

# 25HAM-BZAA-000009 - Symmes ZVSM2025-05; 10732 Loveland Madeira Road - HAMILTONCOUNTY

Menu Reports Help

Record Type Alias: [BZA Appeal or Variance](#)

Application Status: [Accepted](#)

Application Name: [Symmes ZVSM2025-05; 10732 Loveland Madeira Road](#)

Application Detail: [Detail](#)

Assigned To: [John Huht](#)

Application Comments: View ID Comment Date

Address: [10732 LOVELAND MADEIRA RD, SYMMES TOWNSHIP, OH 45140](#)

Parcel No: [062000900072](#)

Balance: [\\$0.00](#)

Total Fee Assessed: [\\$1,337.70](#)

Total Fee Invoiced: [\\$1,337.70](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status	Contact Start Date	Contact End Date
	<a href="#">Jamie Kellerman</a>	<a href="#">D.H.A.S. Inc</a>	Authorizing Agent		10732 Loveland ...	Active	04/04/2025	
	<a href="#">Jamie Kellerman</a>	<a href="#">D.H.A.S. Inc</a>	Primary Contact		10732 Loveland ...	Active	04/04/2025	

Custom Fields: [HAM\\_PLN\\_BZL\\_APP](#)

APPLICATION INFORMATION

Case Number

[Symmes ZVSM2025-05;](#)

[10732 Loveland Madeira](#)

[Road](#)

Buffer Zone

[200](#)

Type of BZA Action Requested

[Commercial Variance](#)

Description of Proposed Improvement

[Exterior Sign](#)

Number of Acres in the Project

[0](#)

Estimated Cost of Proposed Improvement

[5000](#)

Description of All Proposed Uses

[We would like to install an exterior sign to the side of our building. The entrance for our property come off of Loveland Maderia road and runs behind 5/3 Bank. So when entering our parking lot, you enter from the back of our building, which does not allow you to see the front of the building road sign. We want to install this sign to help our customers better see where to go to access our parking lot. This sign will not be seen from the street.](#)

Description of All Existing Uses

[None](#)

Record Number of Case Being Appealed

[-](#)

[HAM\\_PLN\\_BZL](#)

[HAM\\_PLN\\_BZL\\_GIS](#)

ENTERPRISE GIS INFORMATION

Zoning	Zoning Description
<a href="#">E</a>	<a href="#">Retail</a>
Census Tract	Census Block
<a href="#">024303</a>	<a href="#">5023</a>
Auditor Land Use	Auditor Land Use Description
<a href="#">452</a>	<a href="#">C</a>
Year Built	Sale Date
<a href="#">-</a>	<a href="#">5/17/2023</a>

FEMA flood data is for general reference only.

For flood information about this property please contact the jurisdiction's floodplain manager.

FEMA FIRM Panel	FEMA Map Effective Date	FEMA Flood Hazard Zone	Flood Hazard Area
<a href="#">39061C0118F</a>	<a href="#">6/7/2023 11:00:00 AM</a>	<a href="#">X</a>	<a href="#">No</a>

FEMA LOMAR Information

[-](#)

Consoer Townsend Hamco 50 Year Flood Information:

CT Plate Number	CT Stream Name	CT Stream Number
<a href="#">11</a>	<a href="#">-</a>	<a href="#">-</a>

HAMILTON COUNTY GIS INFORMATION

Jurisdiction	Incorporated Jurisdiction	
<a href="#">SYMMES TOWNSHIP</a>	<a href="#">No</a>	
Sewer District	Sewer Distance	Sewer Segment ID
<a href="#">MSD</a>	<a href="#">275.82 Feet</a>	<a href="#">59415008-59415009</a>
Water District	Septic	
<a href="#">LOVELAND WATER SERVICE</a>	<a href="#">No</a>	
Fire District		
<a href="#">Loveland-Symmes Fire Dept</a>		

Internal CAGIS Use Only

Error Message

[SUCCESS](#)

Date GIS Updated

[4/4/2025](#)

[HAM\\_PLN\\_BZL\\_KEYDATES](#)

KEY DATES

Application Accepted Date

[04/10/2025](#)

Distributed for Review Date

-

Approved Date

-

Denied Date

-

Closed Date

-

Expired Date

-

HAM\_PLN\_BZL

**HEARING DATES**

Board of Zoning Appeals Date

[05/05/2025](#)

Municipal Planning Commission Time

-

Board of Zoning Appeals Time

Resolution Date

-

A

-

**DOC\_HELPER**

Document Types JSON

[{"Types":\["Case Documentation","Final Zoning Compliance","Letter - Application","Letter - Hearing Notice","Notice - Legal Advertisement","Notice - Legal Advertisement Published","Photo - Submitted","Plan Site Plan","Resolution","Staff Report"\],"Required":\[\],"Conditional":\[\]}](#)

