

## SYCAMORE TOWNSHIP ZONING COMMISSION

### **RECOMMENDATION DOCUMENT** **FOR CASE 2022-15P2**

Robert Lucke Group, LLC, (the “Applicant”) made application (the “Application”) for a PUD-2 to construct a 1584 square feet single addition at, 11501 Northlake Drive / 7903 & 7915 E. Kemper Road, Sycamore Township, Ohio, 45249, **Auditor’s Parcel Number:** 11501 Northlake Drive: **600-0021-0073-00** / 7903 E. Kemper Road: **600-0013-0051-00** / 7915 E. Kemper Road: **600-0013-0052-00**, (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 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, November 14, 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”- Light Industrial 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 not result in an unnecessary hardship to the owner of real property; and

The Sycamore Township Zoning Commission finds that the granting of the PUD-2 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 **Robert Lucke Group, LLC**, (Applicant) for the property located at 11501 Northlake Drive / 7903 & 7915 E. Kemper Road is hereby **APPROVED**, with the following conditions:

- 1) Site shall not be utilized for telecommunication towers in the future.
- 2) Site shall not be used for off-site advertising signs in the future.
- 3) Signage shall be designed consistent with Section 13-11 of the Sycamore Township Zoning Resolution. All other provisions of Chapter 13 SIGNS shall remain in effect.
- 4) Applicant shall construct a seven (7) foot walk at the face of curb along the frontage of East Kemper Road with a curb ramp at Northlake Drive to cross East Kemper Road. Sidewalk & curb ramp should follow ODOT & Hamilton County Standards. Sidewalk shall be constructed through the proposed driveway.

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