

BOARD OF ZONING APPEALS MEETING  
October 24, 2023  
7:00 P.M.

I CALL MEETING TO ORDER

Meeting called to order by Chairman Anderson.

II ROLL CALL

Members Present: Jeffrey Anderson, Tom Hall, Carolyn Ghantous, David Gleaves

Staff Present: Carl Lamping

III PLEDGE OF ALLEGIANCE

IV ORGANIZATION

Mr. Anderson stated that since this portion was included to welcome Mr. Weiner to the meeting and he was unable to attend, this section will be carried over until the November 28, 2023 meeting.

V MINUTES OF THE REGULAR MEETING OF JULY 25, 2023

Motion to approve the minutes presented by Mrs. Ghantous and seconded by Mr. Hall  
(Voice vote taken and the minutes were approved with a vote of 4 to 0.)

VI CORRESPONDENCE

None.

VII REPORTS

Report on City Council

Mrs. Ghantous stated that since she was not at that meeting, it was agreed that the report would be held until the November 28, 2023 meeting.

Report on Planning Commission

Mr. Hall provided a report on the Planning Commission for October 10, 2023. WAWA C was on the agenda regarding electronic signs. That passed 6-0. There was also a conditional use requiring a modification of the Code requirement. That also passed 6-0. There was no questions or discussion.

VIII CHAIRMAN'S STATEMENT

Chairman Anderson read the Chairman's Statement.  
Three members of the audience were sworn in.

IX OLD BUSINESS

None.

X NEW BUSINESS

A. **PUBLIC HEARING** (Application #20230728)

715 Allen Ave is requesting a 29-foot front yard setback variance of Zoning Code Section 153.252 Table 252-2 to add a Front Porch Cover; which requires the front yard setback to be 35 feet from the property line.

Mr. Lamping, Building Official, gave an overview of the project. He further explained that potentially the reason for this request is that other similar structures are closer than 35 feet from their property lines as well.

Mr. Anderson explained to the applicant that since there are three members of the Board of Zoning Appeals not in attendance, in order for a variance to pass, there would need to be a majority of the Board that is present. Mr. Anderson stated that the applicant would need to have three votes confirming the variance. Mr. Anderson further stated to the applicant that they could choose to table the request until the next meeting, which would be in November. The applicant decided to go ahead with the application.

Mr. Anderson asked the applicant if they wanted to add anything in addition to what Mr. Lamping had described. The applicant, Ms. Campbell wanted to clarify that the concrete patio that is located in front of the house was there when the house was purchased in 2018. Ms. Campbell stated that they had it resurfaced when the extension was poured on the driveway. Ms. Campbell also said that there is a safety concern with the existing roof that is over the front door. It does not extend the full length of that concrete patio and in the winter they do experience a lot of water dripping off of it that then freezes into ice making for hazardous conditions. The applicant stated that while the aesthetic and value of the house, it is primarily to prevent water dripping on to the patio in the winter.

Mr. Anderson asked the Board if there were any questions regarding the application. Mr. Hall asked Mr. Lamping if he could foresee any negative impact to the other residents if this was granted. Mr. Lamping said that there would not be a negative impact, but that his position is to enforce the Code.

Mr. Anderson asked the applicant if they were basing the distance on the existing pad. Ms. Campbell stated that she believed that it extends it about one foot over. Mr. Anderson stated that previously the Board has felt that it is a hardship because of where the buildings are to comply, in some cases, for some of that. Especially in cases where it aligns with the street already. Mr. Anderson asked the applicant if they had any more comments to add, or if they wanted to wait for a decision at the November 28, 2023 meeting. The applicant chose to continue.

Mr. Gleaves made a motion in the matter of BZA Application #20230728; property address 715 Allen Avenue. Requested variance River City Modeling for the property owner at 715 Allen is requesting a variance to construct a new front porch roof cover 29 feet from the property line in the front yard in violation of 153.252 Table 252.2 where the front yard setback is 35 feet from the property line. Mr. Hall seconded the motion.

