



Hamilton County
Planning+
Development

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

SS20240168

BZA CASE NO

ZVSM202412

NOTICE OF REFUSAL

TO TRACEY DIEHL
APPLICANT EXPEDITE THE DIEHL
6487 HILLIARD DRIVE
CANAL WINCHESTER, OH 43110

TO BOARD OF PARK COMMISSIONERS
OWNER HAMILTON COUNTY PARK DISTRICT
10245 WINTON ROAD
CINCINNATI, OH 45231

AUDITOR'S ID NUMBER

BOOK: 620 PAGE: 160 PARCEL: 113

Your application, dated October 18, 2024, for a zoning certificate for the construction of a freestanding groundmounted sign exceeding the surface area and height limitations permitted at the premises designated as **10174 LOVELAND MADEIRA ROAD** is hereby refused on this 18th day of October 2024 under Section 41, 318.1-4, and Section 20-1 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 "H" Riverfront district.

Section 318.1-4 Provides in relevant part: "Signs that identify... parks... are allowed one (1) freestanding groundmounted sign per premises, with a maximum of twenty (20) square feet of surface area per side... Such freestanding groundmounted signs shall not exceed ten (10) feet in height..."

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, 184.2 and 184.6** 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. CALL 513-683-6644 WITH QUESTIONS CONCERNING SUCH.**

Applicant:

Expedite The Diehl LLC
6487 Hilliard Drive
Canal Winchester OH 43110

Property Owner:

The Board of Park Commission Hamilton County Park District
10245 Winton Road
Cincinnati, OH 45231

RECEIVED
OCT 30 2024

Location:

10174 Loveland Madiera Road

Parcel ID:

620-0160-0024-90

Legal:

LOVELAND RD AC IRR R1-T5-S28 SE

Sections of the Code:

318.1-4

Description of the project:

Great Parks of Hamilton County has embarked on a project to install new monument signs at all of their locations with consistent cohesive branding. The goal is to install the same or similar signs at all of their parks. The applicant is seeking a variance from the 10' height restriction listed in 318.1-4 of the Symmes Township Zoning Resolution that restricts the height of a sign and the area to 20 sq. ft. The applicant is requesting a variance of 7' to install a sign that is 17' in height at this location. The applicant is seeking a variance of 2.89 sq. ft. by requesting the approval of a sign that is 22.89 sq. ft.

The park sits on a road that has a posted speed limit of 45 MPH. The proposal will allow for the sign to be legible at posted speed limits and provide for a prominent entrance to the park to be identified.

The applicant hereby addresses the following criteria:

- Hardship

The property owner must demonstrate that they are facing undue hardship or practical difficulty that is not self-imposed. The practical difficulty is created here by the use of parks and the amount

OCT 30 2024

of transient guests that travel to these destinations. Park facilities are a unique use that the ordinance does not offer specific allowances for.

- Impact on the public

The variance must not harm the public welfare or have a negative impact on the surrounding area. This will be an upgrade to existing signage. The improvement to signage will have a positive impact on the surrounding properties. The signage proposed is aesthetically complimentary and uniquely designed. The sign will not be internally illuminated, but rather have exterior ground lighting that does not cast glare on roadways or nearby properties.

- Impact on property values

The variance must not have a negative impact on surrounding property values. The signage improvement would in fact increase property values. It will provide for consistent branding and allow for Great Parks to offer an image that is attractive to potential park visitors.

- Consistency with the neighborhood

This variance is not for an existing building or new structure, the building materials and design should be consistent with the neighborhood. The signage however is a muted color that blends in with trees and landscaping.

- Zoning spirit

The variance must not be contrary to the spirit of the zoning ordinance. The overall intent of the zoning ordinance is to promote public health, safety morals and general welfare. Signs are designed to contribute to the general welfare of the community by providing information for motorists to travel safely. The sign is also designed to provide the public with information that allows them to be aware of the existence of a park at this location and the use of parks and recreation services contribute to the overall health of a community. Signage that is legible at posted speed limits is essential to the travel of transient guests that are visiting this location.

