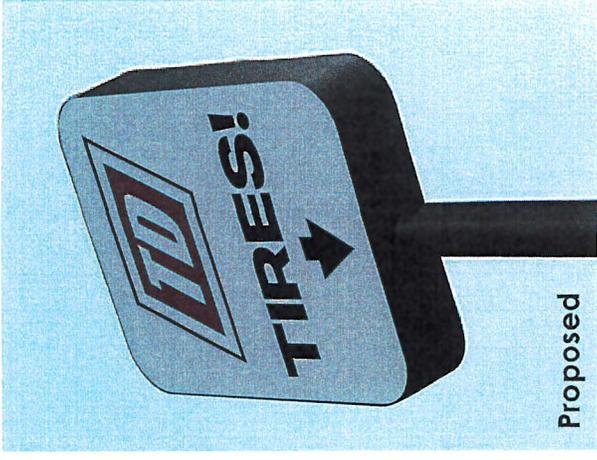
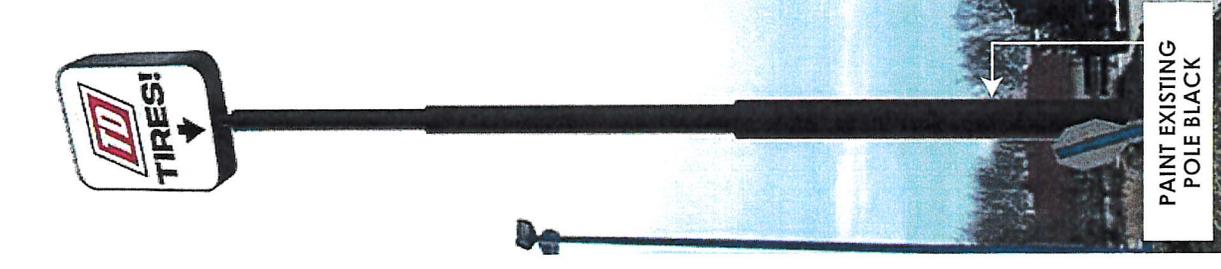
**(2) FLEX FACE REPLACEMENT FACES 221.7 SQ FT**

- WHITE PANAFLEX FLEX FACE MATERIAL w/ FIRST SURFACE VINYL GRAPHICS AS SHOWN.
- EXISTING CABINET: 17'-0"H X 13'- 0 1/2"W X 3'- 0 1/4"D
- MATERIAL SIZE: 18'-0"H X 14'-0"W
- QTY. (2)

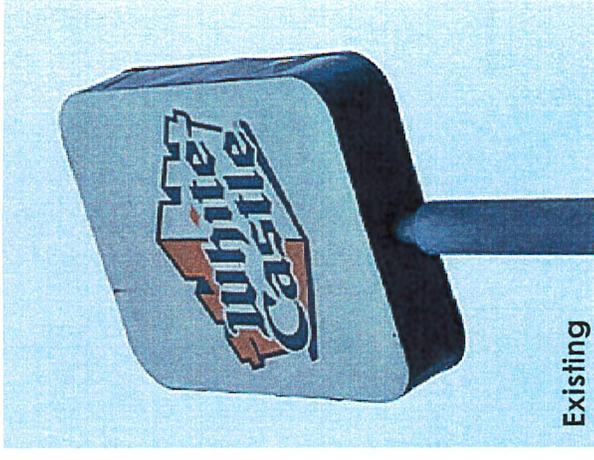


**EXISTING POLE STRUCTURE**  
SCALE: 1/16" = 1'

PAINT EXISTING  
POLE BLACK



Proposed



Existing

START DATE:	REVISION DATES:
2-2-22	1. 2-9-22
	2. 8-30-22
	3. 10-5-22
	4. _____
	5. _____
	6. _____

**High Rise Sign  
Replacement Faces**

**TIRE DISCOUNTERS**

9001 Fields Ertel Road, Cincinnati, OH 45249

SALES: BD    MANAGER: IR    DESIGN: TW  
APPROVED BY: \_\_\_\_\_    DATE: \_\_\_\_\_



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