

RESOLUTION NO. 2021 - 072

**A RESOLUTION APPROVING A LOCALIZED SIGN REGULATION PLAN
LOCATED IN THE KENWOOD SPECIAL PUBLIC INTEREST DISTRICT AND
DISPENSING WITH A SECOND READING**

WHEREAS, application was made by 7715 Montgomery Road A and 7715 Montgomery Road B, (the “Applicant”) for a Localized Alternative Sign Regulation (LASR) for property located at 7715 Montgomery Road, Sycamore Township, Hamilton County, Ohio 45236, Auditor’s Parcel Number 0600-0211-0647 (the “Real Property”) and

WHEREAS, the Real Property is located in an “O”- Office District within the Kenwood SPI (Special Public Interest District); and

WHEREAS, on September 7, 2021, after proper notice having been given, the Board of Township Trustees of Sycamore Township held a public hearing to consider the Application for the LASR Plan on the Real Property;

NOW THEREFORE, BE IT RESOLVED, by the Board of Township Trustees of Sycamore Township, State of Ohio:

SECTION 1. The Application as set forth in the plans and specifications as presented to the Board of Township Trustees on September 7, 2021, consisting of application, Letter of intent and building façade details for proposed signage is hereby approved.

SECTION 2. The approval of the LASR granted herein is subject to the conditions set forth on the attached Exhibit A.

SECTION 3. Any use and improvements made to the Real Property which is the subject of this Resolution shall be constructed in complete compliance with the plans, specifications, and renderings submitted at the public hearing on September 7, 2021, all approvals and conditions contained in the original approval in Case No. 2021-13LASR and any other approvals not in conflict with this resolution.

SECTION 4. No Zoning Certificate shall be issued by the Zoning Administrator until:
A) a Zoning Compliance Plan in compliance with this Resolution has been received and approved by the Zoning Administrator;
B) all documents submitted for zoning certificates are fully coordinated and consistent with the approved Zoning Compliance Plan;

No building permit for actual construction shall be issued by the Hamilton County Building Commissioner before a Zoning Certificate is received from the Zoning Administrator.

SECTION 5.

No Final Zoning Certificate shall be issued by the Zoning Administrator until the development complies with all requirements contained in this Resolution and the Zoning Compliance.

SECTION 6.

The Trustees of Sycamore Township upon at least a majority vote do hereby dispense with the requirement that this resolution be read on two separate days, and hereby authorize the adoption of this resolution upon its first reading.

SECTION 7.

This Resolution shall take effect on the earliest date allowed by law.


VOTE RECORD:

Mr. James Aye

Mr. LaBarbara Aye

Mr. Weidman Aye

Passed at a meeting of the Board of Township Trustees of Sycamore Township this 7th day of September 2021.



Thomas C. James, Jr., Chairman,



Jim LaBarbara, Vice Chairman



Thomas J. Weidman, Trustee

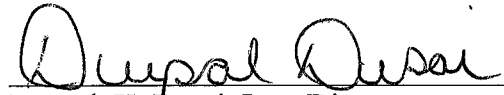
AUTHENTICATION

This is to certify that this resolution was duly passed and filed with the Township Fiscal Officer of Sycamore Township this 7th day of September, 2021.



Robert C. Porter III, Fiscal Officer
Sycamore Township, Ohio

APPROVED AS TO FORM:



Deepak K. Desai, Law Director

EXHIBIT A

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.
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 and graphic affixed to the window shall be removed and future window signage shall be prohibited.
4. The Northwest facing sign shall have a maximum area intensity of 25-foot candles and shall not be illuminated after 9:00 P.M.