- Economic viability

The property is used a non-profit park. Economic viability is not applicable criteria. Facilities that are for public use are designed to be a community benefit. Great Parks is a good community partner and their desire is to have park signage that is consistent throughout Hamilton County.

The need for a variance is not self-created. This is an existing park location with existing signage that needs to be replaced.

Denial of the request would deny the property owner the ability to adequately represent the park along this roadway. The proposed sign would be just beyond the Symmes Township sign where the road travels thru park lands.

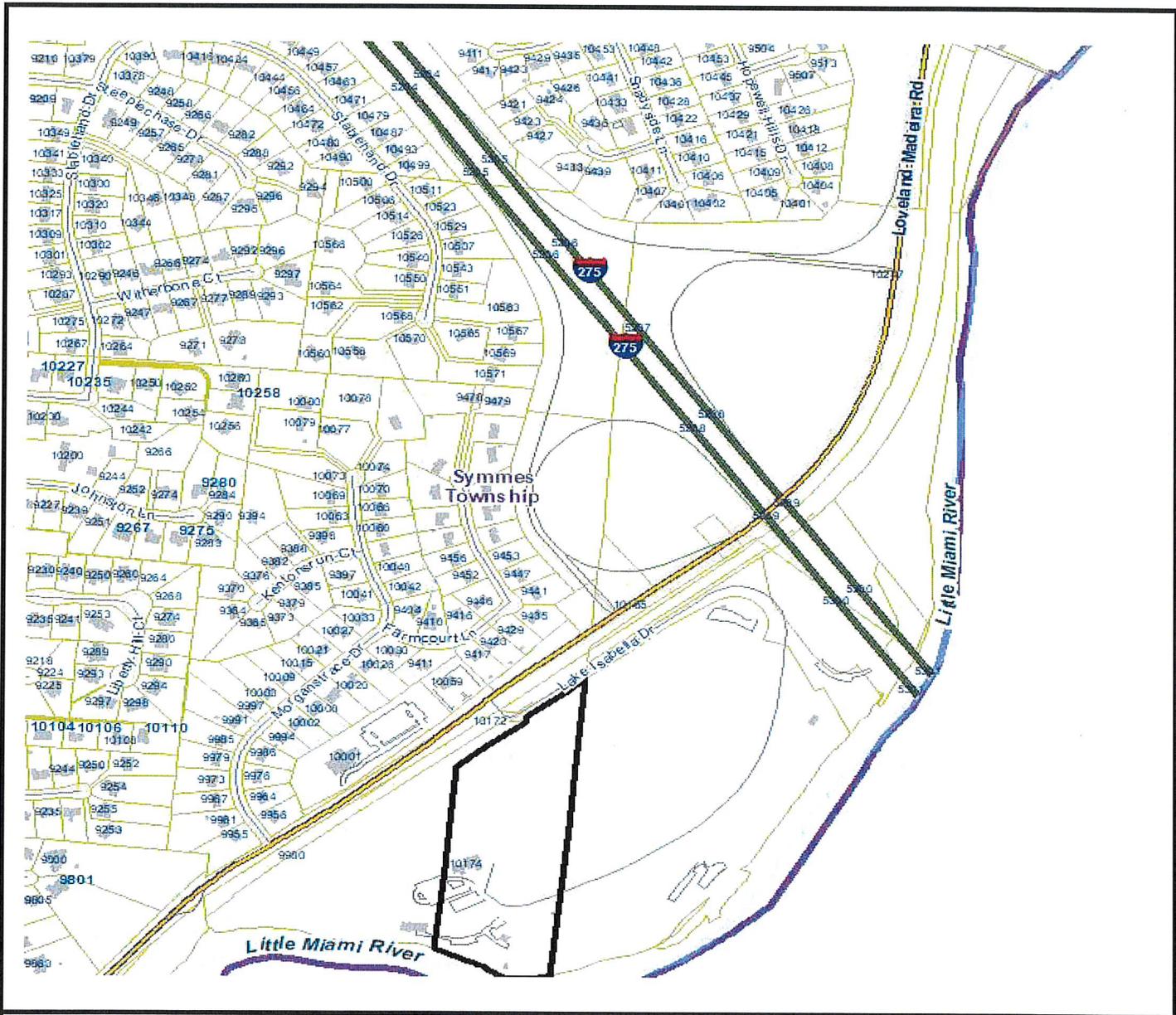
The alleged hardship or difficulty is not merely a request for special privilege. This is an open space area used by the public, and the circumstances are created by an ordinance that doesn't make specific allowances for park usage. The hardship is created given the size of the property and that

