

All required fields are marked with *

Type of application

Select One

Other

Please describe the Appeal Application *

Appeal of claim that existing art on side of building violates zoning.

Project Information

Zoning District

E Retail Business

Owner Approval Form

Do you have a completed and signed owner approval form? *

Yes No



Hamilton County, OH
8540 Kenwood Road
Sycamore Twp, OH
45236-2010
PH (513) 791-8447

Board of Trustees
Tom Weidman
Tracy Schwegmann
Tracy Kellums

Fiscal Officer
Jonathan T. Deters

Law Director
Lawrence E. Barbieri

Administrator
Greg Bickford, AICP

Fire Chief
Rob Penny

Superintendent
Steve Reutelshofer

**Planning & Zoning
Administrator**
Jeff Uckotter

**Human Resource
Manager/Assistant
Administrator**
Beth Gunderson

NOTICE OF VIOLATION

12/22/2025

Tenant: Mi Cozumel
7875 MONTGOMERY RD, SUITE 1107
Cincinnati, OH 45236

RE: Sycamore Township Code Violations

Case: CE-2025-439
Parcel ID: 06000080A00100
Via U.S. Mail

To Whom It May Concern:

An inspection of the property located at 7875 MONTGOMERY RD, SUITE 1107 in Sycamore Township, Ohio found it to be in violation of the Sycamore Township Zoning Resolution and/or the Property Maintenance Code of Sycamore Township. Via this NOTICE OF VIOLATION, you are hereby requested to resolve the noted violations immediately in compliance with the requirements of the Sycamore Township Zoning Resolution and/or the Property Maintenance Code of Sycamore Township. To avoid further action, you must comply with the inspector's written remedies listed under each violation attached to this letter. You have the right to appeal this NOTICE OF VIOLATION pursuant to Chapter 22 of the Sycamore Township Zoning Resolution or Section 111 of the Property Maintenance Code of Sycamore Township, as applicable.

FAILURE TO COMPLY WILL RESULT IN THE INITIATION OF LEGAL ACTION

A follow-up inspection will occur twenty-one (21) days from the date of this NOTICE OF VIOLATION. If the said violation(s) is(are) not corrected by **01/13/2026 at 12:00 noon** local time, Sycamore Township will pursue all possible legal remedies against you, including a request made to the Sycamore Township Board of Trustees for the property to be declared a nuisance; you may be issued a criminal citation and, upon conviction thereof, be fined up to \$500.00 per violation of the Sycamore Township Zoning Resolution and/or be fined up to \$150.00 per violation of the Property Maintenance Code of Sycamore Township, in addition to any court costs; and/or the issue may be abated, and the costs assessed against the property as a lien.

Please feel free to contact the Sycamore Township Planning & Zoning Department if you have any questions.

Sincerely,

Kevin Clark
Sycamore Township
kclark@sycamoretownship.org
Phone#: (513) 792-7249



Sycamore Township Zoning Resolution and/or Property Maintenance Code Sections Violated and Required Actions for Compliance

Hamilton County, OH
8540 Kenwood Road
Sycamore Twp, OH
45236-2010
PH (513) 791-8447

Board of Trustees
Tom Weidman
Tracy Schwegmann
Tracy Kellums

Fiscal Officer
Jonathan T. Deters

Law Director
Lawrence E. Barbieri

Administrator
Greg Bickford, AICP

Fire Chief
Rob Penny

Superintendent
Steve Reutelshofer

**Planning & Zoning
Administrator**
Jeff Uckotter

**Human Resource
Manager/Assistant
Administrator**
Beth Gunderson

- STZR 13-12.4(b) Building Signs. 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.
- 20-1 Zoning Certificate. Except as expressly provided otherwise in this Resolution, no land shall be occupied or used and no building, structure or sign shall be located, constructed, reconstructed, enlarged or structurally altered, nor work commenced upon the same, nor occupied or used in whole or part for any purpose whatsoever until the Zoning Inspector has issued a Zoning Certificate. The Zoning Certificate shall state the zoning districts in which the proposed use is located and that the proposed uses and structures comply with the provisions of this Resolution. The Zoning Certificate shall also identify whether the proposed use is a Permitted Use, a Planned Unit Development, a Conditional Use, or a Nonconforming Use. No change of use shall be made in any building or part thereof, now or hereafter located, constructed, reconstructed, enlarged or structurally altered, without a Zoning Certificate issued by the Zoning Inspector. No Zoning Certificate shall be issued to make a change unless the changes are determined by the Zoning Inspector to be in conformity with the provisions of this Resolution.
- STZR 8-4.3.8B Materials and Architectural Treatment 1. The use of reflective metals and painted/unpainted cinderblock shall be prohibited for any façade of a building or structure that can be seen from the public right-of-way. Brick and natural stone are the preferred material.

Required Action:

Signage has been installed without a Zoning Certificate on the windows and exterior of the building. Please see the photos in this Notice. The backlit metal sign/structure is a wall sign that exceeds the allotment of signage that is permitted under the Sycamore Township Zoning Resolution, per STZR 13-12.4B; this metal element also violates STZR 8-4.3.8B, which regulates building materials in the Special Public Interest District – Suburban Center/Corridor Kenwood/Montgomery Road Corridor Overlay. The signage on the windows consists of wall signage, which also exceeds the allotment of permitted signage under the Sycamore Township Zoning Resolution.

