



AGENDA

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

August 15, 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. June 20, 2017

III. Old Business

A. BZA17-12V Natasha Burgess
 2454 Spring Orchard Lane
 Hamilton, Ohio 45013

IV. New Business

A. BZA17-18V Dewayne Perry/Oakley Real Estate Inv. LLC.
 2147 Hamilton New London Rd,
 Hamilton, Ohio 45013

B. BZA17-19V Amanda Johnson
 6081 West Alexandria Rd.
 Middletown, Ohio 45042

V. Adjournment



BUTLER COUNTY BOARD OF ZONING APPEALS
August 15, 2017 Meeting Minutes

REGULAR MEETING: August 15, 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

Absent None

STAFF MEMBERS: James Fox, Zoning & Floodplain Manager

Approval of Minutes:

June 20, 2017 Meeting

Mr. Salmon made a motion to approve the June 20, 2017 BZA meeting minutes. Mr. Daniel seconded the motion. Motion carried 5-0

AYES: Salmon, Daniel, Bevington, Norvell, Price



Old Business

BZA17-12V

Natasha Burgess
2454 Spring Orchard Ln.
Hamilton, Ohio 45013

Natasha Burgess applicant said he was here to ask for a variance to keep farm animals on property without proper road frontage and keep farm animals in an accessory structure closer than 75 feet from the property lines.

The board asked some questions to the applicant.

TESTIMONY IN FAVOR OF: Many neighbors came in support of the variance

TESTIMONY IN OPPOSITION OF: Mr. Steven Lipps was in opposition.

NEUTRAL COMMENTS: None

STAFF COMMENTS:

Mr. Fox said the request, BZA17-12V, Natasha Burgess applicant said he was here to ask for a variance to keep farm animals on property without proper road frontage and keep farm animals in an accessory structure closer than 75 feet from the property lines.

Staff comments are as follows:

1. The property is zoned A-1 Agricultural
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. Only four farm are allowed on the property.



Mr. Salmon made a motion for approval of BZA17-12V, Mr. Price seconded the motion.
Motion carried 5 -0.

AYES: Daniel, Salmon, Norvell, Bevington, Price

New Business

BZA17-18V

Dewayne Perry/Oakley Real Estate Inv. LLC.
2147 Hamilton New London Rd,
Hamilton, Ohio 45013

Dewayne Perry said he was here to ask for a variance to split property without proper road frontage.

The board asked some questions to the applicant.

TESTIMONY IN FAVOR OF: None

TESTIMONY IN OPPOSITION OF: Mr. Jerry Singleton was in opposition.

NEUTRAL COMMENTS: None

STAFF COMMENTS:

Mr. Fox said the request, BZA17-18V, Dewayne Perry said he was here to split property without proper frontage.

Staff comments are as follows:

1. The property is zoned A-1 Agricultural.
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 no unnecessary hardship will prevail, staff will recommend denial



Mr. Norvell made a motion to approve BZA17-18V, With the following condition no further splits of the property. Mr. Daniel seconded the motion. Motion carried 3 -2.

AYES: Daniel, Salmon, