



11551 Valley View Road • Sagamore Hills, Ohio 44067-1099
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February 10, 2024

As Residents of Sagamore Hills Township, your property is in close proximity of the property listed below. This letter gives you notice of the hearing.

LEGAL NOTICE
BOARD OF ZONING APPEALS MEETING
SAGAMORE HILLS TOWNSHIP
SUMMIT COUNTY OHIO

The Board of Zoning Appeals of Sagamore Hills Township will hold a Public Hearing at Sagamore Hills Township, 11551 Valley View Road, Sagamore Hills, Ohio 44067, on Wednesday February 21, 2024, at 7:00 p.m. for the following:

PURPOSE OF THE MEETING

New Aurora Health (hereinafter "New Aurora") is appealing the Zoning Inspector's January 12, 2024, denial of a Certificate of Zoning Compliance/Occupancy Permit for **997 W. Aurora Road, Sagamore Hills, Ohio 44067.**

ISSUE FOR APPEAL:

997 W. Aurora Road is a 69,995 sq. ft. two-story building zoned commercial with a conditional use permitted granted in 1999 to the previous owners to construct and operate an assisted living facility containing a 109-bed residential facility. The previous facility closed in 2021. New Aurora has entered into a lease for the entire facility and states that their proposed use is a "change of occupant" to operate a "MEDICAL OFFICE/MENTAL HEALTH & SUBSTANCE ABUSE TREATMENT CENTER." New Aurora states their use is permitted under the Sagamore Hills Township Zoning Resolution Section 5.2(A)(11) which permits a "professional office such as medical, dental, legal, engineering, realtor, accounting and such." The Zoning Inspector denied the application because the use is not permitted. New Aurora appeals pursuant to Ohio Revised Code Section 519.14(A) arguing that the denial was made in error.

The application, all materials submitted, and the denial are available for examination at Sagamore Hills Township Zoning Office during normal business hours or on the township website, www.mysagamorehills.com.

Raymond S. Fantozzi
Sagamore Hills Township Zoning Inspector
Maintenance Code Enforcer
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