



11551 Valley View Road • Sagamore Hills, Ohio 44067-1099  
Office: 330.467.0900 • Fax: 330.655.7899  
MySagamoreHills.com

January 26, 2024

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](http://www.mysagamorehills.com).

Raymond S. Fantozzi  
Sagamore Hills Township Zoning Inspector  
Maintenance Code Enforcer  
11551 Valley View Road  
Sagamore Hills, OH 44067  
[zoninginspector@mysagamorehills.com](mailto:zoninginspector@mysagamorehills.com)