



ZONING COMMISSION  
BOARD OF ZONING APPEALS

NOTICE OF HEARING TO PARTIES OF INTEREST

A request has been filed by One Stop Signs, 2502 State Route 131, Goshen, OH 45122, appellant, for variance approval for the construction of a wall sign that is not located facing a public street at 12090 Mason Montgomery Road.

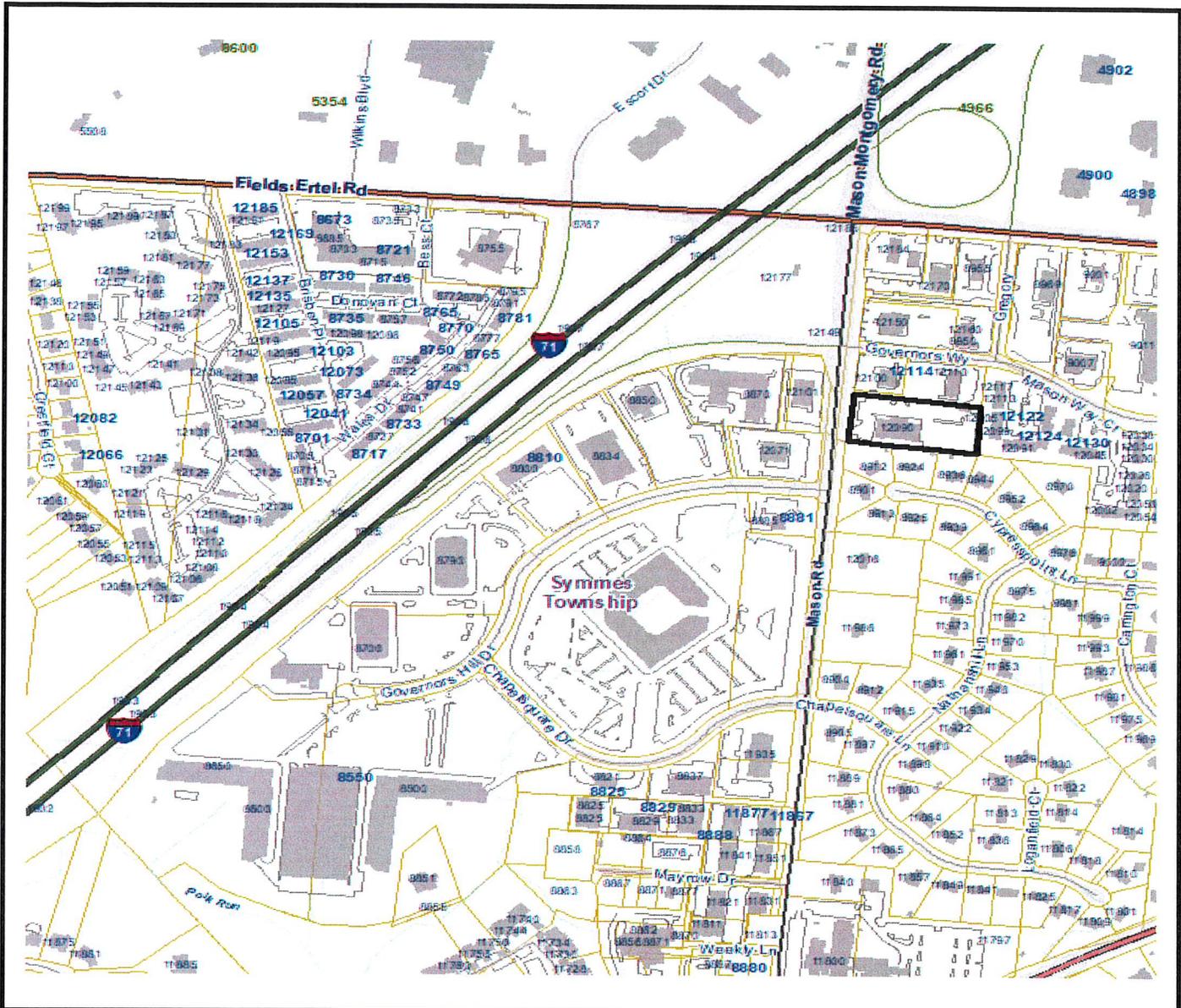
A hearing will be held by the Symmes Township Board of Zoning Appeals on Monday, November 1, 2021 at 7:00 p.m. at the Safety Services Center, 8871 Weekly Lane, at which hearing you may appear, if you desire, either in person or by attorney or agent.

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.

October 18, 2021

By Order of the Board of Zoning Appeals

Luanne Felter  
Township Zoning Secretary



# Vicinity Map

**Case: Symmes Township 12090 Mason-Montgomery Road  
(ZVSM2021-07)  
Request: Variance**

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

Created: 09-29-2021

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



# Proposal

Symmest Township

RECEIVED

SEP 28 2021

This letter acts as a formal request for variance on property:

Golden Stars  
12090 Mason Montgomery Rd.  
Cincinnati OH 45249.

