

**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](http://www.springdale.org/building-department.aspx)EMAIL: [Building@Springdale.org](mailto:Building@Springdale.org)

Application Number

**PLANNING/ZONING APPLICATION**

**Project Name:** Chase Bank **Area of Development:** .261 Acres  
 (Please provide a common name to describe this project) (Provide a list of All Parcels associated with Project)

**Project Location:** 11745 Princeton Pike Springdale, OH 45246  
 (Street No.) (Street Name) (Springdale, Ohio) (Zip Code)

**Applicant:** Atlantic Sign Company - Brooke Alini 513-241-6775  
 (Name) (Daytime Phone Number)

2328 Florence Ave Cincinnati OH 45206 Brooke C Atlantic Sign Company  
 (Mailing Address: Street No; Street Name, City, State, Zip) (E-mail Address)

**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:**

Application process requires a **Public Hearing and a Review/Recommendation by Planning Commission; AND a Public Hearing and a Decision by City Council.**  
 Include [Major Projects Submission Requirements](#)  
 Document with this Application

Project Types include the following: (Pick 1 Below)

☐ **Minor Project:**

Application process requires a **Meeting and a Decision by Planning Commission.**  
 Include [Minor Project Submission Requirements](#)  
 Document with this Application

Project Types include the following: (Pick 1 Below)

☒ **BZA Hearing:**

Application process requires a **Public Hearing and a Decision by the Board of Zoning Appeals.**  
 Include [BZA Submission Requirements](#) document  
 Project Types: (Pick 1 Below)

☐ **Zoning Text or Map Amendments**  
 Describe Zone Change and Total (Net) Acres Below  
 Section 153.202

☐ **Concept Plan** (Hearing by PC/ No Decision)  
☐ **Development Plan** Section 153.203  
☐ **Conditional Use Permits** Section 153.204  
☐ **Determination of Similar Uses** Sec 153.205

☒ **Variance** Section 153.206**Planned Unit Development (PUD):**

☐ **Preliminary Development Plan** Sec 153.255(F)(1)  
☐ **Major Modification** Section 153.255 (H)(1)

**Planned Unit Development (PUD):**

☐ **Final Development Plan** Section 153.255(F)(5)  
☐ **Minor Modification** Section 153.255 (H)(2)

☐ **Appeal** Section 153.208**Transition Overlay District (T-District):**

☐ **Preliminary Development Plan** Sec 153.256(F)(1)  
☐ **Major Modification** Section 153.256 (G)(1)

**Transition Overlay District (T-District):**

☐ **Final Development Plan** Sect. 153.256 (F)(5)  
☐ **Minor Modification** Section 153.256 (G)(2)

☐ **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:**

(Provide Existing and Proposed Zoning for this Property)

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.

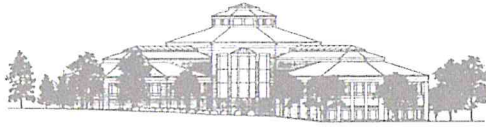
(12/16/2020)

(Signature of Owner/Agent)

(Print Name)

(Date)

# 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.

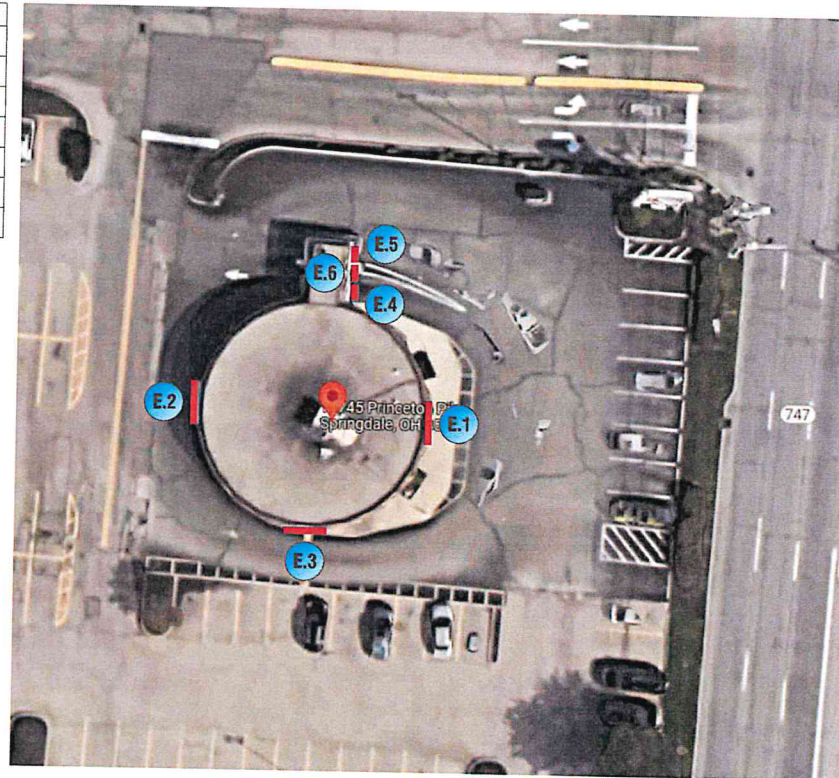
4. Are there ways in which you could use the property as desired and comply with the Zoning Code? Please explain.

