

## SYCAMORE TOWNSHIP ZONING COMMISSION

### RECOMMENDATION DOCUMENT FOR CASE 2022-12P1

Ben Ransick (Arku Inc.), (the “Applicant”) made application (the “Application”) for a PUD-1 to construct an 864 square feet single story addition at 7251 East Kemper Road, Sycamore Township, Hamilton County, Ohio, 45236 Auditor’s Parcel Number 600-0202-0101-00 (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, August 8, 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

The Sycamore Township Zoning Commission finds that the granting of the PUD-1 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 Ben Ransick (Arku Inc.), (Applicant) for the property located at 7251 East Kemper Road, Sycamore Township, Hamilton County, Ohio 45236 is hereby **APPROVED** subject to the following conditions:

1. Any existing or future dumpsters be enclosed consistent with Sycamore Township Zoning Resolution.
2. No outdoor advertising, billboards, or telecommunication towers shall be permitted on the site.
3. The approval of Case #2022-12P1 shall replace the approval of Case #2019-17P1. Prior approval shall be rescinded in its entirety in favor of the current submittal.

**VOTE RECORD:** Mr. Friedmann - YES  
Ms. Flanagan- YES  
Mr. Roos - YES  
Mr. Swanson – YES  
Mr. Mees - YES