

SYCAMORE TOWNSHIP BOARD OF ZONING APPEALS

RESOLUTION NO. SYCB200018

A RESOLUTION DENYING A REQUEST FOR A VARIANCE

WHEREAS, Signarama (Applicant) made application (the “Application”) for a variance to install an electronic message center on an existing structure, at the property located on 7661 Fields Ertel Road, Sycamore Township, Hamilton County, Ohio, Auditor’s Parcel Number 600-0140-0064-00 (the “Real Property”); and

WHEREAS, notice of a public hearing to consider the Application for such a variance was given by mail to parties in interest within two hundred feet of the Real Property and also by publication in a newspaper of general circulation in Sycamore Township, prior to the date of the public hearing; and

WHEREAS, a public hearing was held on Monday, November 16, 2020 by the Sycamore Township Board of Zoning Appeals to consider the Application at which time testimony and evidence were taken concerning the application; and

WHEREAS, the Sycamore Township zoning text and map indicate that the Real Property is located in the “F” – Light Industrial District; and

WHEREAS, the Sycamore Township Board of Zoning Appeals has the authority to grant variances from the provisions of the Sycamore Township Zoning Resolution where a literal interpretation of the zoning regulations would result in an unnecessary hardship to the owner of real property; and

WHEREAS, the Sycamore Township Board of Zoning Appeals finds that the granting of the variance(s) requested in the Application will seriously affect the general health, safety and morals of the Township and the adjoining property owners;

WHEREAS, the Applicant failed to provide evidence that it is suffering an unnecessary hardship; and

WHEREAS, the Applicant failed to meet all of the standards for allowing a variance under Section 21-6 of the Sycamore Township Zoning Resolution in that there is no unique physical condition of the property from any others in the area, any hardship is self-created, there are no substantial rights affected, and the approval of the Application would be granting a special privilege to the Applicant;

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

SECTION 1. The Application of Signarama, for the property located at 7661 Fields Ertel Rd, Sycamore Township, Hamilton County, Ohio is hereby denied.

VOTE RECORD: Mr. Ten Eyck- Yes
Mr. Leugers-Yes
Mr. Scholtz- Yes
Mr. Heidel- Yes
Ms. Hughes-Yes

DENIED at a meeting of the Sycamore Township Board of Zoning Appeals this 16th day of November, 2020.

/s/ Ted Leugers

Ted Leugers, Chairman

/s/ Steve Scholtz

Steve Scholtz, Secretary