



**RESOLUTION Z2014-02**

Resolution Approving a Major Revision to an Existing  
“EE” Planned Residence District (with Subservient Retail)  
(Silver Spring House III)

WHEREAS, the Board of Trustees of Symmes Township, Hamilton County, Ohio, on October 7, 2014 heard Case No. Symmes 2014-02, Major Revision to an existing “EE” Planned Residence (Retail) District, containing a request to increase the building area for the property known as the Silver Spring House Restaurant at 8322 E. Kemper Road (Book 620, Page 210, Parcel 40) (“subject property”) consisting of a 670 sq. ft. and a 560 sq. ft. additions for a total of 8,530 square feet of building area where 7,400 square feet is currently authorized (“Major Revision”); and

WHEREAS, the existing use is consistent with the Symmes Township Land Use Plan and the Hamilton County Thoroughfare Plan; and

WHEREAS, the Symmes Township Sidewalk Plan adopted in 2013 calls for the location of sidewalks along the E. Kemper frontage of the subject property; and

WHEREAS, in zoning case Symmes 2011-01 (East Kemper Road Office), additional parking spaces were approved to serve the subject property; and

WHEREAS, the Hamilton County Regional Planning Commission on August 7, 2014, at its regular meeting voted to recommend approval of said Major Revision with conditions; and

WHEREAS, the Symmes Township Zoning Commission on August 20, 2014 held a public hearing and recommended approval of said Major Revision with conditions; and

WHEREAS, on October 7, 2014, the Board of Trustees of Symmes Township held a public hearing and reviewed said Major Revision.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of Symmes Township, Hamilton County, Ohio concurs with the recommendation of the Symmes Township Zoning Commission in Case No. Symmes 2014-02 (Silver Spring House III) and approves the Major Revision to an existing “EE” Planned Residence (with Subservient Retail) for the subject property and finds that the conditions of the Zoning Commission are well-founded;

BE IT FURTHER RESOLVED that the subject property shall comply with the standard covenants for planned districts and the following conditions and variances:

Conditions:

1. That detailed landscaping and lighting plans shall be submitted as part of the Final Development plan.
2. That a four (4) foot sidewalk shall be installed along East Kemper Road from the terminus of the existing sidewalk to the east of the restaurant building extending to the existing curb ramp on the northeast corner of the East Kemper/Snyder Road intersection.
3. That the site be limited to a maximum of one freestanding ground-mounted sign not to exceed fifty (50) sq. ft. in area and ten (10) feet in height.
4. That the westernmost driveway on East Kemper Road shall remain right-in, right-out only with physical barriers and signage that meets the requirements of the Hamilton County Engineer and that the fire department requirements for roll curb be worked out during the construction permitting process.

Variances:

1. Section 137.3-2 - That the existing restaurant building and addition shall be permitted to be nine (9) feet from the right-of-way on East Kemper Road where it is required to be fifty (50) feet, and that the existing parking areas shall be permitted to be ten (10) feet from the right-of-way line where they are required to be twenty (20) feet.
2. Section 147-2 - That the site shall be permitted to provide no loading space where one (1) loading space is required.
3. Section 327.3 - That the existing building shall be allowed in the streetscape buffer where no buildings are permitted, that the existing pedestrian walk shall be allowed in the streetscape buffer where no walkways are permitted, and that paved parking shall be allowed in the northern boundary buffer where no parking is permitted.

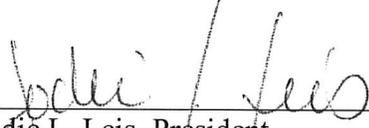
BE IT FURTHER RESOLVED, that the Board authorizes, if necessary, the expenditure of funds necessary to meet the requirements of the Ohio Revised Code concerning filing of a zoning amendment with the County Recorder.

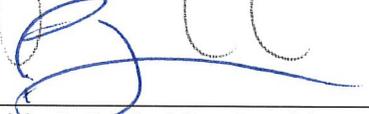
ADOPTED October 7, 2014

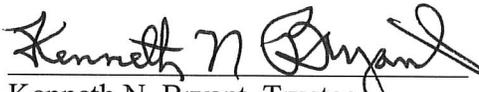
Vote Record: Mrs. Leis aye Mr. Beck aye Mr. Bryant aye

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BOARD OF TRUSTEES:

  
\_\_\_\_\_  
Jodie L. Leis, President

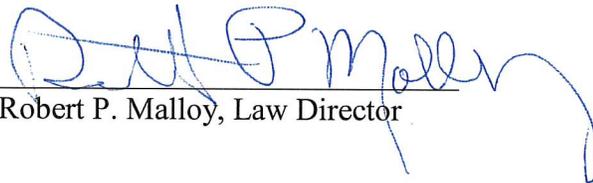
  
\_\_\_\_\_  
Philip J. Beck, Vice-President

  
\_\_\_\_\_  
Kenneth N. Bryant, Trustee

ATTEST:

  
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Carol A. Sims, Fiscal Officer

APPROVED AS TO FORM:

  
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Robert P. Malloy, Law Director