Mr. Anderson added that he felt as part of the motion that there is a necessary hardship for the owner in complying with requirements of the Zoning Code and that there are special circumstances or conditions which are particular to land, structures, or buildings involved which are not generally applicable to other land, structures, or buildings in the same district, specifically, the lot placement relative to other houses on the street.

Mr. Lamping asked if Mr. Anderson's statement was part of the motion. Mr. Anderson stated that his statement was part of discussion for the motion.

A vote was taken and this variance was granted 4-0.

**B. PUBLIC HEARING** (Application #20230685)

Chase Bank

11745 Princeton Pike is requesting to relocate a wall sign (approved 3/28/23 by the BZA) from the North Elevation to the South Elevation, in violation Zoning Code Section 153.459 (C)(2); which would only permit one wall sign (east elevation) and 3 directional signs (over drive thru).

Mr. Anderson noted that there was not a representative from Chase Bank to answer questions. In talking with Mr. Lamping before the meeting, Mr. Anderson believed

that the Board should continue with the application since it was on the agenda and the applicant had not requested the application be tabled.

Mr. Lamping, Building Official gave an overview of the project and the history of recent previous requests that are directly related to this application. Discussion continued regarding the submittal and history of the recent request. Mr. Anderson asked that if they were denied at this meeting, would the applicant have the right to appeal. Mr. Lamping confirmed that they have the right to appeal and that it would be to court. Mr. Lamping felt that a decision could be made at this meeting and if the applicant wanted to repetition an additional request, the Building Department would accommodate it. Mr. Anderson reminded the board that since there are less than seven members present, he stated that if any member of the Board that is present chooses to table it until the next meeting that is their right to request that. Mr. Gleaves stated that since the applicant is not present, he would feel more comfortable tabling this application until the next meeting. Mr. Hall was in agreement with Mr. Gleaves. Mr. Anderson felt that the case should stay and be voted on today.

Mr. Gleaves made a motion to table the application until the November 28, 2023 meeting. Mr. Hall seconded. Mr. Lamping added for discussion that upon further research, he was unable to locate recent correspondence regarding the application presented to the Board. Mr. Lamping requested that the Board table the application until the November 28, 2023 meeting. Mr. Lamping clarified that while they did apply for this meeting, additional correspondence was not found. The Board voted 4-0 to table Application 20230685 and the public hearing in process for the November 28, 2023 meeting.

XI DISCUSSION

Mr. Gleaves stated that the newly updated City website has been much easier to find items and many things that residents have requested have been incorporated to the new website. He wanted to thank all individuals involved in the maintenance and upkeep of the website. Mr. Anderson brought up discussion of creating a sub-committee within the Board of Zoning Appeals which has been previously discussed. Mr. Anderson suggested that this endeavor be taken up at the next meeting on November 28, 2023.

XII ADJOURNMENT

Mr. Gleaves made a motion to adjourn and Mr. Hall seconded.

Mr. Anderson stated we are adjourned.

Respectfully submitted,

\_\_\_\_\_, 2023

\_\_\_\_\_  
Chairman, Jeffrey Anderson

\_\_\_\_\_, 2023

\_\_\_\_\_  
Secretary, Tom Hall



CITY OF SPRINGDALE - BUILDING DEPARTMENT

11700 SPRINGFIELD PIKE SPRINGDALE, OHIO 45246

PHONE: 513-346-5730 FAX: 513-346-5747

WEBSITE: www.springdale.org/building-department.aspx

EMAIL: Building@Springdale.org

Application Number

PLANNING/ZONING APPLICATION

Project Name: Chase Bank Area of Development: .261 Acres

Project Location: 11745 Princeton Pike Springdale, OH 45246

Applicant: Atlantic Sign Company - Brooke Alini 513-241-6775

2328 Florence Ave Cincinnati OH 45206 Brooke@AtlanticSignCompany.com

APPLICATION FOR: (Pick 1) Please review the applicable Sections of the Zoning Code listed below and the Zoning Map provided online at: https://www.springdale.org/building-department.aspx

- Major Project, Minor Project, BZA Hearing. Application process requires a Meeting and a Decision by Planning Commission. Include Minor Project Submission Requirements. Document with this Application.

