

Appeal No. ZVSM2024-08
Filed 7-12-2024



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

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JUL 15 2024

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 <u>Evans Landscaping Inc.</u>	Address <u>4229 Roundbottom Road</u>
Owner <u>Doug Evans</u>	Address <u>4229 Roundbottom Road</u>
Lessee <u>N/A</u>	Address <u>N/A</u>

The undersigned Jake Muehlen hereby appeals under Sections of the Zoning Resolution

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.

Evans Landscaping Inc.
Appellant

Sworn to and subscribed before me, this first day of July 2022



JACOB CORY HARTMAN
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
11-17-27

[Signature]
Notary Public

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Symmes Township Board of Appeals

JUL 15 2024 Application No. ZVSM2024-08

Address of subject property 9700 East Kemper Road

Lot Number

Identification	Name	Address	City	State	Zip Code	Phone No.
Owner	Evans Landscaping	4229 Roundbottom	Leoti	Oh.	45244	513-271-1119
Contractor	Roy Meyer Signs	8842 Glenholme Rd.	Lancaster	Oh.	45140	513-984-5446
Plans By	DeWitt/Associates					

Type of improvement: (Briefly describe proposed work)

Digital Sign

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

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

Existing Digital Sign For Advertising

Proposed

- Ownership
 - Private
 - Public (Federal, State, Local)
 - Corporate
 - Other
- Cost
 - Estimated cost of improvement for which this application is made: \$ 12,000

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: Julie Mergan Address: 4229 Roundbottom Rd.

DO NOT WRITE BELOW THIS LINE (office use only)

Adopted: Journalized:

BZA Filing Fee: \$1,067.55

Landscaping • Topsoil • Mulch • Flatrock
Gravel • Sand • Stone • Equipment
Land Clearing • Demolition • Firewood



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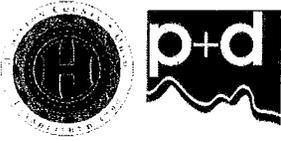
JUL 15 2024

Township Board of Zoning Appeals,

Evans Landscaping Inc. is requesting a variance in the Zoning Approved Case ZVSM2022-03 due to a change in the design and construction of the sign due because it is in the flood plain.

Jake Meagher 7/1/2024

www.EvansLandscaping.com



"Certification of Compliance"

For

SPECIAL FLOOD HAZARD DEVELOPMENT

Hamilton County Planning & Development

Storm Water/Floodplain Management Division

138 E. Court Street Room 800

Cincinnati, Ohio 45202

(513) 946-4760

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Building Permit No: B22005316 P Date of Certification: _____

Flood Permit No: PVFL220069 Owner: Evans Landscaping Inc.

Permit Address (location): 9743 E. Kenner Road

Permit Description: Install one ground monument sign with EMC

Upon completion of construction or development authorized by the above-referenced flood permit no. and any mitigation required by the permit, a professional engineer, architect, or surveyor must sign this "Certification of Compliance" accompanied with an as-built plan/site plan with associated picture(s) verifying the completion of the development has met the requirements set forth in the approved plans and the Flood Damage Prevention Regulations of Hamilton County and return this form and plan(s) to the Storm Water/Floodplain Management Division.

The permitted development is subject to compliance inspection by the Hamilton County Department of Planning and Development Storm Water/Floodplain Management Division. If the property owner fails to comply with the limits of this permit, the permit will be subject to suspension, modification, or revocation.

I hereby certify that the work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of the said permit and required mitigation was completed in accordance with the permit conditions.

Date

Registered Professional Engineer/Architect/Surveyor

Seal

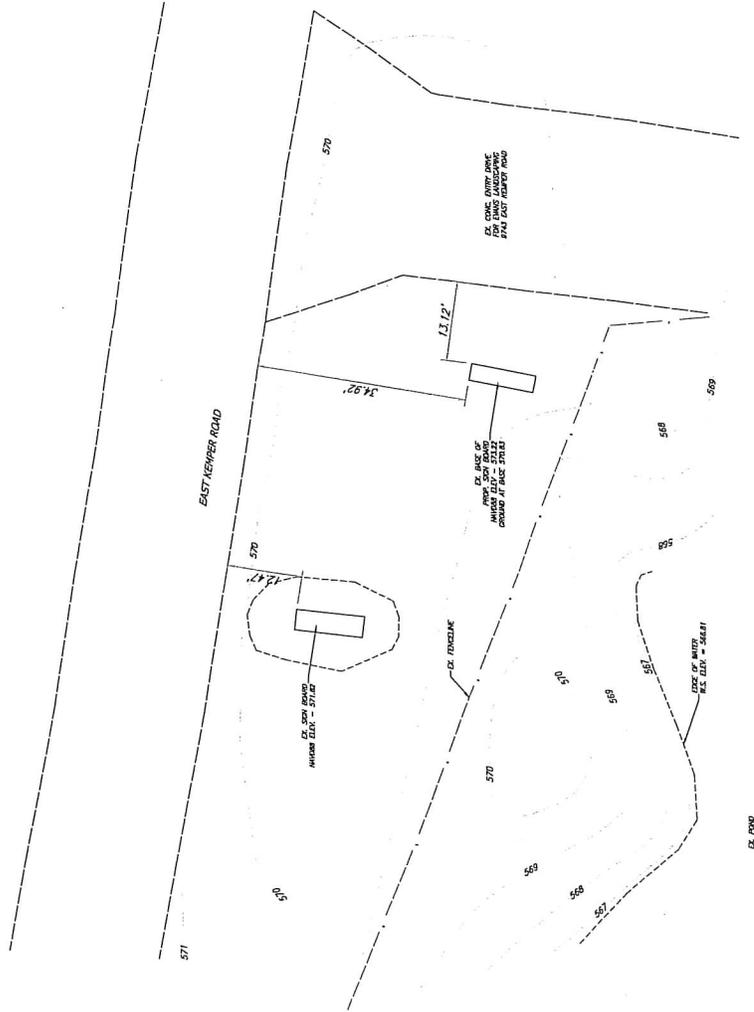


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NOTES:
1.) VERTICAL DATUM NAVD83

