

SYCAMORE TOWNSHIP ZONING COMMISSION

RECOMMENDATION DOCUMENT
FOR CASE 2021-10P1

Sherwood Forest Properties, LLC., (the “Applicant”) made application (the “Application”) for a PUD1 to construct an 11,898 square feet addition to an existing commercial building on the property located at 11500 Goldcoast Drive, Sycamore Township, Hamilton County, Ohio, 45249 Auditor’s Parcel Number 600-0021-0076-00 (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 Tuesday, July 27, 2021, 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”- Industrial, Light 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 Sherwood Forest Properties, LLC, (Applicant) for the property located at 11500 Goldcoast Drive, Sycamore Township, Hamilton County, Ohio 45249 is hereby **APPROVED** subject to the following conditions:

- 1) Existing landscaping shall be documented in the Zoning Compliance Plan and to be compliant with requirements of the Sycamore Township Zoning Resolution.
- 2) All existing and future mechanical equipment shall be screened in a manner consistent with the Sycamore Township Zoning Resolution.

VOTE RECORD: Ms. Flanagan - YES
Mr. Barrick - YES
Mr. Mees - YES
Mr. Swanson - YES