Photos of Violation(s)



Hamilton County, OH
8540 Kenwood Road
Sycamore Twp, OH
45236-2010
PH (513) 791-8447

Board of Trustees
Tom Weidman
Tracy Schwegmann
Tracy Kellums

Fiscal Officer
Jonathan T. Deters

Law Director
Lawrence E. Barbieri

Administrator
Greg Bickford, AICP

Fire Chief
Rob Penny

Superintendent
Steve Reutelshofer

**Planning & Zoning
Administrator**
Jeff Uckotter

**Human Resource
Manager/Assistant
Administrator**
Beth Gunderson





SYCAMORE TOWNSHIP

Hamilton County, OH
8540 Kenwood Road
Sycamore Twp, OH
45236-2010
PH (513) 791-8447

Board of Trustees
Tom Weidman
Tracy Schwegmann
Tracy Kellums

Fiscal Officer
Jonathan T. Deters

Law Director
Lawrence E. Barbieri

Administrator
Greg Bickford, AICP

Fire Chief
Rob Penny

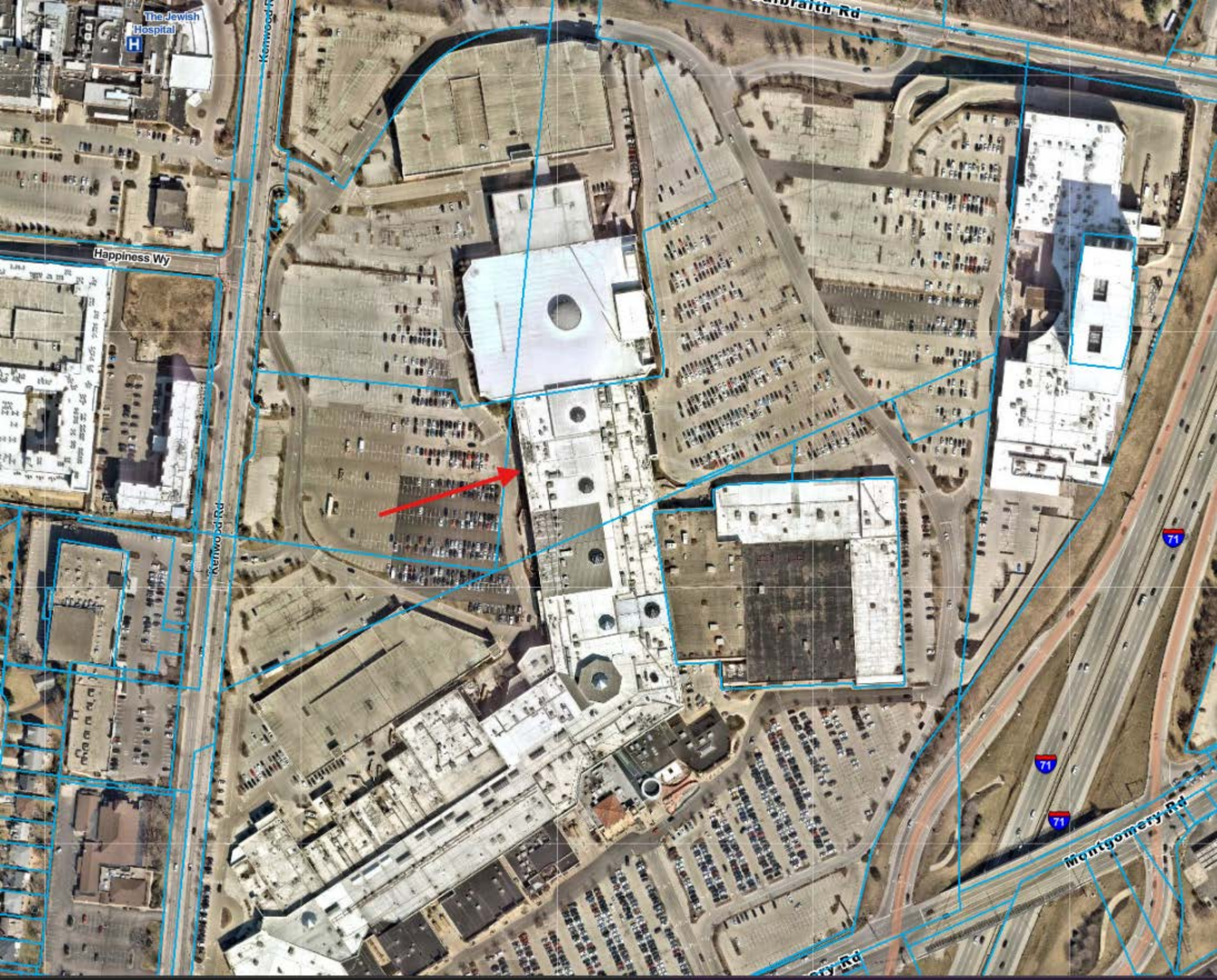
Superintendent
Steve Reutelshofer

**Planning & Zoning
Administrator**
Jeff Uckotter

**Human Resource
Manager/Assistant
Administrator**
Beth Gunderson



Boxed in Red -
Unpermitted
Signage in excess
of what is
permitted under the
Sycamore Township
Zoning Resolution
must be removed
from the building.



The Jewish Hospital

Kenwood Rd

Montgomery Rd

Happiness Wy

Kenwood Rd

71

71

71

Montgomery Rd

City Rd