- Zoning Text or Map Amendments, Concept Plan, Development Plan, Conditional Use Permits, Determination of Similar Uses, Variance. Describe Zone Change and Total (Net) Acres Below Section 153.202.

- Planned Unit Development (PUD): Preliminary Development Plan, Major Modification, Final Development Plan, Minor Modification, Appeal.

- Transition Overlay District (T-District): Preliminary Development Plan, Major Modification, Final Development Plan, Minor Modification.

- Route 4 Corridor Review District Plan: All new exterior work on properties in the Rt 4 Corridor required to be Approved. Sec 153.257(I)

BRIEFLY DESCRIBE PROJECT: Amendment to past variance - relocating sign E.3 from the north elevation to the south elevation

The undersigned Property Owner and/or the Applicant (acting as an Agent for the Property Owner), do hereby covenant and agree to comply with all the laws of the State of Ohio, Hamilton County and the ordinances of the City of Springdale pertaining to land usage, buildings and site development.

Signature of Owner/Agent: [Signature] Print Name: Brooke Date: [Blank]

# City of Springdale



## Building Department

(513) 346-5730

11700 Springfield Pike  
Springdale, Ohio 45246

Fax (513) 346-5747

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September 11, 2023

SPRINGDALE-KEMPER RE LLC  
9960 W CHEYENNE AVE STE 212  
LAS VEGAS, NV 89129

ATLANTIC SIGN COMPANY  
2328 FLORENCE AVENUE  
CINCINNATI, OHIO 45206

RE: Application 20230033 Chase Bank Signs  
11745 PRINCETON PK

The City of Springdale appreciates your development activity within the City. We have received your Application for new building signs and Construction Documents. There was an Appeal of the Zoning Requirements and a Decision was issued on 4/4/2023 approving your variance request. The Permit for the new Signs was issued on 4/13/23. On 8/17/23 the City received a request to relocate one of the wall signs approved with a variance from the north to the south of the building. Your REVISED Construction Documents have been reviewed but cannot be approved due to the following items:

1. The wall sign proposed to face the south side of the building, which does not have street frontage, does not meet the Wall Sign requirements of Zoning Code Section 153.459 (C).

Please revise your drawing submittal and resubmit with the ONLINE PORTAL at: <https://springdaleoh.portal.iworq.net/portalhome/springdaleoh>. Our Instruction Packet located at <https://www.springdale.org/publicfiles/Citizen%20Portal%20Instruction%20Packet.pdf> will help you through the process if needed. If the Construction Documents are not revised within thirty days, the Application may be cancelled. You can email your revisions if desired.

You may request a Variance or an Appeal of this Zoning Code requirement from the Board of Zoning Appeal (BZA) per City Ordinance Section 153.208. The BZA Application Process can be found on our website at: <https://www.springdale.org/board-zoning-appeals>.

Please contact me if you have any questions.  
Sincerely,

Carl Lamping  
Building Official

**APPLICATION FOR  
ZONING VARIANCE or ADMINISTRATIVE APPEAL  
CITY OF SPRINGDALE BUILDING DEPARTMENT  
11700 SPRINGFIELD PIKE SPRINGDALE, OHIO 45246  
TELEPHONE: (513) 346-5730**

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**1.) Please describe in detail your request for a Variance or Appeal.**

Chase bank would like to relocate sign E.3. This sign was approved on permit # 20230033. The sign that was approved is too large to be installed on the North elevation. This will be the only sign on the South elevation.

**2.) FOR AN ADMINISTRATIVE APPEAL ONLY, Please indicate how you believe the Building Department or the Springdale Planning Commission erred in interpreting or applying the Zoning Code with respect to your application.  
(If this Application is for a VARIANCE, please mark this question Not Applicable.)**

(attach additional pages as necessary)

DESCRIPTION OF REQUEST AND REASONS FOR VARIANCE

THE FOLLOWING ITEMS ARE REVIEWED BY THE BOARD AND ARE KEY TO SECURING A VARIANCE. ALL SECTIONS MUST BE ANSWERED FULLY AND COMPLETELY AND LEGIBLY WRITTEN OR TYPED (Attach additional pages if necessary).

1. Explain in detail what unusual characteristics about your property that make it impractical to comply with the Zoning Code requirements (i.e. topography or slope, narrow lot, irregular shaped lot, vegetation, location of existing structures, etc.).

The building that Chase Bank occupies is a circle. Signage on this building is very hard to see from all angles. This sign on the Southern elevation will be seen from the intersections of Francis dr & Princeton Pike.

2. Please explain in detail how you would be deprived from using your property in a manner currently enjoyed by your neighbors, if your variance request were denied.

The neighboring business have ample signage that can be seen from all angles. The odd shape of this building creates the hardship. The neighboring tenants do not have this hardship.

3. Did you purchase the property with knowledge of the zoning restriction? If no, were you aware that zoning requirements existed in Springdale? If no, please explain.

Chase Bank has occupied this space for over 15 years. The code has since changed since purchasing the building.

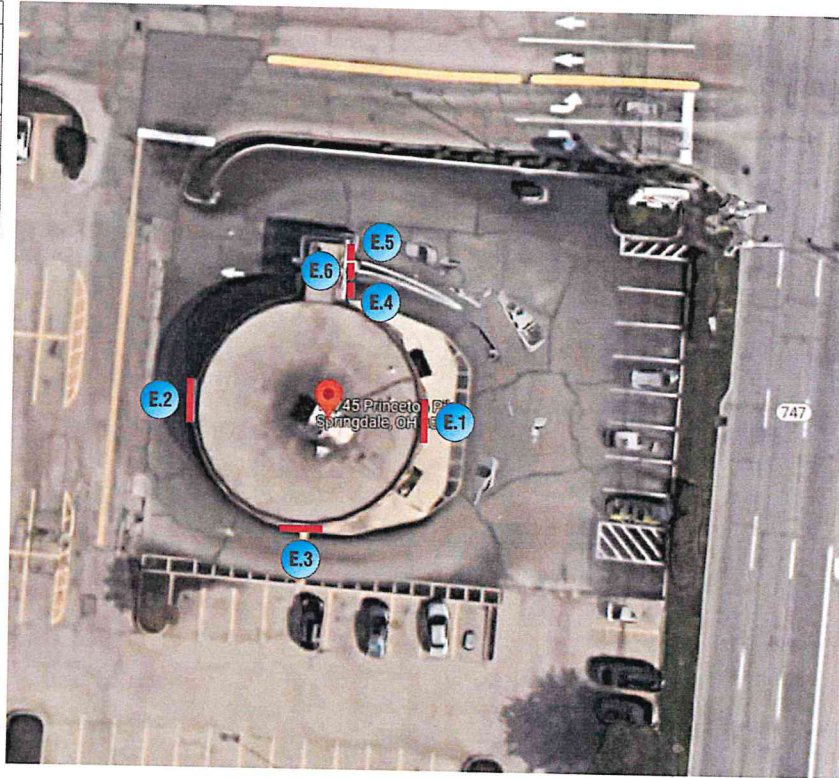
4. Are there ways in which you could use the property as desired and comply with the Zoning Code? Please explain.

No, the shape of this building does not work with the Sign Code.