visitors that frequent this property are not always going to be local citizens familiar with it's location. We are not seeking special privilege.

Given that this is a public land project for Hamilton county parks, it's evident that the variance would not result in a use or development on the subject property that:

1. would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
2. would materially impair an adequate supply of light due to adverse location of shadow to the properties and improvements in the vicinity;
3. would substantially increase hazardous conditions in the public streets due to traffic or parking;
4. would unduly increase the danger of flood or fire;
5. would unduly tax public utilities and facilities in the area; or
6. would endanger the public health or safety.

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OCT 30 2024



Vicinity Map

Case: Symmes 2024-12; 10174 Loveland Madeira Road
 {ZVSM2024-12}
 Request: Variance

Signed: _____ Date: _____

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.

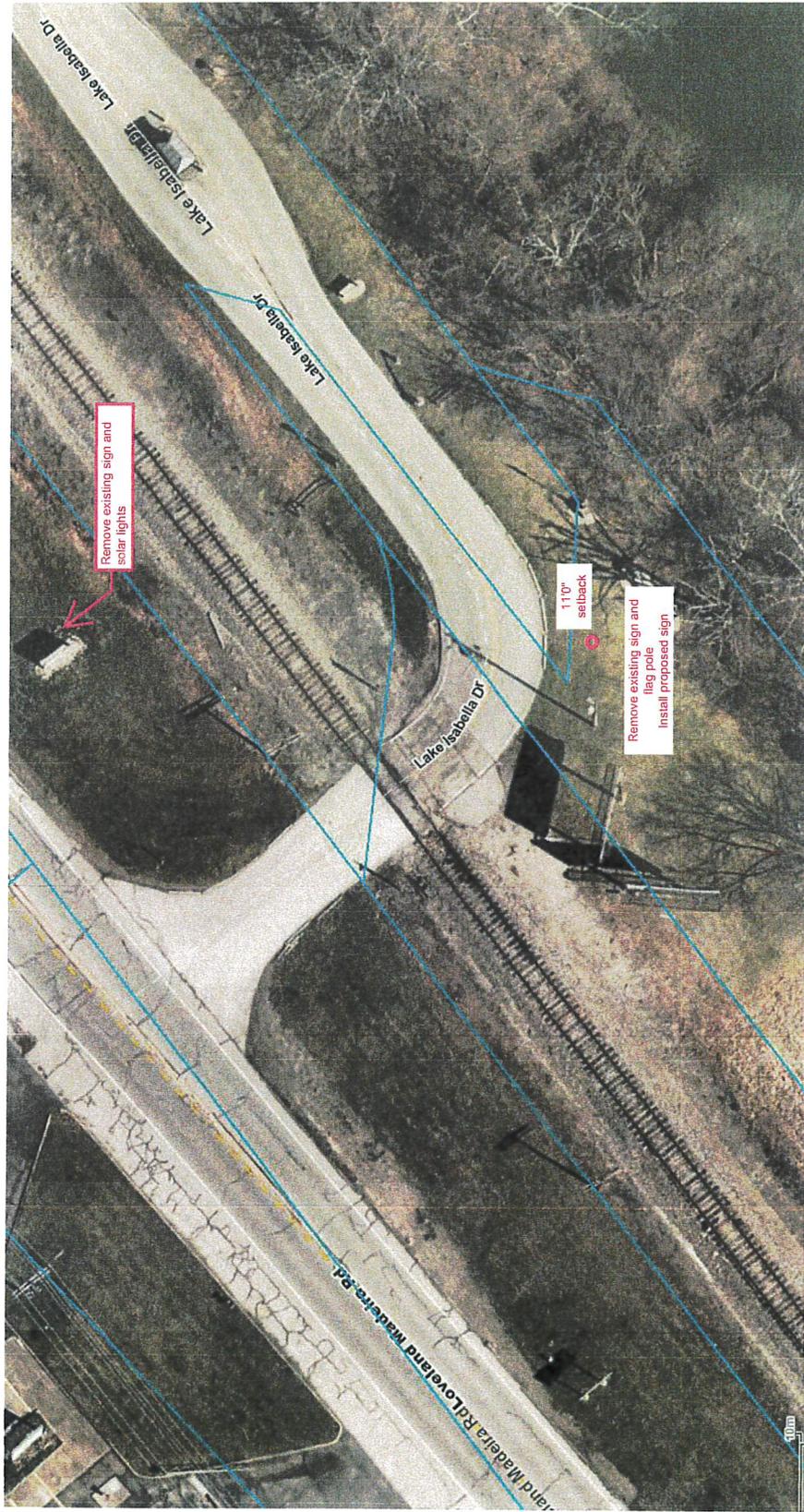
In no event, will the provider or any party of CAGIS be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information or any other part of the map product, even if advised of the possibility of such damages. In particular, neither the provider nor any 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: 10-30-2024



