



CINCINNATI COMMERCIAL CONTRACTING

YOUR CHOICE FOR QUALITY

Subject: Interstate Utility – Signage Variance Application Request

January 07, 2026

Dear Franklin Board of Zoning Appeals,

Please see our Variance Submittal Requirements below:

Property Owner's Contiguous to the Proposed Development

- a. IMMOBILTEC USA, INC.
- b. HUHTAMAKI, INC.
- c. NC WORKS, INC.
- d. VOELKER INVESTMENT COMPAN
- e. BND PROPERTIES III, LLC
- f. THOMAS, WANDA M. & BANKS,

Narrative Statement Establishing and Substantiating the Justification for the Requested Signage Variance

- A. 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 within the same zoning district.
 - Because the facility is visibly blocked by a large berm from I-75N, it will require more visibility.
- B. The special conditions or circumstances that exist did not result from the actions of the applicant;
 - We did not place the berm there.
- C. There cannot be any beneficial use of the property without the variance;
 - Lack of visibility can crush a lot of businesses, we don't want to fail due to lack of visibility.
- D. The variance is not substantial and is the minimum relief necessary to make possible the reasonable use of the land or structures;
 - The variance requested is not substantial and is the minimum relief necessary to make possible the reasonable use of the land.
- E. The difficulty or reason why the applicant is seeking a variance cannot be resolved through any method other than a variance;
 - Short of demoing the berm, signage sizing would need to increase.
- F. The essential character of the neighborhood will not be substantially altered nor will adjoining properties would suffer substantial detriment as a result of the variance;
 - The surrounding areas will not suffer because of the variance.
- G. The variance will not adversely affect the delivery of governmental services such as water, sewer, and trash pickup;
 - The variance will not impede government services from being administered.
- H. Granting the variance will be in harmony with the general purpose and intent of the zoning requirement the applicant seeks a variance from and will not otherwise be detrimental to the public's health, safety, or welfare; and
 - Granting of the variance is in alignment with the intent of the code, not in spite of it.

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- I. Granting of the variance requested will not confer upon the applicant any special privilege that is denied by this UDO to other lands, structures, or buildings in the same district.
 - Granting this variance will not allow special privileges to this project, just the ability to operate safely and contribute to the surrounding community.

Respectfully Submitted,

Christian Stone
BIM Director
cstone@cincigroup.com
(513) 561-6633 x107

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4779 Red Bank Expressway, Cincinnati, Ohio 45227 | 513.561.6633 | cccontracting.com

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