(attach additional pages as necessary)

**EXTERIOR SIGN LEGEND - ALLOWED**

Elevation	Sign No.	Sign Type	Description	Sq.Ft.
East	E.1	LIF-R-WBO-20	Remove and Re-Install - Existing 20" White Channel Letters and Logo	25.6
West	E.2	LIF-R-WBO-20	Remove and Re-Install - Existing 20" White Channel Letters and Logo	25.6
South	E.3	LIF-R-WBO-20	20" White Channel Letters and Logo	25.6
	E.4	DU-B	Remove and Re-Install - Existing Drive-Up Lane Designator Sign	
	E.5	DU-C	Remove and Re-Install - Existing ATM Lane Designator Sign	
	E.6	TC-CL-W	Remove and Re-Install - Existing Clearance Sign	
Total Proposed Sq Ft				76.8



**SITE PLAN** SCALE: 1/32" = 1'-0"



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**JP Morgan Chase Bank**  
**#48100R000605**

Tri County - Exterior Refresh  
 11745 Princeton Pike  
 Cincinnati, OH 45246

Initial Date: 06/14/22  
 Salesperson: Arthur Navarro  
 Coordinator: Tracey L. Pichieri  
 Designer: ASena  
 Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
**COPY, COLORS & SIZES**

Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Drawing Number: 22-01099

Project ID: CHASE\_48100R000605\_1

Revision: R3 - 05.04.23

Sign Legend / Site Plan



# SIGNAGE OVERVIEW - ALLOWED



**EAST ELEVATION** SCALE: 3/32" = 1'-0"



**EAST DRIVE-UP ELEVATION** SCALE: 3/32" = 1'-0"  
- EXISTING DU-B, DU-C AND TC-CL-W TO BE REMOVED AND RE-INSTALLED



**SOUTH ELEVATION** SCALE: 3/32" = 1'-0"



**NORTH ELEVATION** SCALE: 3/32" = 1'-0"



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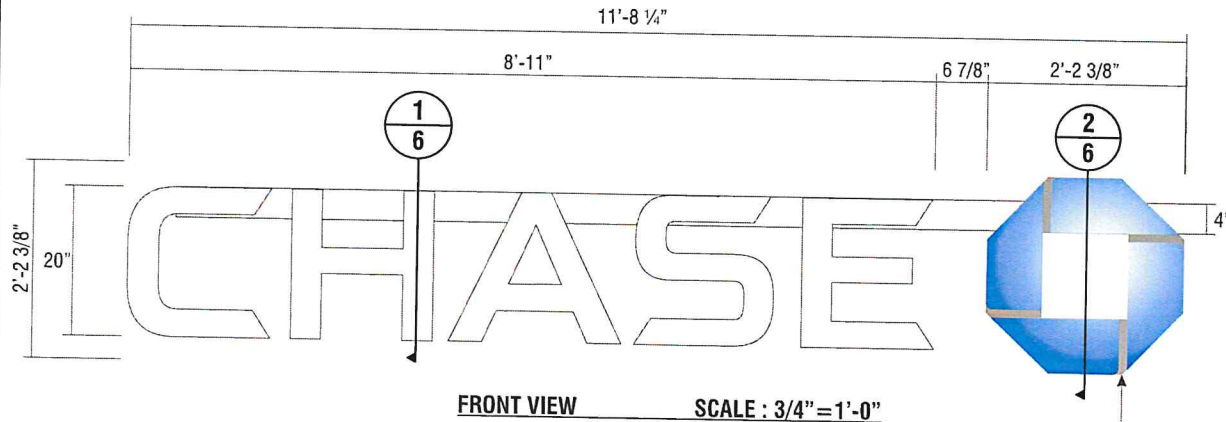
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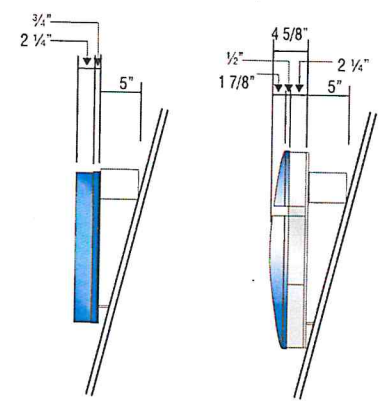
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Exterior Elevations



