

Zoë A. Gizara, AIA  
MSP Design  
3700 Park 42 Drive, Ste. 190B  
Cincinnati, OH 45241

February 3, 2025

RECEIVED

JAN 05 2025

Board of Zoning Appeals  
9323 Union Cemetery Road  
Symmes Township, Ohio 45140

Dear Board of Zoning Appeals,

This is revision to an approved Conditional Use for sports fields and supporting infrastructure at the CHCA Founders' Campus Elementary School. The previously approved conditional use of this property to include soccer and softball fields, stadium, field lighting and support facilities is requested to be amended to include a ground mounted donor sign as submitted herein.

**Description of the Construction Use:**

Donor naming recognition of the facility was previously intended to be placed on the proposed structures. However, an alternate determination was made to create an independent sign near the pedestrian access point to the sports fields area, in view of the existing interior circle drive.

Minor modification from the approved concept:

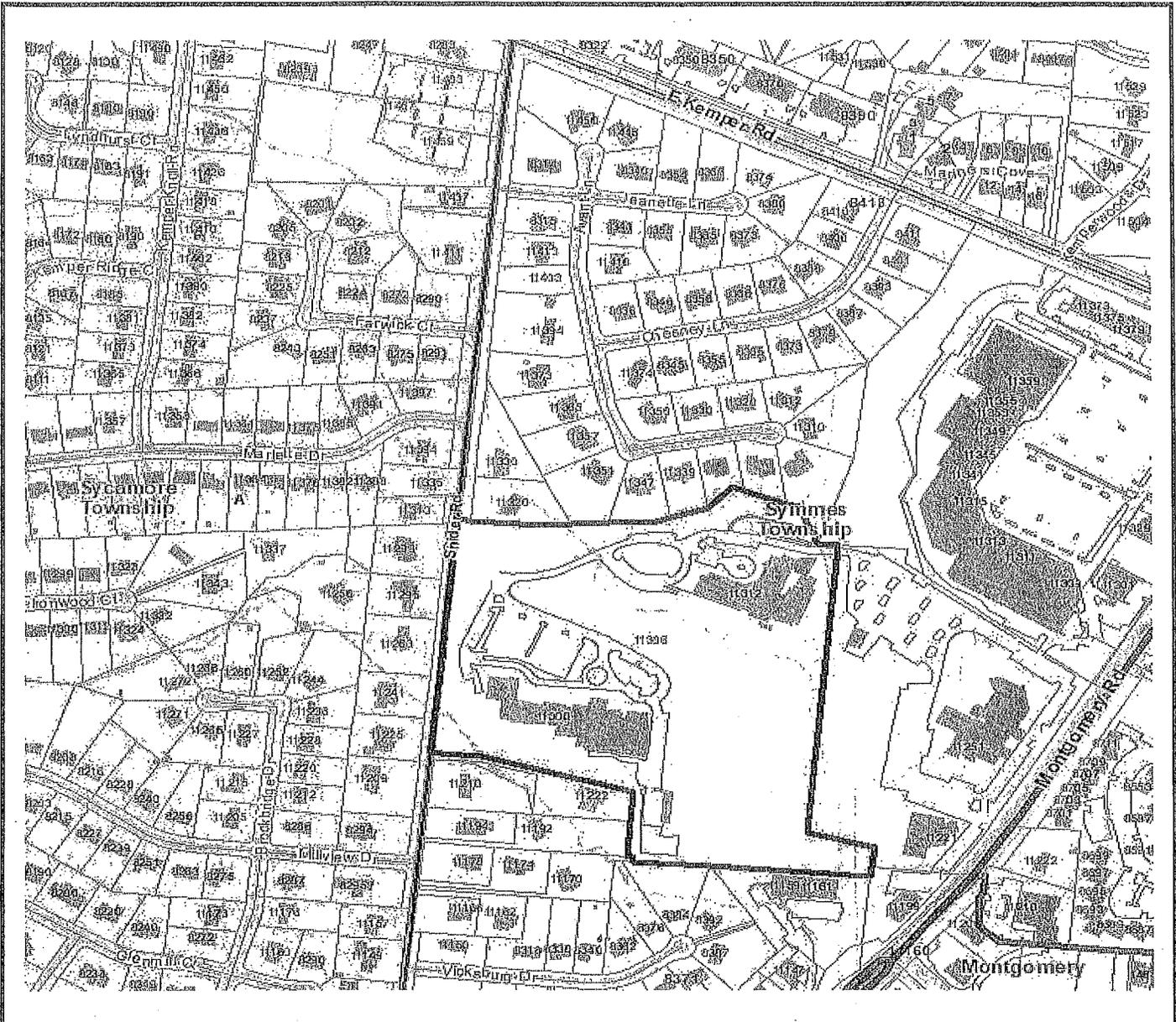
- o The previously approved usage is not altered.
- o The addition of a singular ground-mounted donor sign along the sidewalk leading to the sports fields with an overall text area of 40 square feet, a size appropriate for legibility from the school's drop-off / pick-up drive.
- o The donor sign's support structure is of materials consistent with the existing school campus.
- o The donor sign will not be visible from the street or neighboring properties, and have no adverse impacts to adjacent property owners.

