

SYCAMORE TOWNSHIP ZONING COMMISSION

RECOMMENDATION DOCUMENT FOR CASE 2018-04P1

Prime AE Group (the “Applicant”) made application (the “Application”) for a PUD1 to construct a 17 parking stall expansion of the parking lot for First Star Logistics on the property located at 11461 Northlake Drive, Sycamore Township, Hamilton County, Ohio, Auditor’s Parcel Number 600-0021-0071-00 (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 “F”- Light Industrial 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 Prime AE Group (Applicant) for the property located at 11461 Northlake Drive, Sycamore Township, Hamilton County, Ohio is hereby approved subject to the following:

1. The angled parking space closest to Goldcoast Drive must be eliminated.
2. The applicant is granted a variance to eliminate the 165 square feet interior landscape bed closest to the building to allow for one parking space there to remain.
3. The 40 square feet of remaining required landscaping removed from the interior must be planted elsewhere on the site.
4. With the exception of the variance for the interior landscaping requirement, the landscape plan must meet the requirements of the Zoning Resolution.
5. All wheel stops must meet the requirements of the Zoning Resolution.

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.