FRONT VIEW SCALE : 3/4" = 1'-0"



ENDVIEW OF LETTER SCALE : 3/4" = 1'-0"

ENDVIEW OF LOGO SCALE : 3/4" = 1'-0"

BRIDGE TO BE PAINTED MATTHEWS #MP-19891 CHASE NICKEL

E.1\* E.2\*

SIGN TYPE LIF-R-W80-20 \*EXISTING LETTERSETS TO BE RE-USED

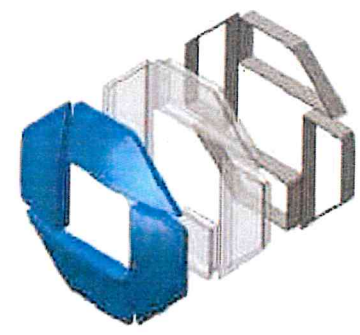
REMOVE & RE-INSTALL TWO (2) SETS OF ILLUMINATED LETTERS & LOGO w/ PLEX FACES & RETURNS ON EXPOSED RACEWAYS LETTERS:

FACE: .177" ARISTECH #7328 P-95 WHITE PLEX (MATTE SIDE TO BE 1ST SURFACE) CHEM WELDED TO RETURNS  
 RETURNS: 0.118" x 3" DEEP ARISTECH #6046 BLUE WITH 3635-70 DIFFUSER VINYL ON 2ND (INTERIOR) SURFACE.  
 BACKS: .080" ALUM BACK WITH 3/4" x .080" OUTSIDE ALUM RETURN AND 1/2" x 1/8" ALUM ANGLE CLIPS ON INTERIOR OF LETTER FOR FACE ATTACHMENT  
 PAINT: EXTERIOR PAINTED MATTHEWS MP-00366 CHASE BLUE SEMI-GLOSS FINISH (60-70 UNITS) AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.  
 ILLUMINATION: SLOAN PRISM 7100K STANDARD #701269 7WSJ1-MB WHITE LEDs AND SLOAN POWER SUPPLY REQUIRED FOR PROPER EVEN ILLUMINATION.

LOGO:  
 BACKS: .080" ALUM BACK WITH STACK WELDED 3" x .080" ALUM RETURNS.  
 LOGO CAN FACE: .080" ALUM BRIDGE ELEMENTS WELDED TO INSIDE & OUTSIDE RETURNS  
 PLEX FACE: .118" THERMO FORMED ARISTECH #6046 BLUE LOGO ELEMENTS CHEM WELDED TO 3/4" CLEAR PLEX 2ND SURFACE FACES.  
 PAINT: EXTERIOR PAINT MATTHEWS "CHASE NICKEL" #MP-19891 GLOSS FINISH AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.  
 ILLUMINATION: SLOAN PRISM #701269 BLSJ1-MB BLUE LEDs AND SLOAN POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION  
 RACEWAY : .063" BRAKE FORMED ALUM. RACEWAY, SIGNTECH LIBRARY 1014A  
 RW PAINT : PAINT RACEWAY TO MATCH BUILDING COLOR - (COLOR TO BE VERIFIED)

ATTACHMENT: LOWER PORTION OF LETTERS TO HAVE #10, TEK SCREWS AND SPACERS ATTACH TO WALL  
 SPACERS PAINT : SPACERS PAINTED TO MATCH BUILDING COLOR - (COLOR TO BE VERIFIED)

ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION  
 As required by standard #2161, Signtech Electrical Advertising, Inc., exclusively uses secondary Ground fault-Interrupted (GFI) transformers.  
 Each Sign MUST have: - A dedicated branch circuit  
 - Three wires: Line, Ground, and Neutral.  
 - Wire Size: Min 12 GA THHN Copper Wire.  
 NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.  
 - The ground wire must be continuous & go from the sign to the panelboard ground bus.  
 - Voltage between ground and neutral should measure no more than 3 volts.  
 - Power to this sign must be done by a licensed electrical contractor or licensed electrician.



