

Permit Requirements for Tenant Changes

1. Application and Letter of Intent

Completed commercial zoning application (page 2 of this document)

Letter of Intent: Letter stating name and type of business, hours of operation and number of employees

2. Zoning Review Fee - No fee for a tenant change with cosmetic changes only; \$250 fee for tenant changes with interior finish/alteration.**

3. Three (3) copies of a site plan**

Site plan: A site plan is a drawing that shows the property lines and dimensions of the lot. The applicant must note the location of the tenant space on the site plan.

4. Three (3) copies of a floor plan**

Floor Plan: A floor plan is a complete layout of the of the proposed lease space including rooms, offices, hallways and lobby area.

Q. & A.:

1. What are the Township's regulations for tenant changes?

Tenant Changes must meet the permitted use requirements of the zoning district and demonstrate compliance with current zoning and fire code/life safety regulations.

2. What is the department turn around time?

Within eight (8) days after receipt of an application for review, the Administrative Official shall determine if the application is approved. Typically the turnaround time for a zoning certificate to be issued is 3-5 days. However, it may take longer depending on how busy the office and staff may be.

3. Do I need a permit with Hamilton County?

All tenant change submittals that are reviewed by the Township require a permit with the Hamilton County Building Department unless the tenant moves into the space "as-is" or with cosmetic changes only. If the tenant intends to make any interior alterations, install signs of any kind (including temporary banners), or do any electrical or plumbing work, Zoning, Building Department and Fire Department review and approval is required BEFORE beginning any work.

4. Does the Township have an inspector that will come out and look once the project is complete?

Yes. The Township Zoning and/or Fire/Life Safety Inspectors work hand-in-hand with the Hamilton County Building Inspectors to ensure compliance. It is the applicant's responsibility to contact the Township once the project is complete to schedule a final inspection before opening for business.

5. How long does it take to schedule a final inspection?

Zoning final inspections are not required for tenant changes with cosmetic changes only. If a Building Department review is required; contact Kevin Clark at (513) 792-7249 at least 24 hours in advance to schedule a zoning inspection. Please contact Doug Morath at (513) 792-7246 for a Fire/Life Safety Inspection.

6. Do I need to be present for the inspection?

Yes, the tenant or a representative should be present for the inspection.

7. Whom do I contact for an inspection with the Township?

Zoning Inspector Kevin Clark at 513.792.7249 or kclark@sycamoretownship.org

Zoning/Fire Inspector Doug Morath at 513-792-7246 or dmorath@sycamoretownship.org

***If Building Department review will be required, then eight (8) complete sets of architectural plans including a site plan and floor plan and a \$250 review fee must be submitted to the Sycamore Township Office of Planning and Zoning prior to applying for a building permit. Please contact Hamilton county Building Department directly at 513-946-4550 for information. Tenant changes may be subject to fire/life safety inspections and fees.*

SYCAMORE TOWNSHIP, OH

DEPARTMENT OF PLANNING & ZONING
8540 KENWOOD ROAD, CINCINNATI, OH 45236
513.792.7250 PHONE 513.792.8564 FAX

COMMERCIAL APPLICATION

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

REVIEWED BY

MILLER	CLARK	DAVES
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APPLICATION NUMBER

DO NOT WRITE IN THIS SPACE

PROJECT ADDRESS: _____ **ZIP CODE:** _____

NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
PROPERTY OWNER					
CONTRACTOR					
DESIGN PROFESSIONAL					
APPLICANT					
APPLICANTS E-MAIL ADDRESS					

WORK TYPE: **Inspections Required**

NEW BLDG ADDITION INTERIOR FINISH/ALTERATION TENANT CHANGE LANDSCAPING/PKG LOT FENCE/WALL
 LOT SPLIT/CONSOLIDATION ACCESSORY STRUCTURE SCREEN ROOFTOP MECH/DUMPSTER ENCLOSURE NEW SIGN
 TENT/TEMP STRUCTURE TEMPORARY SIGN FAÇADE RENOVATIONS SIGN FACE CHANGE OTHER

DESCRIPTION OF WORK: _____

SQUARE FEET: _____ **USE:** _____ **HEIGHT:** _____

NO. OF SIGNS: _____ **EST. START DATE:** _____ **EST. FINISH DATE:** _____

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.

APPLICANT'S SIGNATURE DATE

PROPERTY OWNER'S SIGNATURE DATE

DO NOT WRITE BELOW THIS LINE

RECOMMENDS PLAN APPROVAL: _____ DATE: _____

ZONING APPROVED BY: _____ DATE: _____

DATE PERMIT ISSUED: _____