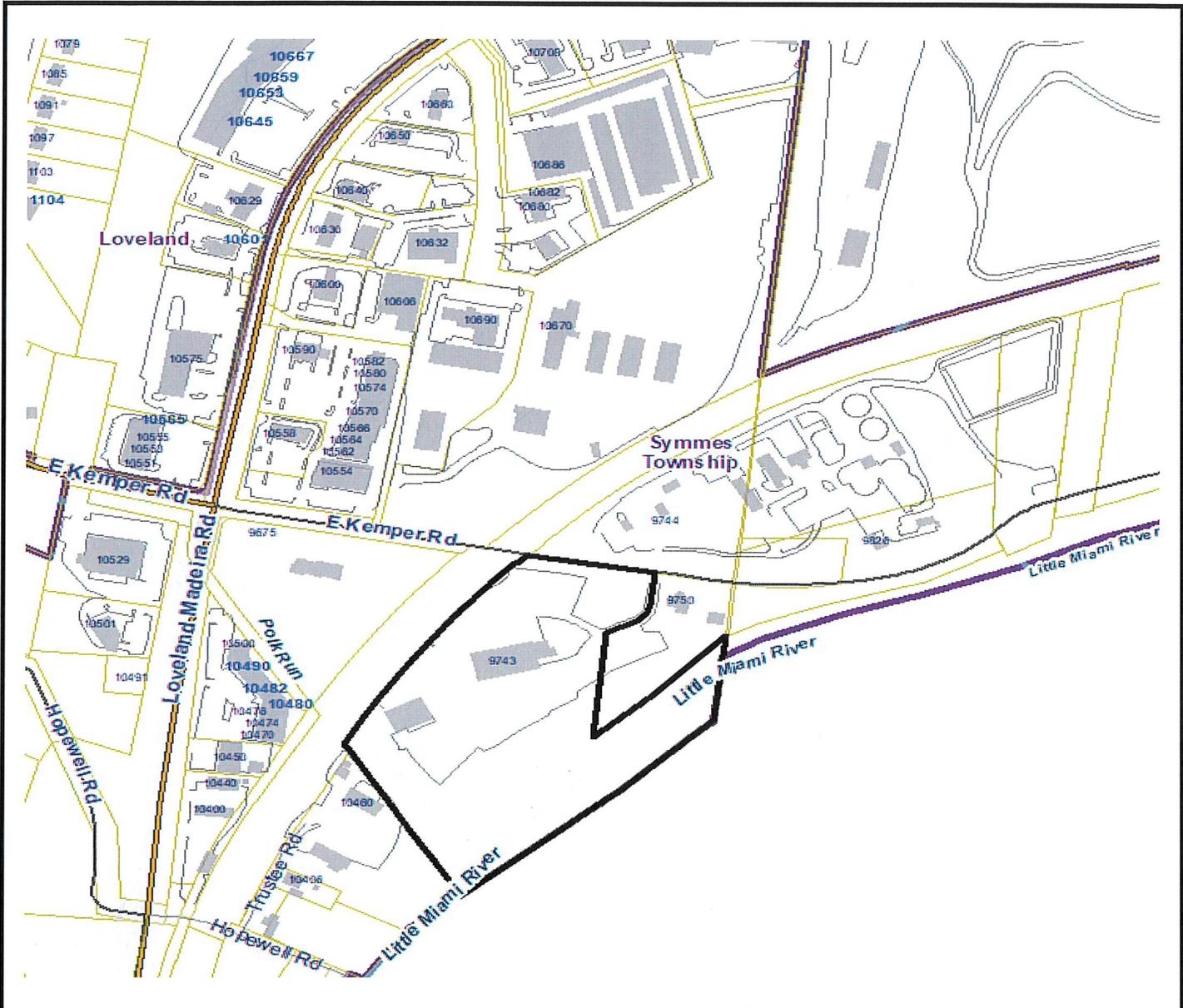
BASE OF SIGNING AND STATE PLANE COORDINATES MD 83, OHIO SOUTH ZONE



Mark D. Walker
 MARK D. WALKER, P.E.
 OHIO CERTIFICATION NO. 8282

EVANS LANDSCAPING ELECTRONIC SIGNBOARD
 9743 EAST KEMPER ROAD
 LOVELAND, OHIO 45140

CLIENT CODE EVANS, 0006	SHEET TITLE SIGN SITE PLAN	SHEET NO. 1/1
DATE 11/21/2023	DESIGNER M. WALKER & ASSOCIATES 140 JORDAN AVE. SUITE 100 MARIETTA, OHIO 45750 WWW.MWA-PA.COM	
AS NOTED		



Vicinity Map

Case: Symmes 2024-08; 9743 E. Kemper Road (ZVSM2024-08)
 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: 07-15-2024

Signed: _____ Date: _____