

SYCAMORE TOWNSHIP ZONING COMMISSION

RECOMMENDATION DOCUMENT FOR CASE 2022-16P1

AG Ohio Construction Services, (the “Applicant”) made application (the “Application”) for a PUD-1 to construct a 1584 square feet single addition at 11918 First Avenue, Sycamore Township, Ohio, 45249, Auditor’s Parcel Number 600-0011-1178-00 (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 “E”- Retail 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 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 AG Ohio Construction Services, (Applicant) for the property located at 11918 First Avenue, Sycamore Township, Ohio 45249 is hereby **APPROVED**, with the following conditions:

1. A variance is approved for side yard setback encroachment.
2. A conditional use is approved for an accessory apartment pursuant to the requirements of Section 17.

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