Parent Document Types JSON

[{"Types":\["Applicant Letter","Application","Photo","Plans - Architectural","Plans - Landscape","Plans - Lighting","Plans - Other","Plans - Signage","Plans - Site Plan","Specifications","Supporting Documentation"\],"Required":\[\],"Conditional":\[\]}](#)

**PROJECT PARCEL INFORMATION**

Parcel Type Parcel Number (Number) Street No. Street No. Fraction Direction Street Name Street Type Condo Unit Zoning FEMA Flood Hazard Zone Urban Parking District Name Auditor Lan

**INTERESTED PARTIES**

Interested Party Type Date Added Parcel Number (Number) Prop-Street No. Prop-Street Name Prop-Street Type Own-Name Own-Address Line 1 Own-Address Line 1 A Own-Address Line 2 O

# SITE PLAN

**Address:**  
10732 Loveland Madeira Road  
Loveland, OH 45140  
**Assessor's Parcel Number:**  
620-0090-0072-00

**Parcel Area:**  
1.49 Acres

**Land Use:**  
Commercial  
Service Station, Gas Station  
**Zoning:** View Traffic Counts

**Legal Description:**  
LOVELAND MADEIRA RD 1.4926 ACS  
R-15-S23 PT LOT 14 J W BAEN EST

**Subdivision:**

**Owner:** Loveland Madeira LLC

**Paper size & scale:**  
11" x 17"; 1"=40'

**Date:** March 2025



**Scale:**  
1"=40'  
**Paper size:**  
11" x 17"

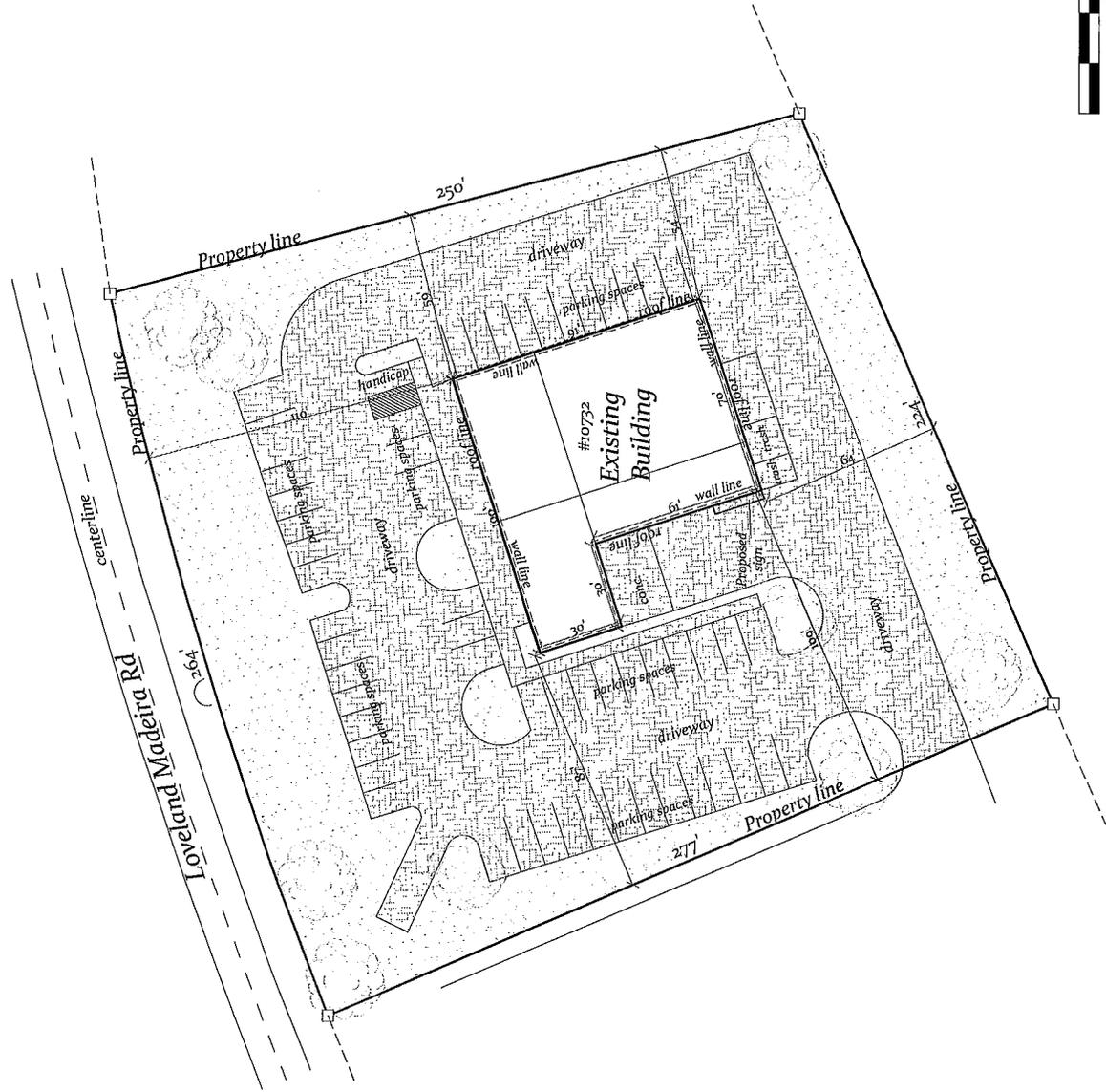
### Legend

- Property line
- Topography line
- - - Wall line
- - - Roof line
- - - Retaining wall
- - - Fence
- - - Proposed addition

### Disclaimer

This is not a Legal Survey, and it is intended to be a reference only. These measurements are approximate and are for illustrative purposes only. The location of features, objects or boundaries should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

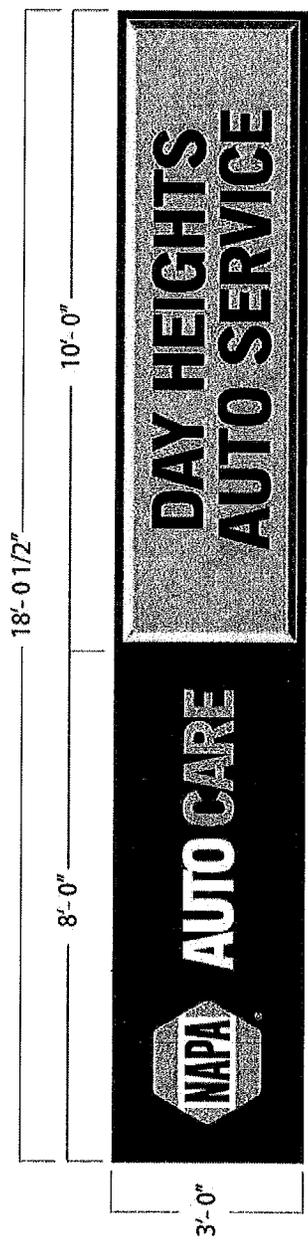
Graphic scale





3'x18' Dealer Panel Layout

Loveland, OH • Location CM# 1183460



Color to Clear Poly	
DEProduction	
Digital File Name	Same as Sketch.pdf
Illumination	YES
Surface	2nd
Print To	Poly
Lamination	NO
Contour Cut	NO
Backscreen White	NO
Digital White	YES
Distortion Required	NO
Color Match	YES
Color Build Required	NO
NOTES:	