Justen Scalf with Onestop Signs will be acting as Agent and representative on behalf of the property owners. Property owners, Infinity Investment Group and Golden Stars Asian Buffett are requesting a Variance from Sec. 321.4-1;

*"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 the building frontages, signs may not exceed .75 sqft of sign surface area for each linear foot of building frontage facing a public street. (STT Res. Z9902, eff. June 3, 1999)"*

Golden Stars is requesting a wall sign (Wall Sign B) on the north facade of the structure. According to sect 321.4-1, the length of the structure permits the signage. Sect 321.4-1 does not permit signage on the north because this facade is not considered 'frontage'. Whereas the private lane is utilized by vehicles and pedestrians, it is not considered a 'public street'. Golden Stars Buffet seeks a variance for the privilege to post signage on the facade which, "does not include public street frontage".

Wall Signage has existed on this facade for 20 years. The previous tenant, Golden Corral, had posted the wall signage facing the private lane. The wall singage was permissible before the code was revised in 1999. The result is a loss in signage due to the property exchanging hands. The property owners investment, has subsequently forfeited signage on the north face of the property. The property was purchased with the pretense that advertising would take place on the north facade. Golden Stars seeks to maintain the current sign allotment on the property. Property owners seek to maintain the status quo on the development.

The signage does not create and danger to the community. Surrounding commercial properties are not harmed by the variance. The variance does not create a new set of conditions or create a precedence. Identification to surrounding roadway is essential in conducting business. This region is crowded and competitive; we seek visibility amongst other restaurants. Despite the lane not being considered formal, "Public Street frontage", motorists and pedestrians refer to the lane as a street. This lane acts as secondary entry and exit for a large minority of guests. The lane carries high volumes of traffic, and creates a vantage point for the north facade signage. Guests can visibly see the facade from the northern roadway. The wall sign A and pole sign do not visibly service the north part of the property. Lets improve safety by permitting the variance. Lets maintain the status quo on the property and ensure its commercial viability.

Thank you

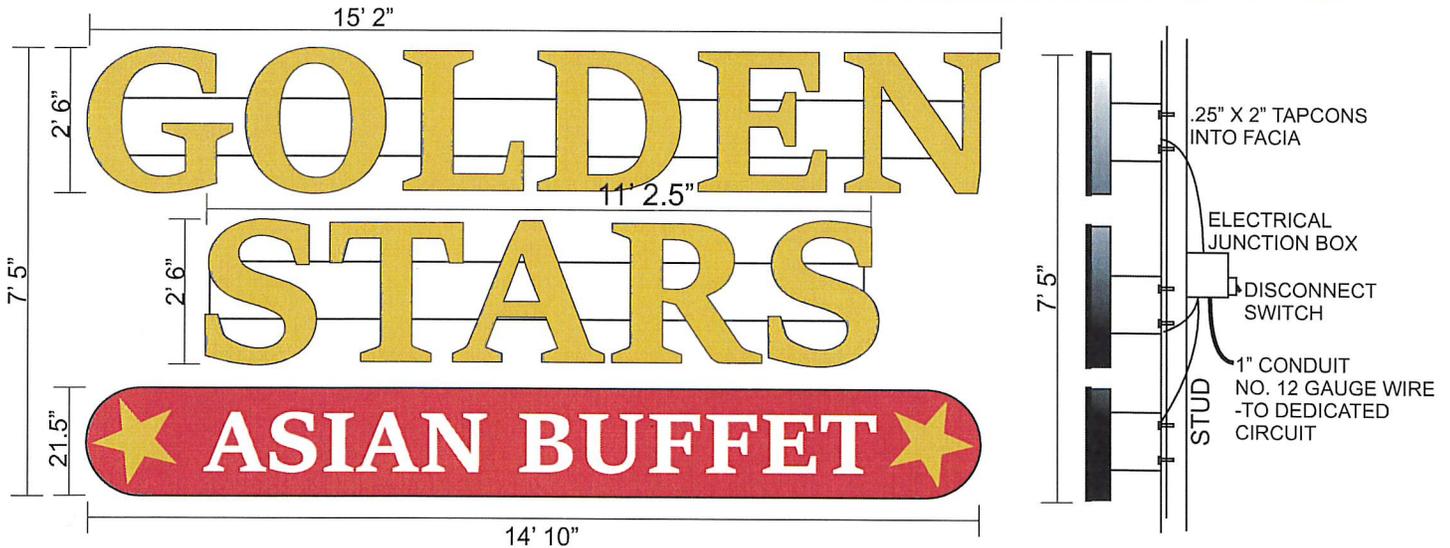
Justen Scalf  
Onestop Signs

A handwritten signature in blue ink, appearing to read 'Justen Scalf', is written over the typed name. Below the signature, the date '9-16-21' is handwritten in blue ink.

**Golden Stars Buffet**  
 12090 Mason Montgomery Rd.  
 Cincinnati OH 45249

RECEIVED

SEP 28 2021



Production and Installation of Individual channel letter wall sign 15' 2" x 7' 5" on raceways. Sign internally illuminated Reading, "GOLDEN STARS ASIAN BUFFET", single sided. Channel letters and pill sign crafted using 5" aluminum returns and black Trim cap. Aluminum returns painted Matthews Paint Flat Black. Faces .25" acrylic, with applied 8500 series Yellow, Red with reverse cut texts.

All letters mounted to Raceways. Raceways mounted to exterior facia, utilizing existing electric and conduit. Onestop Signs is not responsible for new electric. To connect within 10' of conduit. All work UL certified. All work built to IBC 2017 standards.

5 yr parts and labor warranty

GOLDEN STARS  
12090 MASON MONTGOMERY RD.  
CINCINNATI OH 45249

# SITE MAP

