



SUBWAY HEADQUARTERS
1143 SAINT GREGORY STREET
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Attention: Board of Zoning Appeals

I am writing to you in regard to our Subway store located at 7714 Montgomery road located in Sycamore township. The space we occupy is 1200 square feet and is located in the Shoppes of Kenwood plaza.

We are requesting a variance on our store front sign. When we originally built the store the allowance for signage was 1.5 feet per each foot of store frontage. This allowed us to have 30 square feet of signage. We are asking to keep the new sign that is 26 total square feet.

13-13.3 Building Signs.

(a) Any property or business shall be permitted one (1) square foot of building sign surface area for each foot of building frontage facing the public street on which the principal access is located, up to a maximum of two (2) building signs and a total sign surface area of 100 sq ft for all building signs.

(b) Shopping Centers consisting of three (3) or more stores shall be permitted one (1) sign per store front at a ratio of one (1) square foot of sign surface area for each foot of building frontage that faces the center parking lot or that faces any public road where the principal access is located, not to exceed 100 square feet for any sign.

We are required as a franchise to update all signage and décor as needed. Our original sign was not the current logo and had to be replaced to stay current with our Subway agreement. We hired a sign company that we have worked with for 15 years and asked him to replace the old sign with an approved new sign. The new sign was installed and it was our understanding that all was well. We received a call from the zoning department that explained the sign had to come down and that the proper permits were not obtained. We then called the sign company and he assured us that he would take care of it immediately. Unfortunately for us this did not happen and he has chosen to stop excepting our calls and refuses to help us resolve this issue. The new sign is installed and the company has been paid in full so we are left trying to fix the problem on our own. The new sign we have installed is 26 total square feet which is actually smaller than our original sign. Our other concern is that all of the signs in the plaza are going to be much larger than our sign if we are required to put one up under the new guidelines. We are at a disadvantage due the fact that our store is only 20 feet wide so it limits us greatly in our allowance for signage. We have been a part of this community for 10 years and would like to maintain a good reputation so we are working very hard to work this issue out as quickly as possible. Thank you for your consideration.

Sincerely,

Beverly Centers
Director of Operations