



ZONING COMMISSION
BOARD OF ZONING APPEALS

August 24, 2021

Symmes Township Board of Trustees
9323 Union Cemetery Road
Symmes Twp., OH 45140-9312

Dear Honorable Board:

At its regularly scheduled meeting on August 18, 2021, the Symmes Township Zoning Commission voted 4-1-0, to recommend approval for a Major Revision to an existing "EE" Planned Residence district AND Zone Amendment from "OO" Planned Residence (with Subservient Office (with Subservient Office) to "EE" Planned Residence (with Subservient Retail) subject to the standard covenants for planned districts and the following conditions:

CONDITIONS:

1. That the portion of the existing berm along Montgomery Road adjacent to the existing telecommunication tower and storage shed shall be maintained pursuant to an approved detailed landscape plan.
2. That a detailed signage plan shall be submitted as part of the Final Development Plan.
3. That a detailed landscape plan in compliance with the Zoning Resolution shall be submitted as part of the Final Development Plan.
4. That a detailed lighting plan in compliance with the Zoning Resolution, and with Variance #3 below, shall be submitted as part of the Final Development Plan.
5. That a flag pole may be erected to a maximum height of 200 feet and shall be maintained in a first-class condition.

VARIANCES:

1. Section 137.3(2) — That the site shall be permitted to provide a 10-foot parking setback along Union Cemetery Road where a 20-foot parking setback is required.
2. Section 141 — That the site shall provide a minimum of 423 parking spaces dedicated to customers and employees where a minimum of 706 parking spaces are required.
3. Section 146 — That the site shall be permitted to contain a 24-foot-high light poles where a maximum of 15 feet in height in permitted subject to dimming functions submitted as part of the Final Development Plan.
4. Section 321.1-3 That the site shall be permitted a maximum of four freestanding monument signs with a maximum area of 50 square feet for the three signs at the three main entrances to the site and a maximum of 21 feet in height and a maximum area of 130 square feet for the one sign at the intersection of Union Cemetery Road and Fields Ertel Road where all signs are required to be a maximum of 10 feet in height and 50 square feet in area, with appropriate landscaping around the base of each sign to be maintained in a first class condition.

5. Section 321.5-2(4) That the site shall be permitted to have a variable message center with a maximum 72 square feet in size where a maximum size of 35 square feet is permitted for variable message centers provided that any message or graphic displayed on the variable message center shall be displayed for a minimum of 30 seconds.

Sincerely,

Jana Grant
Symmes Township Zoning Secretary
