

RESOLUTION NO. 2016 - 28

A RESOLUTION DENYING AN APPEAL OF A DECISION OF THE ZONING ADMINISTRATOR FOR THE GLENOVER PLACE DEVELOPMENT AND DISPENSING WITH THE SECOND READING

WHEREAS, on October 11, 2011 the Township approved, with certain conditions, the Glenover Place Development PUD-1 for the real property located at the southwest corner of Montgomery Road and Glenover Drive, consisting of the real property known at Hamilton County Auditor's Parcel Numbers 600-0060-0002-00 and 600-0060-0054-00, which parcels were subsequently subdivided; and

WHEREAS, October 30, 2015, application was made by Camden Homes, LLC. (the "Applicant") for approval of plans for construction of a single family house on the real property located 7777 Glenover Drive, Sycamore Township, Ohio being Auditor's Parcel Number 600-0060-0339-00 (the "Real Property"); and

WHEREAS, such plans were not in compliance with the conditions of the Glenover Place Development PUD-1; and

WHEREAS, subsequent to the original submission of plans, the Applicant submitted two additional sets of plans for the construction of a single family house on the Real Property, both of which were determined by the Zoning Administrator to be non-compliant with the conditions of the Glenover Place Development PUD-1; and

WHEREAS, in accordance with the Zoning Resolution, the Applicant filed for an appeal of the decision of the Zoning Administrator and a major adjustment to Glenover Place Development PUD-1 on January 20, 2016; and

WHEREAS, on February 4, 2016, after proper notice having been given, the Board of Township Trustees of Sycamore Township held a public hearing to consider the appeal and the proposed major adjustment contained within the Application and the plans and specifications submitted; and

WHEREAS, the Board of Township Trustees of Sycamore Township considered, in an open meeting, the proposed appeal and major adjustment to the planned unit development;

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

SECTION 1. The Board finds that all of the plans as submitted by the Applicant do not meet the definition for a Story, One Half contained within the

Sycamore Township Zoning Resolution and thus the plans as submitted constitute a two story house which is in violation of the conditions of the Glenover Place Development PUD-1. The appeal of the decision of the Zoning Administrator is hereby overruled and the request for major adjustment to the Glenover Place Development PUD-1 as requested in the Application is denied.

SECTION 2.

The Board further finds that the Application as submitted and all of the plans submitted to the Township do not meet the spirit and intent of the conditions of the Glenover Place Development PUD-1 that no two story houses be constructed in the development.

SECTION 2.

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 3.

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


VOTE RECORD: For denial of the Application

Mr. Bishop Aye

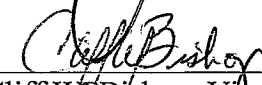
Mr. Connor Aye

Mr. Weidman Aye


Passed at a meeting of the Board of Township Trustees of Sycamore Township this 18th day of February, 2016.



Thomas J. Weidman, President



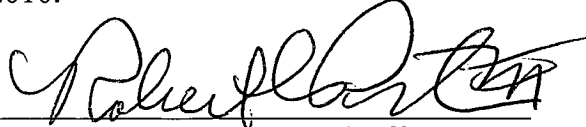
Cliff W. Bishop, Vice President



Dennis W. Connor, Trustee

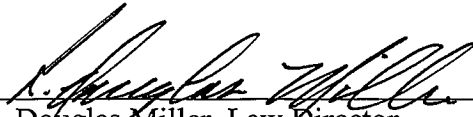
AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Sycamore Township Fiscal Officer, this 18th day of February, 2016.



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

APPROVED AS TO FORM:


R. Douglas Miller, Law Director

Local Government/Sycamore/Resolutions/2016/ZoningDenialGlenoverPlace