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. Pichler

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

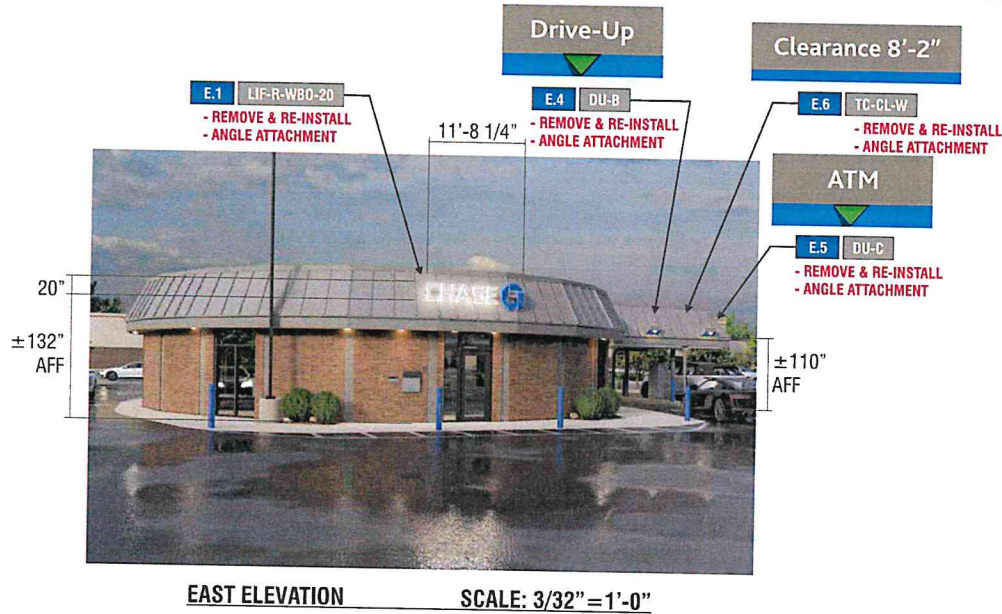
Revision: R3 - 05.04.23

Sign Legend / Site Plan

Page: **DRC Page 2**



## SIGNAGE OVERVIEW - ALLOWED



- EXISTING DU-B, DU-C AND TC-CL-W TO BE REMOVED AND RE-INSTALLED



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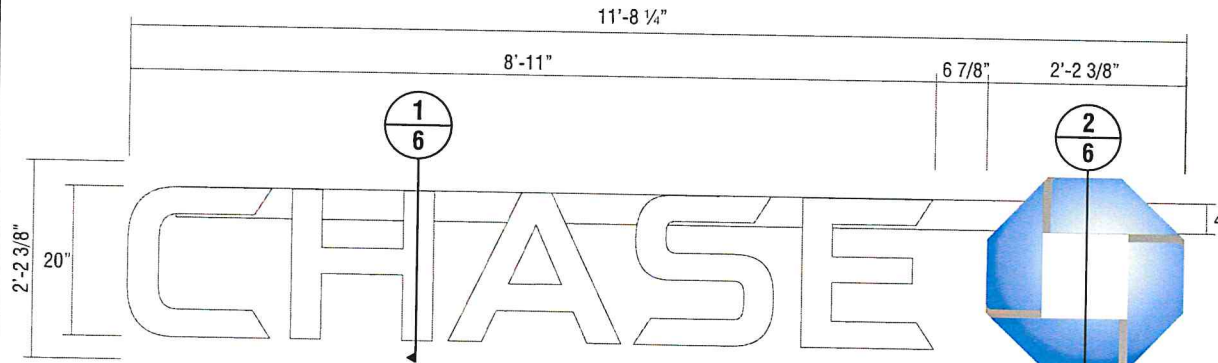
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Revision: R3 - 05.04.23

Exterior Elevations

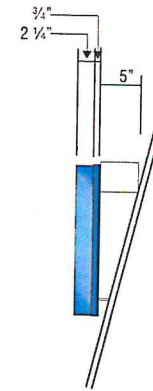
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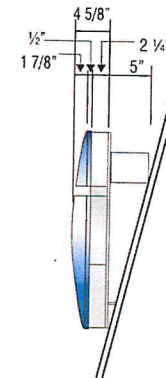


FRONT VIEW SCALE : 3/4" = 1'-0"

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"

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 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 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.

