

First Reading: November 16, 2021
Second Reading: Dispensed

RESOLUTION NO. 2021 - 091

A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO A PUD FOR THE FIVE STAR EQUITY INVESTORS, LLC DEVELOPMENT, VILLAS OF KENWOOD, LOCATED AT 6373, 6379, 6385, 6391, 6409, 6435, 6459, 6485, 6511, 6537, 6579 KUGLER MILL ROAD, SYCAMORE TOWNSHIP, OHIO 45236, AND DISPENSING WITH A SECOND READING

WHEREAS, application (the "Application") was made by Five Star Equity Investors, LLC., (the "Applicant and Owner") for approval of a Major Adjustment to a Planned Unit Development to allow for a three-foot reduction to the minimum side yard setback for a Cluster Dwelling, reducing the side yard setback from the required 8' (eight feet) to 5' (five feet) for lots 6 (six) through 11 (eleven), and the establishment of a temporary construction easement on lot 11 (eleven) for the real property located in Sycamore Township, Hamilton County, Ohio, Sycamore Township Zoning Case No. 2021-15MA. Lots 1 (one) through 5 (five) will maintain the required side yard setback per the current Cluster Dwelling zoning.

WHEREAS, the real property in Case No. 2021-15MA is located at 6373, 6379, 6385, 6391, 6409, 6435, 6459, 6485, 6511, 6537, 6579 Kugler Mill Road, Sycamore Township, Ohio 45236 Auditor's Parcel Numbers 600-0092-0350-00, 600-0092-0349-00, 600-0092-0348-00, 600-0092-0347-00, 600-0092-0346-00, 600-0092-0345-00, 600-0092-0344-00, 600-0092-0343-00, 600-0092-0342-00, 600-0092-0341-00, 600-0092-0340-00 (the "Real Property"); and;

WHEREAS, the Real Property is located in a "B-2"- Single Family Residential District with a PUD-1; and

WHEREAS, on Monday, October 21, 2021, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the Application for the Major Adjustment to the Real Property and recommended approval of the Application;

WHEREAS, on November 16, 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 Major Adjustment to 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 November 16, 2021, is hereby approved.

SECTION 2.

Except as amended herein, any use and improvements to the Real Property which is the subject of this Resolution shall be in complete compliance with previous approved applications for the Real Property.

SECTION 3.

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 if required;
- B) all documents submitted for zoning certificates are fully coordinated and consistent with the approved Zoning Compliance Plan if required;

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 4.

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 Plan if required.

SECTION 5.

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

SECTION 6.

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

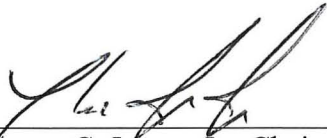
VOTE RECORD:

Mr. James Y

Mr. LaBarbara Y

Mr. Weidman Y

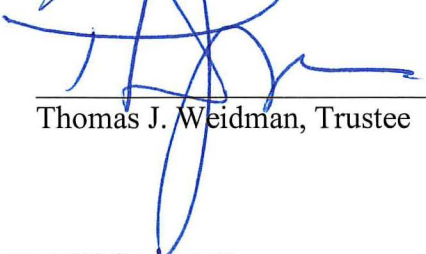
Passed at a meeting of the Board of Township Trustees of Sycamore Township this 16th day of November, 2021.



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 16th day of November, 2021.



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

APPROVED AS TO FORM:



Deepak K. Desai, Law Director