Please reach out with any questions or for additional information.

Thank you,



Zoë A. Gizara, AIA  
Senior Project Manager



## Vicinity Map

**Case: Symmes 2025-02; 11300 Snider Road (CUSM2025-02)**  
**Request: Conditional Use**

**DISCLAIMER:**

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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: 02-06-2025



**NSP DESIGN P**  
 McElli Smith Purston  
 2222 Park 43 Drive  
 Cincinnati, OH 45249  
 Phone: (513) 233-2222  
 Fax: (513) 233-2222  
 www.mesmithpurston.com

Project Manager: [Blank]  
 Drawn By: [Blank]  
 Date: [Blank]

Issue/Revision	No.	Date
REVISION TO D.A.	1	12/20/22

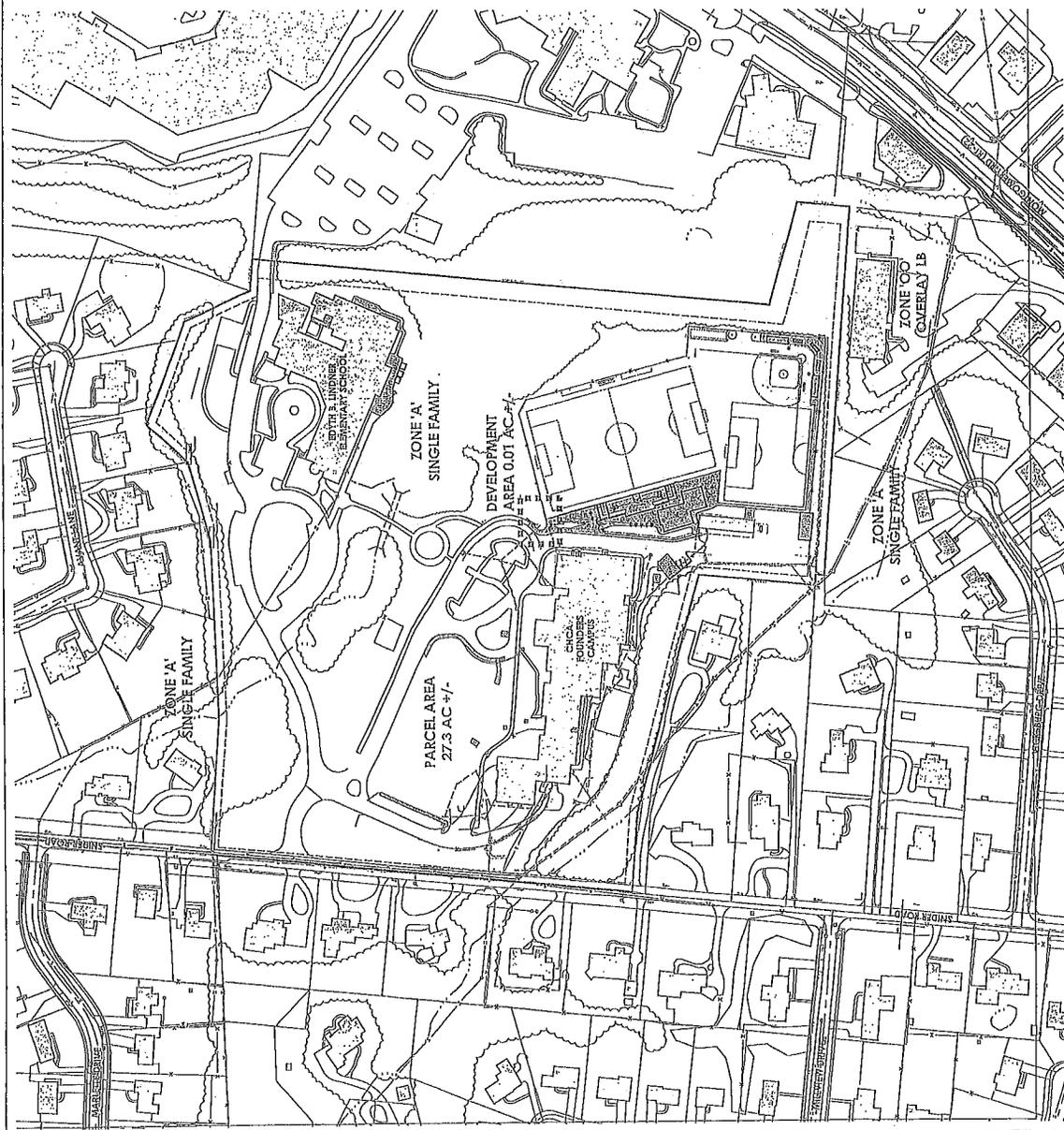
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**CHCA - FOUNDERS CAMPUS**  
**SPORTS FIELD IMPROVEMENTS**  
 11300 SNIDER ROAD  
 CINCINNATI, OHIO 45249

