



SYCAMORE TOWNSHIP
PLANNING & ZONING
MILTON COUNTY, OH

APPROVED

AUG 02 2013 SYZ 13 - 194

SYCAMORE TOWNSHIP

Planning/Zoning Department

8540 Kenwood Road
Sycamore Township, OH 45236
Phone (513) 792-7250
Fax (513) 792-8571
www.sycamoretownship.org

Date Issued: 08/02/2013
Zoning Certificate No.: SYZ-13-194
Project Address: 8099 CORNELL RD

Tenant: RECONSTRUCTIVE ORTHOPAEDICS

Location: North/East corner of development
Parcel: 060000230035

Issued To: CUC
Certificate Types: CPRKNG Park Lots (new or re stripe)
Zoning District:

Project Description: Parking lot expansion & modification of interior landscaping

Fee: \$ 100.00
BZA Case:

Zoning Commission Case:

Comments: FINAL INSPECTION REQUIRED

It is hereby certified that the use(s) as shown on the plans(s) submitted is compliant with the Sycamore Township Zoning Resolution at the time of approval. The applicant and or property owner is responsible for insuring that all proposed improvements do not violate subdivision or property restrictions, easements, or other established property lines and or setback lines that may not be visible during application review. The applicant / property owner is responsible for obtaining the necessary permits from the Hamilton County Building Department or other County agencies as required. This zoning certificate expires one year from the date of issue and is subject to any Zoning Resolution changes if resubmitted. The applicant and or property owner is responsible for scheduling of all inspections.

Greg Bickford
Planning/Zoning Administrator

By signing, I agree to the above-mentioned terms and conditions. I further agree to grant Sycamore Township access to this property to check for compliance and issues related to this permit.

SYCAMORE TOWNSHIP, OH
 DEPARTMENT OF PLANNING & ZONING
 8540 KENWOOD ROAD, CINCINNATI, OH 45236
 513.792.7250 PHONE 513.792.8571 FAX

COMMERCIAL APPLICATION

NEW BLDG, ADDITIONS, TENANT CHANGE, INT FINISH/ALT, SIGNS, FAÇADE RENOVATIONS, PKG LOT, WALLS, FENCES, ETC.

REVIEWED BY		
HOLBERT	GUNDERSON	BICKFORD

APPLICATION NUMBER

DO NOT WRITE IN THIS SPACE

PROJECT ADDRESS: 8099 CORNELL RD ZIP CODE: 45249

NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
PROPERTY OWNER RECONSTRUCTIVE ORTHOPAEDICS PROPERTIES, LLC	8099 CORNELL RD	CINTI	OH	45249	513-793-3933
CONTRACTOR CINCINNATI UNITED CONTRACTORS	7175 E. KEMPER RD	CINTI	OH	45249	513-677-0060
DESIGN PROFESSIONAL DOUGLAS SMITH	3700 PARK 42 DR, SUITE 190B	CINTI	OH	45241	513-759-0004
APPLICANT BRIAN DOLL	7175 E. KEMPER RD	CINTI	OH	45249	513-677-0060
APPLICANTS E-MAIL ADDRESS BDOLL@CINTIUNITED.COM					

WORK TYPE: ****Inspections Required****

- NEW BLDG ADDITION INTERIOR FINISH/ALTERATION TENANT CHANGE PKG LOT
- LOT SPLIT/CONSOLIDATION FENCE ACCESSORY STRUCTURE NEW SIGN
- TENT OTHER FAÇADE RENOVATIONS SIGN FACE CHANGE TEMP SIGN

DESCRIPTION OF WORK: CONSTRUCTING A SIX STALL PARKING ADDITION TO RECONSTRUCTIVE ORTHOPAEDICS

SQUARE FEET: _____ USE: "B"-BUSINESS HEIGHT: _____

NO. OF SIGNS: _____ EST. START DATE: 08/05/13 EST. FINISH DATE: 08/23/13

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby agree to comply with the zoning laws of Sycamore Township pertaining to the construction of the proposed project according to the drawings and specifications submitted herewith, and certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. Lot consolidation is required to obtain zoning approval for the construction of any structure. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

Brian Doll 7/12/13
 APPLICANT'S SIGNATURE DATE

Ceay Har 7/12/13
 PROPERTY OWNER'S SIGNATURE DATE

DO NOT WRITE BELOW THIS LINE

RECOMMENDS PLAN APPROVAL: _____ DATE: _____

ZONING APPROVED BY: _____ DATE: _____

DATE PERMIT ISSUED: _____



SYCAMORE TOWNSHIP

Hamilton County, OH

8540 Kenwood Road
Sycamore Twp, OH
45236-2010
PH (513) 791-8447
FX (513) 792-8564

Board of Trustees

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Thomas J. Weidman
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Director

Assistant Township

Administrator

Greg Bickford, AICP

Parks & Recreation

Director

Mike McKeown

PLEASE READ: SYCAMORE TOWNSHIP ZONING INSPECTION INFORMATION

Dear Property Owner and Applicant,

This letter is to advise anyone who receives a zoning permit that they must call-in for a preliminary and final inspection. The intended structure must be staked at the exact location as depicted on the site plan and the **pre-construction inspection** will verify that the location meets all zoning requirements prior to construction commencement. New construction of additions, new homes and commercial buildings must also be **inspected when foundations** are ready to be poured. Any new signs must be **measured prior to installation**. This will avoid any potential problems in the future for both the Township and the property owner/applicant. A **post-construction inspection** will need to be scheduled to verify that everything was constructed as planned and the project is finalized.

To schedule an inspection, please call (513) 792-7252. A 24-hour notice is requested. Inspections will primarily be done between 9am and 3pm Monday through Friday, but special circumstances can be coordinated with the Zoning Official.

Any structure or landscaping installed in an easement is done at the property owner's risk. If the owner or user of the easement (the County, utility company, etc.) needs to gain access to the easement for any reason, the structure or landscaping can be removed and likely destroyed and will be done so **without any reimbursement to the property owner**. The property owner is responsible for all costs associated with the repair or replacement. The intent of this memorandum is to provide **clarification** to anyone considering construction over an easement and to answer any question prior to any future mishap.

The location and depth of all underground utilities should be determined 48 hours prior to the start of any work. For utility locations, please contact Ohio Utilities Protection Service (OUPS) at 811 or 1-800-362-2764.

Thank you in advance for your compliance.

Harry L. Holbert Jr.
Sycamore Township Zoning Official
(513) 792-7252

hholbert@sycamoretownship.org

Sycamore Township Zoning Office Hours: Monday -- Friday 8am to 4:30pm