3D VIEW OF OCTAGON



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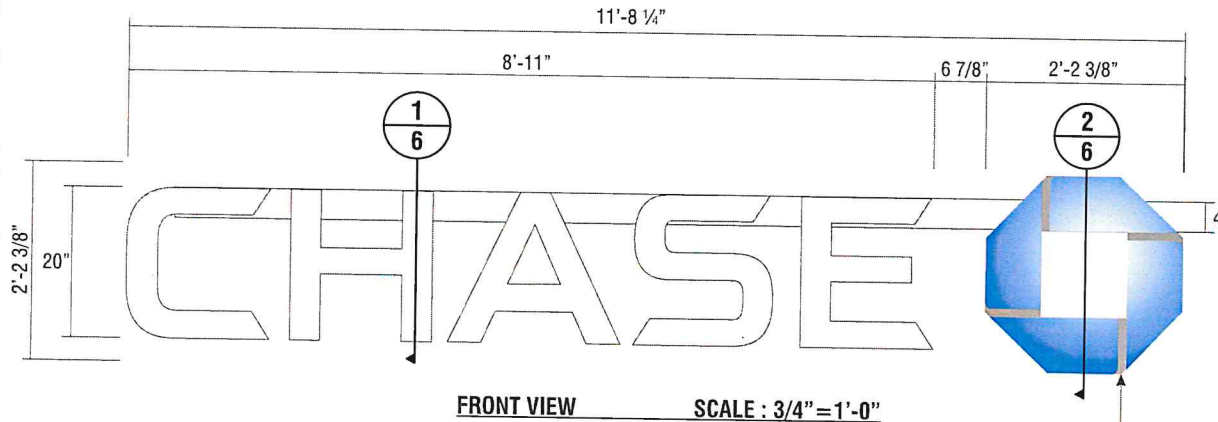
**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
**COPY, COLORS & SIZES**

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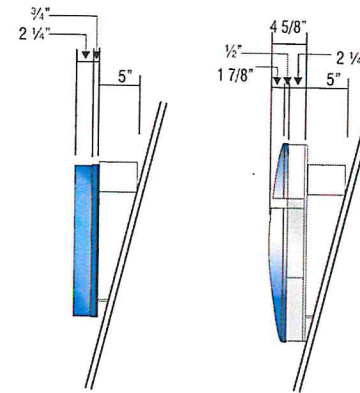
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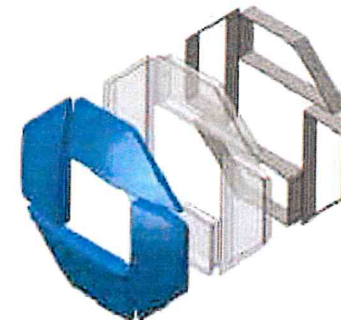
FRONT VIEW SCALE : 3/4" = 1'-0"

BRIDGE TO BE PAINTED  
MATTHEWS #MP-19891  
CHASE NICKEL



ENDVIEW  
OF LETTER  
SCALE : 3/4" = 1'-0"

ENDVIEW  
OF LOGO  
SCALE : 3/4" = 1'-0"



3D VIEW OF OCTAGON

**E.3 SIGN TYPE LIF-R-WBO-20**

**MANUFACTURE ONE (1) AND INSTALL:  
ONE (1) SET OF ILLUMINATED LETTERS & LOGO w/ PLEX FACES & RETURNS ON EXPOSED RACEWAY**

**LETTERS:**  
FACE: .177" ARISTECH #7328 P-95 WHITE PLEX (MATTE SIDE TO BE 1ST SURFACE) CHEM WELDED TO RETURNS  
RETURNS: 0.118" x 3" DEEP ARISTECH #6046 BLUE WITH 3635-70 DIFFUSER VINYL ON 2ND (INTERIOR) SURFACE.  
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ILLUMINATION: SLOAN PRISM 7100K STANDARD #701269 7WSJ1-MB WHITE LEDs AND SLOAN POWER SUPPLY REQUIRED FOR PROPER EVEN ILLUMINATION.

