

SYCAMORE TOWNSHIP BOARD OF ZONING APPEALS

RESOLUTION NO. SYCB230002

A RESOLUTION APPROVING A REQUEST FOR A VARIANCE

WHEREAS, EAN Holdings, LLC, (the Applicant) made application (the “Application”) for a variance to allow for the construction of a detached car wash for Enterprise Rental, located at 555 E. Galbraith Rd, Sycamore Township, Hamilton County, Ohio 45215, Auditor’s Parcel Number 0600-0360-0022 (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, March 20, 2023, 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 not 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 not seriously affect the general health, safety and morals of the Township and the adjoining property owners; and

WHEREAS, the Applicant provided evidence that a practical difficulty exists; and

WHEREAS, the Applicant meet all of the standards for allowing a variance under Section 21-6 of the Sycamore Township Zoning Resolution in that there is a unique physical condition of the property from any others in the area, any hardship is not self-created, there are substantial rights affected, and a denial of the Application would not 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 EAN Holdings, LLC, for the property located at 555 E. Galbraith Rd, Sycamore Township, Hamilton County, Ohio 45215 is hereby APPROVED with the following conditions:

- A downward-directed wall pack light fixture shall be installed on the rear of the detached car wash to ensure safe night-time activity; footcandles exceeding .5 at the property line are permitted (downward directed light), but light shall not be directed towards the Cross County driving area.
- If a dumpster is left outside on the subject property or associated property, a dumpster enclosure is required as specified in 10-5 of the Sycamore Township Zoning Resolution.

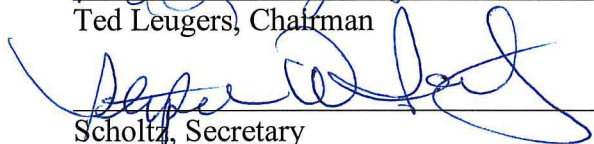
VOTE RECORD:

Mr. Leugers - yes
Mr. Heidel - yes
Ms. Hughes - yes
Mr. Ten Eyck - yes
Mr. Scholtz – not present
Mr. Schwartz - yes

APPROVED at a meeting of the Sycamore Township Board of Zoning Appeals this 20th day of March 2023.



Ted Leugers, Chairman



Scholtz, Secretary