Sheet Title: [Blank]

**EXISTING CONDITIONS - ZONING**  
 Project Number: 22482.02  
 Drawing Scale: 1" = 300'  
 Sheet Number: 0001  
 Date: 12/20/22

**CODED NOTES:**  
 ZONE 'A' SINGLE FAMILY  
 ZONE 'CO' OVERLAY 'B'

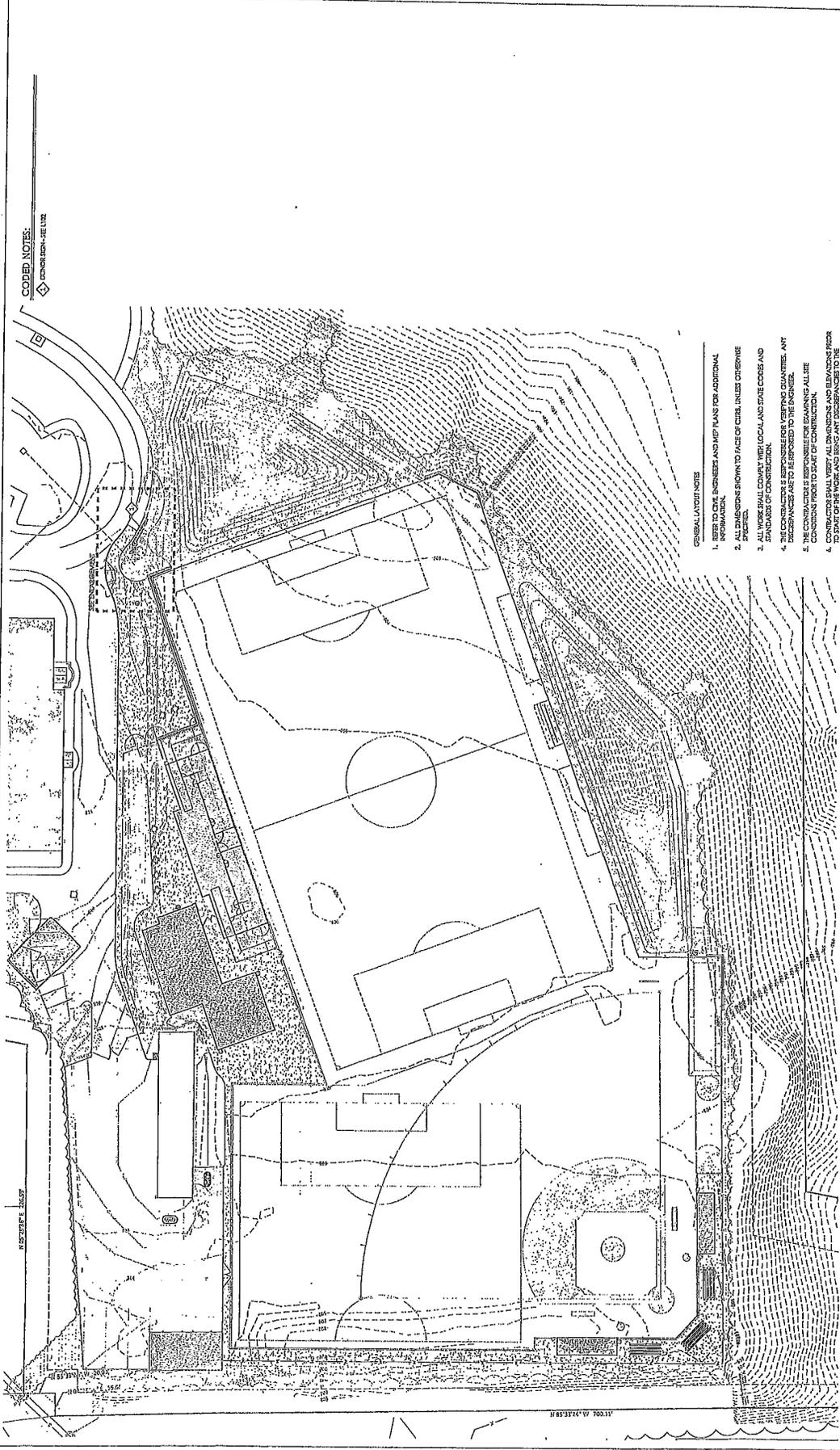


**011081.019**  
 811 CR 1, 800-365-2754  
 1000 W. WASHINGTON ST. SUITE 100  
 CINCINNATI, OH 45202

**CHCA - FOUNDERS CAMPUS**  
**SPORTS FIELD IMPROVEMENTS**  
 11300 SNIDER ROAD  
 CINCINNATI, OHIO 45249

Sheet Title

**EXISTING CONDITIONS**  
 Project Number: 22482.03  
 Drawing Scale: 1" = 30'  
 Sheet Number: L101  
 Date: 12/27/20



**COBLED NOTES:**  
 CONSTRUCTION - SEE LIST

- GENERAL NOTES:**
1. REFER TO CIVIL ENGINEER AND MEP PLANS FOR ADDITIONAL INFORMATION.
  2. DIMENSIONS SHOWN TO FACE OF CURB, UNLESS OTHERWISE NOTED.
  3. ALL WORK SHALL COMPLY WITH LOCAL AND STATE CODES AND STANDARDS OF CONSTRUCTION.
  4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER.
  5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL SITE CONDITIONS PRIOR TO START OF CONSTRUCTION.
  6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS FROM THE EXISTING SURFACE OF THE GROUND. ALL DIMENSIONS AND ELEVATIONS SHALL BE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
  7. TO COMPENSATE FOR PRODUCT PLANS AND STANDARD SYMBOLS, IN CASE OF CONFLICT BETWEEN THESE PLANS AND OTHER SPECIFICATIONS, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER.

- GENERAL NOTES:**
1. STADIUM SOUND SYSTEM SHALL BE LIMITED TO USE BETWEEN 7 A.M. AND 11 P.M.