2 Colors Digitally Printed 2nd Surface  
of Clear Polycarbonate  
Pan Formed - No Embossing

Blue Retainers & Cabinet

FILE#24-12-65-F-NAPA-A1 PK

Scale: 3/8" = 1'-0" Date: 12-30-2024

**Dualite**  
One Dualite Lane  
Williamsburg, Ohio 45176

Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

WWW.DUALITE.COM / #DUALITEINC @QUALITYMETS



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**SYMMES TOWNSHIP ZONING  
HAMILTON COUNTY, OHIO  
OFFICE OF THE ZONING INSPECTOR**  
138 E Court St, Suite 801, Cincinnati, OH 45202  
(513) 946-4550

<p align="center">APPLICATION NO <b>25HAM-ZCERT-000081</b></p>
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# NOTICE OF REFUSAL

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TO APPLICANT     D.H.A.S. INC  
                          JAMIE KELLERMAN  
                          10732 LOVELAND MADEIRA ROAD  
                          LOVELAND, OH 45140

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TO OWNER         10732 LOVELAND MADEIRA LLC  
                          10732 LOVELAND MADEIRA RD  
                          LOVELAND, OH 45140

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**AUDITOR'S ID NUMBER**  
BOOK: 620     PAGE: 0090     PARCEL: 0072

Your application dated April 2, 2025 for a zoning certificate for the construction of a second wall sign at the premises designated as **10732 Loveland Madeira Road (Day Heights Auto Service)** is hereby refused on this 3rd day of April 2025 under Sections 41, 321.4, 321.4-1.1 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" 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)

**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.

*Billy R. Pitman*

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Bill Pitman, ZONING INSPECTOR

*Tom Stahlheber*

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Tom Stahlheber, 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 PLANNING AND DEVELOPMENT, (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, CINCINNATI, OH 45150, (513) 683-6644.**