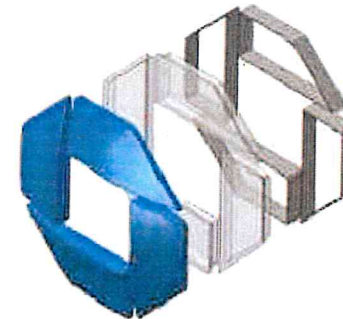
Each Sign MUST have: - A dedicated branch circuit  
- Three wires: Line, Ground, and Neutral.  
- Wire Size: Min 12 GA THHN Copper Wire.

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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Salesperson: Arthur Navarro

Coordinator: Tracey L Pichierri

Designer: ASena

Scale: As noted

#### CUSTOMER APPROVAL

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

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**RESPONSIBILITY OF OTHERS!**

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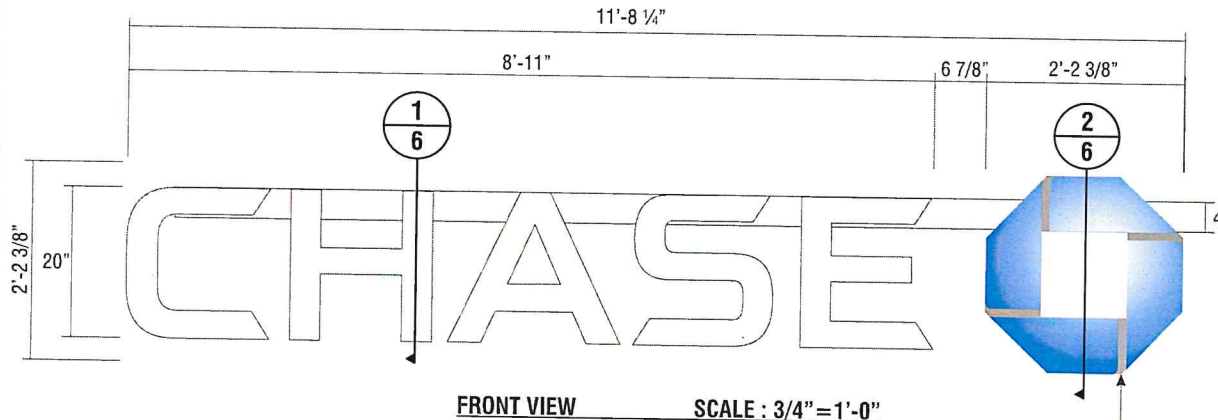
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Revision: R3 - 05.04.23

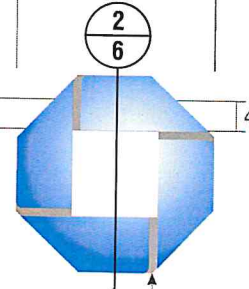
Page:

**DRC Page 4**

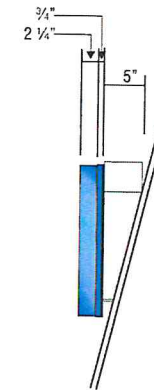


FRONT VIEW

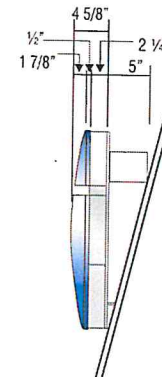
SCALE : 3/4" = 1'-0"



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"

### 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  
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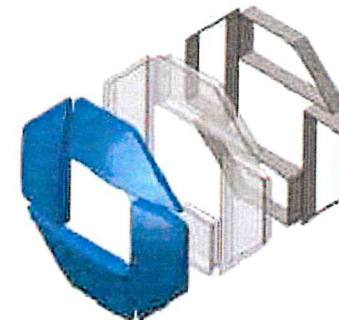
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  - Three wires: Line, Ground, and Neutral.
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#### CUSTOMER APPROVAL

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

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

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## EXISTING CONDITIONS



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Existing Conditions

Page: **DRC Page 16**

## 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		