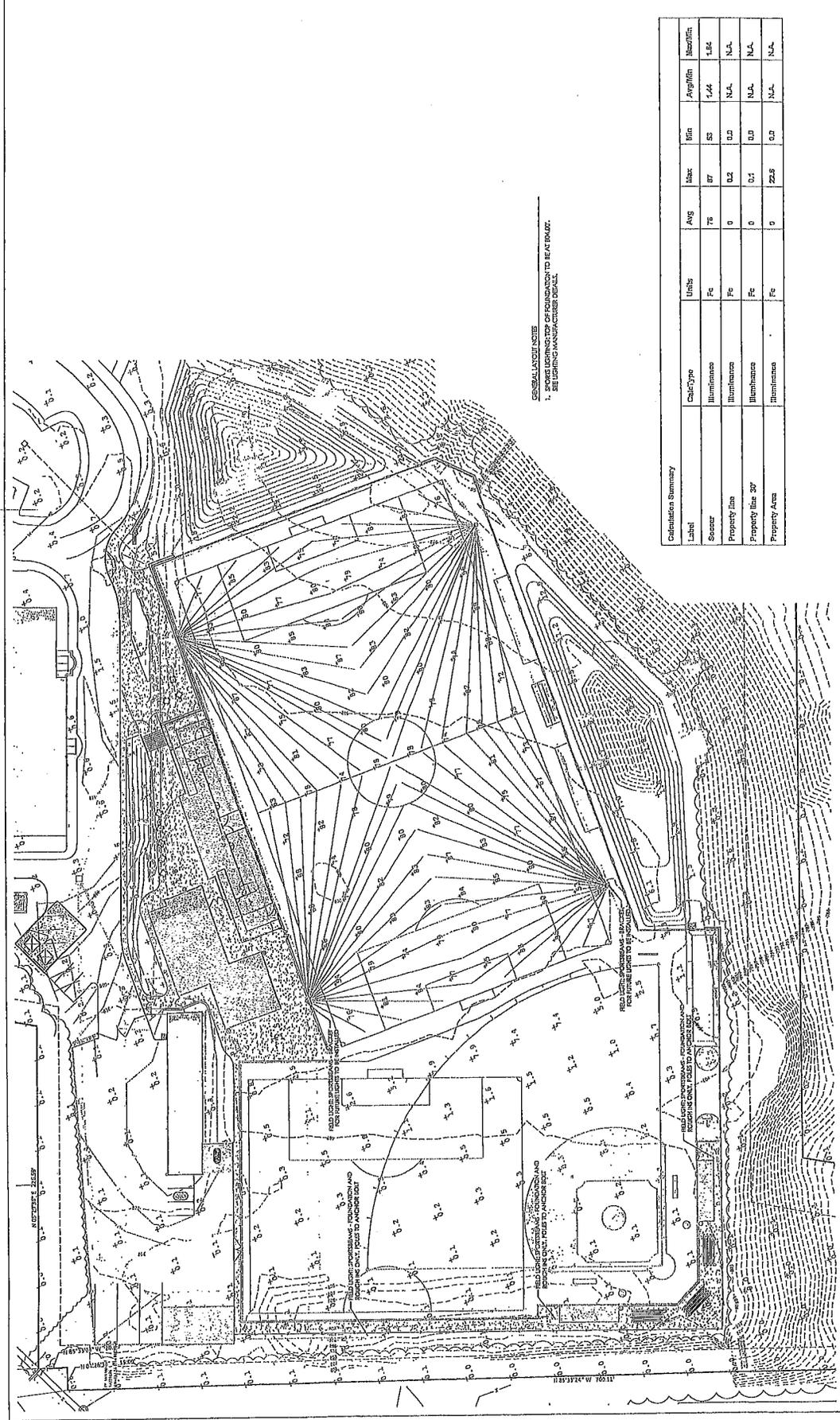
**FOH1081.org**  
 811 OR 1-800-582-2764  
 FOR INFORMATION ON HOW TO REPORT  
 A UTILITY LOCATING REQUEST







**CHCA - FOUNDERS CAMPUS**  
**SPORTS FIELD IMPROVEMENTS**



GENERAL NOTES  
 1. FIELD LIGHTING FIXTURES TO BE AT 10' INTERVALS.  
 2. RETURNING MANUFACTURER'S DETAILS.

Calculation Summary

Label	Calc Type	Units	AVG	Max	Min	Avg/Ft	Max/Ft
Source	Illuminance	Fc	75	87	53	1.44	1.64
Property Ibs	Illuminance	Fc	0	0.2	0.0	N.A.	N.A.
Property Ibs 2'	Illuminance	Fc	0	0.1	0.0	N.A.	N.A.
Property Area	Illuminance	Fc	0	22.5	0.0	N.A.	N.A.

**MSP**  
**DESIGN**  
**MEGILL SMITH PUNSHON**

Architecture 3750 Lakeville  
 Engineering 3750 Lakeville  
 Surveying 3750 Lakeville  
 Planning 3750 Lakeville  
 Environmental 3750 Lakeville