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PLEX FACE: .118" THERMO FORMED ARISTECH #6046 BLUE LOGO ELEMENTS CHEM WELDED TO 3/4" CLEAR PLEX 2ND SURFACE FACES.  
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ILLUMINATION: SLOAN PRISM #701269 BLSJ1-MB BLUE LEDs AND SLOAN POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION

**RACEWAY:** .063" BRAKE FORMED ALUM. RACEWAY, SIGNTech LIBRARY 1014A  
**RW PAINT:** PAINT RACEWAY TO MATCH BUILDING COLOR - (COLOR TO BE VERIFIED)

**ATTACHMENT:** LOWER PORTION OF LETTERS TO HAVE #10, TEK SCREWS AND SPACERS ATTACH TO WALL  
**SPACERS PAINT:** SPACERS PAINTED TO MATCH BUILDING COLOR - (COLOR TO BE VERIFIED)

**ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION**  
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Each Sign MUST have: - A dedicated branch circuit  
- Three wires: Line, Ground, and Neutral.  
- Wire Size: Min 12 GA THHN Copper Wire.  
NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.  
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Initial Date: 06/14/22  
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Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
COPY, COLORS & SIZES

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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
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## EXISTING CONDITIONS



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Existing Conditions

**CONDITIONS AND FINDINGS OF THE BOARD OF ZONING APPEALS**

Application Number: **20230685**

Property Address: **11745 PRINCETON PK**

Date of Meeting: **October 24, 2023**

Requested Variance: **The contractor for the owner of the property located at 11745 PRINCETON PK is requesting to relocate a Wall Sign (approved 3/28/23 by the BZA) from the North Elevation to the South Elevation, in violation Zoning Code Section 153.459 (C) (2); which would only permit one Wall Sign (east elevation) and 3 Directional Signs (over drive thru).**

(Extracted from Zoning Code Section 153.206 (B) Review Factors

CRITERIA	STAFF COMMENT	NOTES
Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness, or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions.	Staff does NOT believe there are special circumstances.  The proposed signs are generally replacement of existing signs (all but one wall sign on north elevation).  The existing site has multiple drives (but only one side is a public way).	
Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.	We believe the property will yield a reasonable return without the variance.	
Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.	We believe the variance request to relocate the north wall sign to the south wall is substantial because there is not a road or drive on the south side of the site.	
Whether the essential character of the neighborhood would be substantially altered or whether adjacent properties would suffer substantial detriment as a result of the variance.	We believe the essential character of the neighborhood would be substantially altered; as this code requirement is standard throughout the City.	
Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and refuse pick-up	We believe the variance would not adversely affect the delivery of governmental services.	

**CONDITIONS AND FINDINGS OF THE BOARD OF ZONING APPEALS**

Application Number: **20230685**

Property Address: **11745 PRINCETON PK**

Date of Meeting: **October 24, 2023**

Requested Variance: **The contractor for the owner of the property located at 11745 PRINCETON PK is requesting to relocate a Wall Sign (approved 3/28/23 by the BZA) from the North Elevation to the South Elevation, in violation Zoning Code Section 153.459 (C) (2); which would only permit one Wall Sign (east elevation) and 3 Directional Signs (over drive thru).**

CRITERIA	STAFF COMMENT	NOTES
Whether special conditions or circumstances exist as a result of actions of the owner	No Special Conditions are known	
Whether the property owner's predicament can feasibly be obviated through some method other than a variance	No.	
Whether the spirit and intent behind these code requirements would be observed and substantial justice done by granting a variance	The spirit and intent behind these code requirements would NOT be observed by granting a variance	
Whether the granting of the variance requested will confer on the owner any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district	We do believe that granting this variance as requested would confer a special privilege that is denied by this regulation to other lands, structures, or buildings in the same district	
No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts		