

# SYCAMORE TOWNSHIP BOARD OF ZONING APPEALS

## RESOLUTION NO. SYCB2000017

### A RESOLUTION APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT

**WHEREAS**, Sam Cain, HiFive, (the “Application”) made application (the “Application”) for a conditional use for Kenwood Baptist Church to build a 6,361 square foot addition and expand the south parking lot for the property located at 8341 Kenwood Road, Sycamore Township, Hamilton County, Ohio, Auditor’s Parcel Number, 600-0202-0261-00, (the “Real Property”); and

**WHEREAS**, notice of a public hearing to consider the Application was given to parties of interest by regular first class mail within two hundred feet of the Real Property and also by publication in a newspaper of general circulation in Sycamore Township, at least ten days prior to the date of the public hearing; and

**WHEREAS**, public hearing was held on November 16, 2020 by the Sycamore Township Board of Zoning Appeals to consider the Application, at which time sworn testimony and evidence was taken concerning the Application; and

**WHEREAS**, the Sycamore Township zoning text and map indicate that the Real Property is located in the “B” Single Family Residential District; and

**WHEREAS**, the Sycamore Township Board of Zoning Appeals has the authority to grant a conditional use permit and variances for a church in a residential district; and

**WHEREAS**, the Sycamore Township Board of Zoning Appeals finds that, with certain conditions imposed, the granting of the conditional use permit requested in the Application will not seriously affect the general welfare of the Township nor the adjoining property owners;

**NOW THEREFORE, BE IT RESOLVED**, by the Sycamore Township Board of Zoning Appeals:

**SECTION 1.** That the Application of Sam Cain, HiFive, (Applicant) for the property located at 8341 Kenwood Road, Sycamore Township, Hamilton County, Ohio is hereby approved.

**SECTION 2.** That the approval of the Application granted in this Resolution is as submitted.

**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; and

B. All documents submitted for zoning certificates are fully coordinated and consistent with the approved Zoning Compliance Plan.

The Hamilton County Building Commissioner shall issue no building permit for actual construction before a Zoning Certificate is received from the Zoning Administrator.

