

SYCAMORE TOWNSHIP ZONING COMMISSION

RECOMMENDATION DOCUMENT FOR CASE 2022-09P1

MSP Design, (the “Applicant”) made application (the “Application”) for a PUD-1 to construct a 24,000 square feet addition located at the rear of the existing property in the northeast corner at 11630 Deerfield Road, Sycamore Township, Hamilton County, Ohio, 45242 Auditor’s Parcel Number 600-0140-0049-00, 600-0140-0125-00, 600-0140-0120-00, 600-0140-0051-00, 600-0140-0240-00 (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, June 13, 2022, 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 a

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 MSP Design, (Applicant) for the property located at 11630 Deerfield Road, Sycamore Township, Hamilton County, Ohio 45242 is hereby **APPROVED** subject to the following conditions:

1. Consolidation of parcels as required by the Greater Cincinnati Water Works “Rules and Regulations”
2. No telecommunications towers to be erected on the property
3. No billboards to be erected on the property
4. Owner to provide easement for future sidewalk by Sycamore Township along Deerfield Road and Bean Road
5. Landscape variance approved per Landscape Drawing dated June 2, 2022
6. Signs / signage per Chapter 13 of the Sycamore Township Zoning Code
7. Any new dumpster enclosure(s) to be enclosed by masonry construction

VOTE RECORD: Ms. Friedmann - YES
Ms. Flanagan- YES
Mr. Roos - YES
Mr. Barrick - YES
Mr. Swanson - YES