

SYCAMORE TOWNSHIP ZONING COMMISSION

RECOMMENDATION DOCUMENT **FOR CASE 2020-06P2**

Brian Doll, (the “Applicant”) made application (the “Application”) for a PUDII to construct a three story, 70,500 square feet self-storage building on the property located at 11573 Deerfield Road, Sycamore Township, Hamilton County, Ohio, Auditor’s Parcel Number 600-0130-0002-00 (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, at least ten days prior to the date of the public hearing; and

A public hearing was held on Tuesday, October 13, 2020 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 to the Township Trustees 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 PUDII requested in the Application will not seriously affect the general health, safety and morals of the Township nor the adjoining property owners;

It was determined by the Sycamore Township Zoning Commission: that the Application of Brian Doll, (the “Applicant”) for the property located at 11573 Deerfield Road, Sycamore Township, Hamilton County, Ohio is hereby recommended for approval subject to the following:

1. A detailed Landscape Plan be submitted that meets all requirements of the Sycamore Township Zoning Resolution, including a detailed planting schedule, and offsite credits on adjoining parcels.
2. Sycamore Township Zoning Commission recommends approval of offsite parking and applicant provide an easement for required parking spaces.
3. Copies of fully executed and recorded easements, including, Parking, ingress/egress, and drainage shall be required for Zoning Compliance Plan Approval.
4. Township approval shall be conditioned on the successful approval of plan, as proposed, by the City of Blue Ash.
5. Any substantial alterations to the Blue Ash side of the plan shall be shown on the Zoning Compliance plan.
6. Applicant shall document existing trees, along the northern property line, within the area from the right-of-way line back to the building face. Any area that is within the boundary between the parcels, the applicant shall provide landscaping compliant with Sycamore Township boundary buffers requirements.

VOTE RECORD:
Mr. Roos-AYE
Mr. Barrick-AYE
Mr. Swanson-AYE
Ms. Flanagan-AYE

► **Recommend for APPROVAL** at a meeting of the Sycamore Township Zoning Commission this 13th day of October, 2020.