



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

April 18, 2017

I. Opening

Roll Call Mr. Gary Salmon
 Mr. Thomas Bevington
 Mr. Alan Daniel
 Mr. Bryan Price
 Mr. Chad Norvell

II. Approval of Minutes

A. March 21, 2017

III. New Business

A. BZA17-11V Paul Vinson
 1571 Millville Shandon Road
 Hamilton, Ohio 45013

V. Adjournment



BUTLER COUNTY BOARD OF ZONING APPEALS
April 18, 2017 Meeting Minutes

REGULAR MEETING: April 18, 2017 Regular Meeting
Butler County Government Services Building
Conference Room 1
315 High Street, 1st 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
Mr. Chad Norvell
Mr. Bryan Price

STAFF MEMBERS: James Fox, Zoning & Floodplain Manager

Approval of Minutes:

March 21, 2017 Meeting

Mr. Salmon made a motion to approve the March 21, 2017 BZA meeting minutes. Mr. Daniel seconded the motion. Motion carried 5-0

AYES: Salmon, Daniel, Bevington, Norvell, Price



New Business

BZA17-11V

Paul Vinson
1571 Millville Shandon Road
Hamilton, Ohio 45013

Paul Vinson said he was here to ask for a variance to build accessory structure closer to the side property line than zoning allows.

The board asked some questions to the applicant.

TESTIMONY IN FAVOR OF: None

TESTIMONY IN OPPOSITION OF: None

NEUTRAL COMMENTS: None

STAFF COMMENTS:

Mr. Fox said the request, BZA17-11V, Paul Vinson was here to ask for a variance build accessory structure closer to the side property line than zoning allows.

Staff comments are as follows:

1. The property is zoned A-1 Agricultural
2. This area is rural 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.

Mr. Daniel made a motion to approve BZA17-11V, subject to staff comments. Mr. Price seconded the motion. Motion carried 5 -0.



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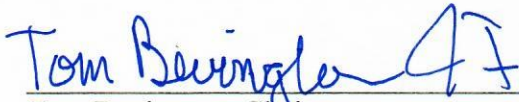
AYES: Daniel, Salmon, Bevington, Norvell, Price

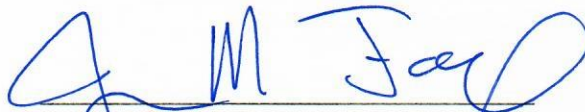
ADJOURNMENT:

Mr. Salmon made a motion to adjourn and it was seconded by Mr. Daniel meeting adjourned.

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
April 18, 2017


Tom Bevington, Chair


James M. Fox, Secretary