



COMMERCIAL REAL ESTATE SERVICES

November 26, 2012

Mr. Greg Bickford  
Sycamore Township  
Board of Zoning Appeals  
8540 Kenwood Road  
Cincinnati, Ohio 45236

Subject: Variance Application **7402 Kenwood Road, Cincinnati, Ohio 45236**

Dear Greg,

I am representing Mr. Jon Saylor with Aiko Properties with a signage variance on the subject property 7402 Kenwood Road to obtain additional signage on the front of the existing Cord Camera/ former Seta Music building.

When Jon purchased to building Cord Camera had been leasing the building for several years and installed the existing signage before Sycamore Township enacted the sign code, therefore grandfathering the existing signage on the building. Seta Music leased the other side for his full term and decided not to renew, thus removing his exterior sign from the front of his portion of the building.

Based on **13-4.3 Nonconforming or Noncomplying Signs**. Once he removed the sign the new tenant couldn't install one based on the new sign code. It states "If the size of the existing sign face or the size of the overall structure is increased, the structure is relocated, the structure is replaced; the structure is abandoned, does not advertize an occupied building, or the structure is damages requiring replacement of any part of the structure or attached cabinet then the said sign shall be ordered removed and brought into full compliance with the chapter."

There are a total of 15 signs on the building. We are asking that the new tenant be able to conform to the new code **13-12.4 Building Signs** and install one new sign on the front of the building which will total (1) one square foot of building length for each foot of frontage facing the public street, which totals approximately 40 square feet.

In lieu of this request the owner, Jon Saylor will remove the two existing cabinets on the side and back of the building, eliminating the existing square footage and enabling the new tenant a storefront sign facing Kenwood road. Please consider this as a hardship and a request to support this variance application.

Sincerely,

Ms. Karen Duesing  
Everest Real Estate