Project Manager: JCB  
 Designer: JCB  
 Checker: JCB  
 Date: 12/22/2011

Issue/Revision: 1  
 Description: 12/22/2011

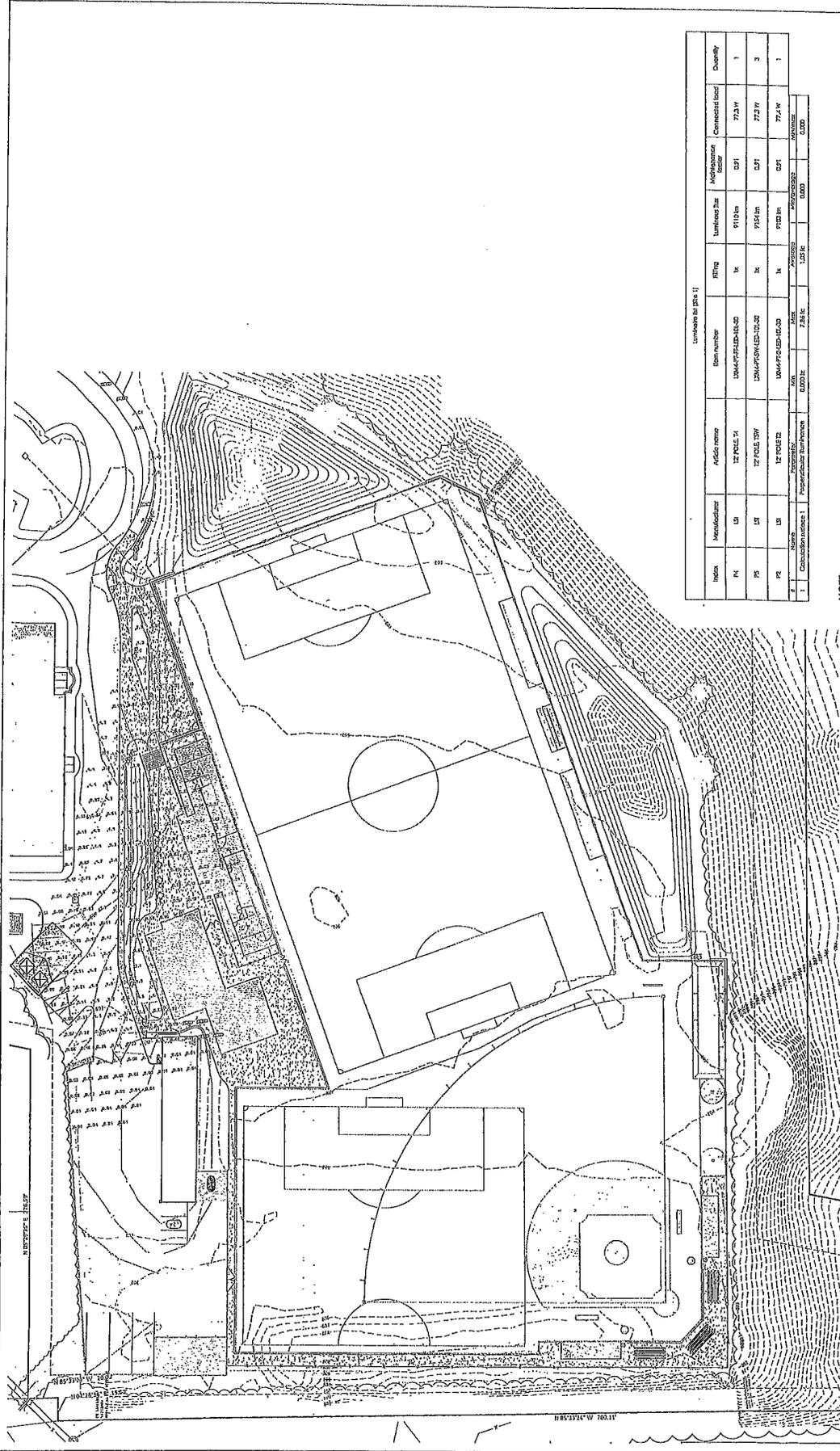
Scale: 1/8" = 1'-0"

Sheet: 1 of 1

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**CHCA - FOUNDERS CAMPUS**  
**SPORTS FIELD IMPROVEMENTS**  
 1300 SNIDER ROAD  
 CINCINNATI, OHIO 45249

PHOTOMETRIC  
 PLAN - PLAZA  
 Project Number: 22462.03  
 Drawing Date: 11/20/11  
 Sheet Number: L402



Index	Manufacturer	Article Number	Item Number	Quantity	Unit	Material	Notes
P1	US	12' POLE 14"	12044PFS-14-12-00	1	EA	12' POLE 14"	12044PFS-14-12-00
P2	US	12' POLE 20"	12044PFS-20-12-00	3	EA	12' POLE 20"	12044PFS-20-12-00
P3	US	12' POLE 12"	12044PFS-12-12-00	1	EA	12' POLE 12"	12044PFS-12-12-00

**NOTE:**  
 1. P2, P4, AND P5: POSTS TO BE A 12' ALUMINUM POLE  
 2. ANCHOR BASE POLES.  
 3. 4" ALUMINUM ROUND POLE WITH ONE-PIECE SPUN ALUMINUM COLLAR

Scale: 1" = 30'  
 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

PHOTOMETRIC  
 PLAN - PLAZA  
 Project Number: 22462.03  
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