

**SYCAMORE TOWNSHIP BOARD OF ZONING APPEALS**

**RESOLUTION NO. SYCB230007**

**A RESOLUTION APPROVING A REQUEST FOR REAR YARD  
SETBACK VARIANCE**

**WHEREAS**, Steven and Ashley Young (Applicant) made application (the "Application") for a rear yard setback variance of eleven feet (35 feet to 24 feet) for an addition at the property located at 8241 Pinecove Court, Sycamore Township, Hamilton County, Ohio, Auditor's Parcel Number 060000150027 (the "Real Property"); and

**WHEREAS**, notice of a public hearing to consider the Application for 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 20, 2023 by the Sycamore Township Board of Zoning Appeals to consider the Application at which time 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 "A" - Single Family Residential district; and

**WHEREAS**, the Sycamore Township Board of Zoning Appeals has the authority to grant a variance from the provisions of the Sycamore Township Zoning Resolution where a literal interpretation of the zoning regulations would result in a practical difficulty to the owner of real property; and

**WHEREAS**, the Sycamore Township Board of Zoning Appeals has the authority to setback variance; and

**WHEREAS**, the Sycamore Township Board of Zoning Appeals finds that the granting of the variance requested in the Application will not seriously affect the general health, safety and morals of neither 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 Steven and Ashley Young, (Applicant) for the property located at 8241 Pinecove Ct, Sycamore Township, Hamilton County, Ohio is hereby approved.

**SECTION 2.** That the approval of the following variances shall be granted with the following conditions: The validity period shall be 12 months.

**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.

**VOTE RECORD:**

Mr. Schwartz:	Yes
Mr. Leugers:	Yes
Mr. Ramicone	Yes
Ms. Hughes:	Yes
Mr. Scholtz:	Yes

**APPROVED** at a meeting of the Sycamore Township Board of Zoning Appeals this 20<sup>th</sup> day of November, 2023.

  
Ted Leugers  
Chairman

  
Steve Scholtz  
Secretary