



AGENDA  
BUTLER COUNTY BOARD OF ZONING APPEALS  
BUTLER COUNTY ADMINISTRATION CENTER  
130 HIGH STREET  
HAMILTON, OHIO 45011

August 16,, 2016

I. Opening

Roll Call      Mr. Gary Salmon  
                    Mr. Thomas Bevington  
                    Mr. Alan Daniel  
                    Mr. Henry W. Philpot  
                    Ms. Lee Steenken

II. Approval of Minutes  
A. June 21, 2016

III. New Business

BZA16-14V      Jon K. Cornett  
                          6509 Lorraine Dr.  
                          Middletown, Ohio 45042

IV. Adjournment



BUTLER COUNTY BOARD OF ZONING APPEALS  
June 21, 2016 Meeting Minutes

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**REGULAR MEETING:** August 16, 2016 Regular Meeting  
Butler County Government Services Building  
Conference Room 1  
315 High Street, 1<sup>st</sup> Floor  
Hamilton, OH 45011

**CALL TO ORDER:**

Mr. Bevington brought the meeting to order at 7:00 p.m.

**ROLL CALL:**

Present: Mr. Thomas Bevington, Chair  
Mr. Alan Daniel  
Mr. Gary Salmon  
Ms. Lee Steenken  
Mr. Bryan Price

**STAFF MEMBERS:** James Fox, Zoning & Floodplain Manager

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**Approval of Minutes:**

**June 21, 2016 Meeting**

Ms. Steenken made a motion to approve the June 21, 2016 BZA meeting minutes. Mr. Salmon seconded the motion. Motion carried 5-0

**AYES:** Steenken, Salmon, Daniel, Bevington, Price

**NEW BUSINESS**

**BZA16-14V**  
Jon K. Cornett  
6509 Lorraine Dr.  
Middletown, Ohio 45042



Mr. Cornett and Ms. Cornett said there were here to ask for a variance to build a pole barn larger than zoning allows and closer to the side property lines than zoning allows.

The board asked some questions to the applicant. Applicant showed pictures of barns in the neighborhood that were larger than zoning allows.

**TESTIMONY IN FAVOR OF:** None

**TESTIMONY IN OPPOSITION OF:** None

**NEUTRAL TESTIMONY:** None

**STAFF COMMENTS:**

Mr. Fox said the request, BZA16-14V, Jon Cornett to build a pole barn larger than zoning allows and closer to the side property lines than zoning allows.

Staff comments are as follows:

1. The property is zoned R-1 Residential.
2. This area is residential in character.
3. The applicant is seeking a variance, said applicant shall be Required to establish to the board, proof by a preponderance of the evidence that an unnecessary hardship will prevail unless the variance is granted.
4. The spirit and intent of the zoning resolution is not to allow this type of variance, but since this will not change the character of the area the staff will recommend approval with the following condition:
  - A. A Building Permit is required.
  - B. The old building must be removed
  - C. The building cannot be used for business.
  - D. All unlicensed vehicles must be kept in building.
  - E. All boats, campers must be kept in building.
  - F. The new building must be completed within six months after the demolition permit is issued for the existing building.

Mr. Daniel made a motion to approve BZA16-14V, Ms. Steeken seconded the vote. Motion approved 5 - 0.

**AYES:** Steenken, Daniel, Salmon, Bevington, Price



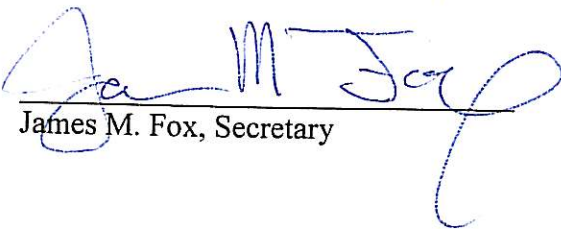
BUTLER COUNTY BOARD OF ZONING APPEALS  
June 21, 2016 Meeting Minutes

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These minutes represent a summary of the proceedings and do not purport to be the entire record. A complete transcription of these proceedings was taken from an audio tape by James M. Fox under supervision of the Secretary and may be obtained upon written request. Any charges associated with preparing such transcript shall be borne by the person requesting such same and must be prepaid.

Hamilton, Ohio  
June 21, 2016

  
Tom Bevington, Chair

  
James M. Fox, Secretary