ST-PE1-V

PARK ENTRY : TIER 1 (VERTICAL) - SINGLE SIDED

Scale: 1/4"=1'-0"

.080 aluminum top and sides
painted Vine Charcoal with
satin clear coat

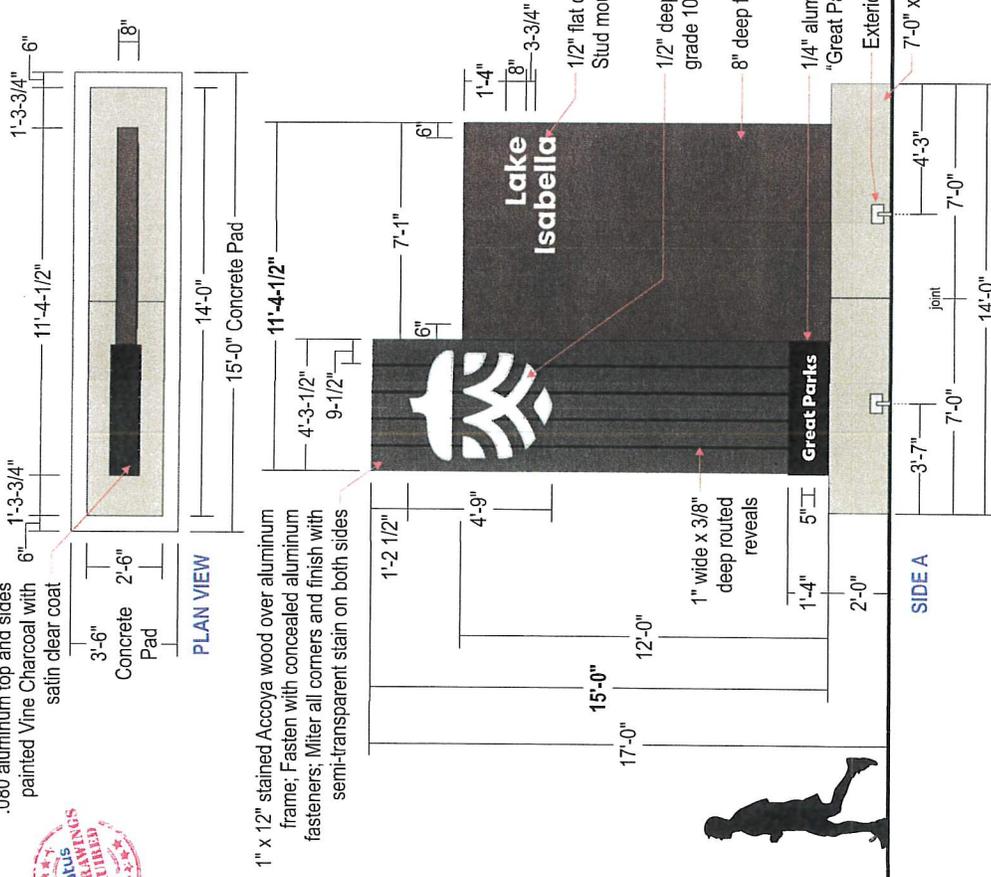


SEE LIGHTING
PLACEMENT
ON FOLLOWING
PAGES

EXISTING ELECTRICAL
TO BE USED

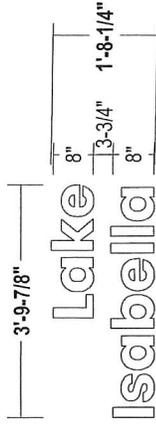
PLAN VIEW

1" x 12" stained Accoya wood over aluminum
frame; Fasten with concealed aluminum
fasteners; Miter all corners and finish with
semi-transparent stain on both sides



FCO DETAIL (site specific)

Scale: 1/2"=1'-0"



*Left aligned for side B

COLOR PALETTE

C1	MP32071 White Wonder PP-G1001-1 Delicate White		3M 7725-20 Matte White
C2	MP41306SP Signal Jet Black		Cabot, Burnt Hickory Semi-Transparent Stain on Accoya Wood
C3	MP42359 Vine Charcoal		Pure + Freeform's Vintage Steel #FA049
	MP 290228SP Super Satin Clear (Two Coats)		Painted to match PMS 489C

QUANTITY: (1) ONE REQUIRED

Stratus
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
Great Parks
ADDRESS:
10174 LOVELAND MADEIRA RD
LOVELAND, OH 45140-8902

ORDER NUMBER:
1220334
SITE NUMBER:
8
ELECTRONIC FILE NAME:
G:\ACCOUNTS\GIS\Great Parks\locations\2024\OHLe_Lake Isabella_Loveland
8_Lake Isabella_Loveland_R2.cdr

PROJECT NUMBER:
86291
PROJECT MANAGER:
TIMA HENDERSON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	489536	08/16/24 BB					
Rev 1	489538	08/23/24 BB	Revised per marking, removed side B				
Rev 2	494753	09/19/24 KW	Updated - existing electrical to be used				

PRINT FILE: PRE-ELECTRICAL INSTALLATION - DRAWING SHALL BE USED FOR CONSTRUCTION OF PERMITS. PERMITS SHALL BE PROVIDED WITH PRINT. THE DRAWING SHALL BE PROVIDED TO THE CLIENT WITHIN 5 BUSINESS DAYS OF SUBMITTAL.

