

SYCAMORE TOWNSHIP ZONING COMMISSION

RECOMMENDATION DOCUMENT **FOR CASE 2018-01P1**

Andrew Harvey, Cincinnati United Contractors (the “Applicant”) made application (the “Application”) for a PUD1 to allow for zoning approval of a lot consolidation already recorded with Hamilton County and change of use of the rear building from medical office to retail storage on the property located at 10791 and 10801 Montgomery Road, Sycamore Township, Hamilton County, Ohio, Auditor’s Parcel Number 600-0030-0110-00 (the “Real Property”); and

Notice of a public hearing to consider the Application 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

A Public Hearing was held on Monday, February 12, 2018 by the Sycamore Township Zoning Commission to consider the Application; and

The Sycamore Township zoning text and map indicate that the Real Property is located in the “E”- Retail district; and

The Sycamore Township Zoning Commission has the authority to recommend approval or disapproval 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

The Sycamore Township Zoning Commission finds that the granting of the PUD1 requested in the Application will not seriously affect the general health, safety and morals of the Township and the adjoining property owners;

It was determined by the Sycamore Township Zoning Commission: that, the Application of Andrew Harvey, Cincinnati United Contractors (Applicant) for the property located at 10791 and 10801 Montgomery Road, Sycamore Township, Hamilton County, Ohio is hereby approved subject to the following:

1. Storage of all vehicles (retail, lease or rental) is to be limited to this lot only and within the designated screened area (details to comply with Sycamore Township Zoning Resolution) except for five vehicles to be parked along the paved area in front of the building.
2. All vehicles are to be parked on a paved surface.
3. All non-compliant building signs must be removed from all buildings.
4. The parking lot must be sealed and striped.
5. The Zoning Commission acknowledges the presence of a legal non-conforming billboard on the property which is not permitted any structural changes, only changes to the sign faces.

VOTE RECORD: Ms. Flanagan – AYE
Mr. Barrick – AYE
Mr. Friedmann – AYE
Mr. Kronenberger– AYE
Mr. Mees – AYE

► **APPROVED** at a meeting of the Sycamore Township Zoning Commission this 12th day of February, 2017.