

SYCAMORE TOWNSHIP ZONING COMMISSION

RECOMMENDATION DOCUMENT **FOR CASE 2021-13LASR**

WHEREAS, 7715 Montgomery Road A and 7715 Montgomery Road B., made application (the “Application”) for a Local Area Sign Regulation (LASR) for the property located at 7715 Montgomery Road, Sycamore Township, Hamilton County, Ohio, Auditor’s Parcel Number 0600-0211-0647 (the “Real Property”), and

WHEREAS, notice of a public hearing to consider the Application for the LASR 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

Public hearing was held on Monday, August 9, 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 “OO”- Planned Office District as well as the Kenwood SPI Overlay district; and

The Sycamore Township Zoning Commission has the authority to recommend approval or disapproval from the provisions of the Sycamore Township Zoning Resolution; and

The Sycamore Township Zoning Commission finds that the granting of the LASR Modification requested in the Application will not seriously affect the general health, safety and morals of neither the Township nor the adjoining property owners;

It was determined by the Sycamore Township Zoning Commission: that, subject to the conditions noted below, the Application for 7715 Montgomery Road A and 7715 Montgomery Road B. (Applicant) for the property located at 7715 Montgomery Road, Sycamore Township, Hamilton County, Ohio is hereby recommended for approval with the following conditions:

1. Freestanding sign shall be placed so as to provide for safe movement of traffic and not impede visibility at the Montgomery Road / Chetbert Drive Intersection. A site plan shall be submitted for review by the Board of Trustees for proposed placement of freestanding sign and evaluation of service lane parallel to Montgomery Road.
2. Any future signs at the four (4) approved locations shall have a maximum area as prescribed in the applicant’s submittal.
3. The Antonio’s Violin logo affixed to the window shall be removed and future window signage shall be prohibited. The “violin” graphic shall be renewed/replaced or removed in its entirety.
4. The Northwest facing sign shall have a maximum intensity of 25-foot candles and shall not be illuminated after 9:00 P.M.

VOTE RECORD: Mrs. Flanagan – AYE
Mr. Roos - AYE
Mr. Swanson – AYE
Mr. Friedman – AYE
Mr. Mees – AYE
Mr. Barrick- NO