E01.1

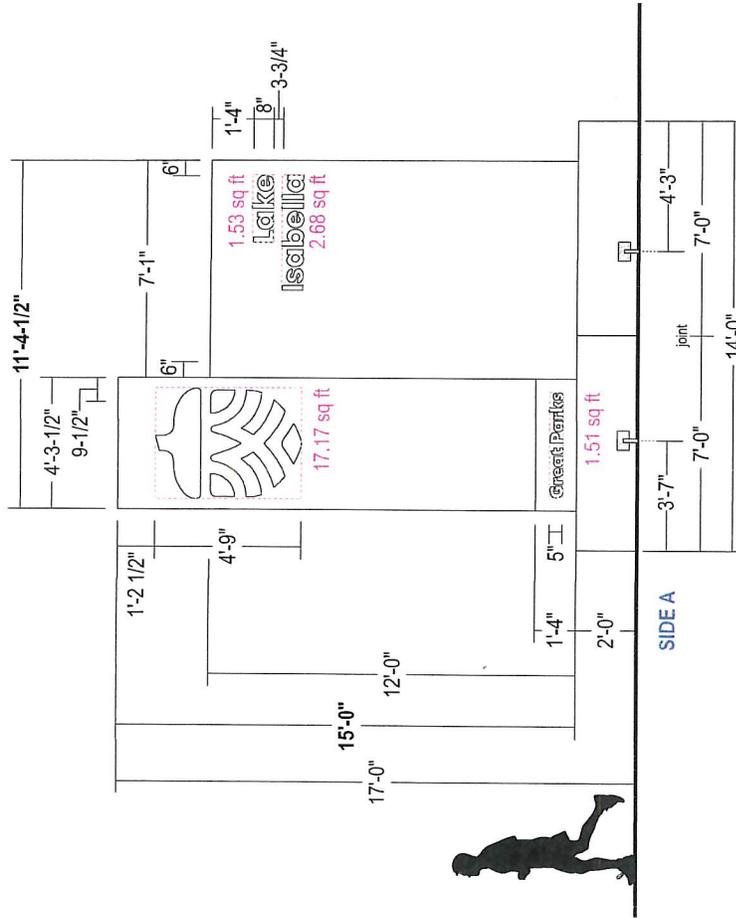
PARK ENTRY : TIER 1 (VERTICAL) - SINGLE SIDED

ST-PE1-V

Scale: 1/4"=1'-0"

22.89 square feet (Graphic/copy)

PINK DOTTED LINE REPRESENTS CALCULATED SQ FT



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CLIENT:
Great Parks
ADDRESS:
10174 LOVELAND MADEIRA RD
LOVELAND, OH 45140-8902

PAGE NO.:
7

ORDER NUMBER:
1220334

SITE NUMBER:
8

ELECTRONIC FILE NAME:
G:\ACCOUNTS\Great Parks\estations\2024\OHLE_Lake Isabella_Loveland\8_Lake Isabella_Loveland_R2.cdr

PROJECT NUMBER:
88291

PROJECT MANAGER:
TINA HENDERSON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	48556	08/16/24 BB					
Rev 1	490968	08/22/24 BB	added page				
Rev 2	494753	09/19/24 KW					

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GENERAL LANDSCAPE SPECIFICATIONS

- A. SCOPE OF WORK
 - 1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
 - 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES
 - 1. ALL EXISTING BUILDINGS, WALLS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
 - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
 - 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
 - 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS
 - 1. ANY TREE DAMAGED OR DESTROYED DUE TO CONTRACTOR NEGLIGENCE WILL BE BROUGHT TO THE OWNER'S ATTENTION UNDER THE DIRECTION FROM THE OWNER, THE TREE WILL BE TREATED OR REMOVED AT THE CONTRACTOR'S EXPENSE. IF DAMAGED BEYOND REPAIR, THE OWNER WILL REQUIRE REIMBURSEMENT FOR THE VALUE OF THE TREE AS DETERMINED BY THE CURRENT EDITION OF THE 'GUIDE FOR PLANT APPRAISAL' PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
 - 2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
- F. WATER
 - 1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
 - * WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- H. MULCH
 - 1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS, UNLESS OTHERWISE NOTED ON PLANS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.
 - 2. IN MULCH AREAS WHERE SIGNS ARE TO BE REMOVED AND NOT REPLACED, CONTRACTOR SHALL SEED TURF REESTABLISHMENT UNLESS OTHERWISE NOTED ON PLANS.
 - I. DIGGING AND HANDLING
 - 1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
 - 2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("MILT-TRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
 - 3. B&B AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.



stratusunlimited.com
 8959 Tyler Boulevard
 Mentor, Ohio 44060
 888.503.1569

CLIENT: **Great Parks**
 ADDRESS: 10171 LOVELAND MADEIRA RD
 LOVELAND, OH 45140-8902

ORDER NUMBER: 1220334
 SITE NUMBER: 8
 PAGE NO.: 8

PROJECT NUMBER: 88291
 PROJECT MANAGER: TINA HENDERSON
 ELECTRONIC FILE NAME: C:\ACCOUNTS\Great Parks\cas\ms22\4\OH16_Lake Isabelle_Loveland\8_Lake Isabelle_Loveland_P2.cdr

