

SYCAMORE TOWNSHIP BOARD OF ZONING APPEALS

RESOLUTION NO. SYCB190017

A RESOLUTION APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT

WHEREAS, Bryan Duncan, Champlin Architecture, (the “Applicant”) made application (the “Application”) allow for the construction of a parking lot located at 3850 E. Galbraith Road, Sycamore Township, Hamilton County, Ohio, Auditor’s Parcel Numbers 600-0231-0008-90 (the “Real Property”); and

WHEREAS, notice of a public hearing to consider the Application was given to parties of interest by regular first class mail within two hundred feet of the Real Property and also by publication in a newspaper of general circulation in Sycamore Township, at least ten days prior to the date of the public hearing; and

WHEREAS, public hearing was held on October 21, 2019 by the Sycamore Township Board of Zoning Appeals to consider the Application, at which time sworn testimony and evidence was taken concerning the Application; and

WHEREAS, the Sycamore Township zoning text and map indicate that the Real Property is located in the “C” Single Family Residential District; and

WHEREAS, the Sycamore Township Board of Zoning Appeals has the authority to grant a conditional use permit and variances for a church in a residential district; and

WHEREAS, the Sycamore Township Board of Zoning Appeals finds that, with certain conditions imposed, the granting of the conditional use permit requested in the Application will not seriously affect the general welfare of the Township nor the adjoining property owners;

NOW THEREFORE, BE IT RESOLVED, by the Sycamore Township Board of Zoning Appeals:

SECTION 1. That the Application of Bryan Duncan, Champlin Architecture, (Applicant) for the property located at 3850 E. Galbraith Road, Sycamore Township, Hamilton County, Ohio is hereby approved.

SECTION 2. That the approval of the Application granted in this Resolution is subject to the following:

The approval is granted based on the revised drawings submitted to Sycamore Township on November 4, 2019. These drawings include but are not limited to Sheet AS001, AS002, AS003, AS004, C300.

SECTION 3. No Zoning Certificate shall be issued by the Zoning Administrator until:

A. A Zoning Compliance Plan in compliance with this Resolution has been received and approved by the Zoning Administrator; and

B. All documents submitted for zoning certificates are fully coordinated and consistent with the approved Zoning Compliance Plan.

The Hamilton County Building Commissioner shall issue no building permit for actual construction before a Zoning Certificate is received from the Zoning Administrator.

SECTION 4.

The Zoning Administrator shall issue no Final Zoning Certificate until the development complies with all requirements contained in this Resolution and the Zoning Compliance Plan.

SECTION 5.

All aspects of the development of the property including, but not limited to, property improvements, landscaping, and ground cover, as set forth in the plans, specifications, covenants, conditions, requirements and limitations of the Zoning Compliance Plan and contained in this Resolution shall be continually maintained by the owner of the property. Any failure to maintain the development shall be considered a violation of the Zoning Resolution and shall be subject to all penalties and remedies there under.


SECTION 6.

Subject to an extension of time granted upon application to the Board of Zoning Appeals, no conditional use shall be valid for a period longer than six (6) months unless applications for permits or approvals referenced in Section 17-9.2 of the Sycamore Township Resolution have been filed, building permits issued and construction is diligently pursued to completion. This conditional use shall be deemed to authorize only the particular construction or development for which it was issued and shall automatically expire and cease to be of any force or effect if such construction or development shall be removed and not replaced within six (6) months following such removal unless extended in writing by the Board of Zoning Appeals.

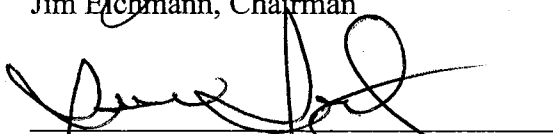
VOTE RECORD:

Mr. Scheve – AYE
Mr. Leugers - AYE
Mr. Eichmann – AYE
Mr. Heidel - AYE
Mr. Scholtz – AYE

APPROVED at a meeting of the Sycamore Township Board of Zoning Appeals this 6th day of November, 2019.



Jim Eichmann, Chairman



Steve Scholtz, Secretary