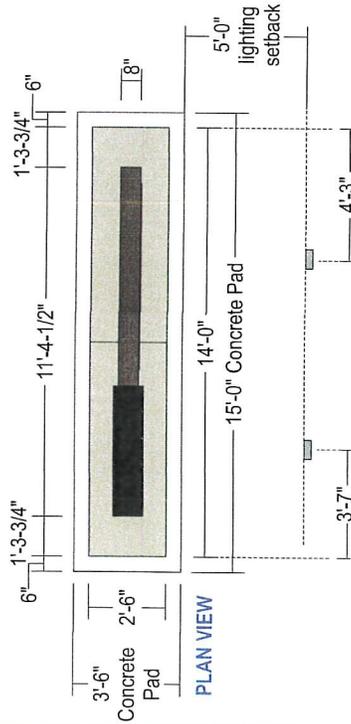
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	485536	06/16/24 BB					
Rev 1	490988	06/23/24 BB					
Rev 2	494753	09/19/24 KW					

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E01.2 BOUNDARY MARKER : TIER 1 - LIGHTING DETAILS

Scale: 1/4"=1'-0"

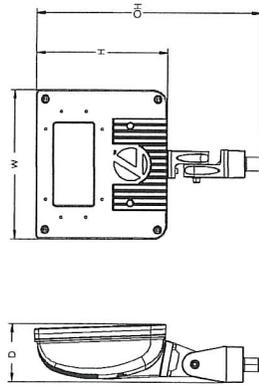
Locations with existing power
 Locations with existing power will replace the existing fixtures with new Lithonia Lighting D-series LED Floodlights (or approved equal) as noted. See Replacement Lighting Layout Sheet for required fixture types for each face of each park entry sign.



d''series

Specifications

- EPA:** 0.6 ft² (0.05 m²)
- Depth:** 3.52" (8.9 cm)
- Width:** 8.86" (22.5 cm)
- Height:** 7.84" (19.9 cm)
- Overall Height:** 13.37" (34.0 cm)
- Weight:** 7.2 lbs (3.3 kg)



Introduction

The D-Series floodlights feature a site-wide offering to meet specifier's every floodlighting need in application. The D-Series flood offers three sizes delivering 3,000 to 27,000 lumens. Available with seven precision optics, three mountings and three color temperatures, D-Series floodlights offer vast design capabilities while delivering significant energy savings and long life.

The DSXF1 delivers 3,000 to 5,500 lumens, meeting a large breadth of illumination requirements for design and renovation when replacing 70W to 150W HID floodlights. All configurations are assembled in the USA allowing for quick delivery.

Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
L3		2	Lithonia Lighting	DSXF1 LED P1 30K NSP	DSXF1 LED P1 30K NSP	1	Absolute	0.95	21

Note: 3000k light temp with black finish

Stratus
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 8853 Tyler Boulevard
 Mentor, Ohio 44060
 888.503.1569

CLIENT: **Great Parks**
 ADDRESS: 10174 LOVELAND MADEIRA RD
 LOVELAND, OH 45140-8802

PAGE NO.: **9**

ORDER NUMBER: 1220334
 PROJECT NUMBER: 88291
 SITE NUMBER: 8
 PROJECT MANAGER: TINA HENDERSON
 ELECTRONIC FILE NAME: G:\ACCOUNTS\General\ParistLocations\2210\Hill_Lake_Isabella_Loveland\8_Lake_Isabella_Loveland_R2.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	48536	08/16/24 BB					
Rev 1	490958	08/23/24 BB	Removed other color options in spec				
Rev 2	494753	09/19/24 KW	Updated - existing electrical to be used - removed solar				

PLEASE PREPARE ANY REQUIRED SCHEDULES, DIMENSIONS, PAINT, NOT BE USED UNLESS SPECIFIED IN OTHER SHEETS. CHECK WITH CONTRACTOR.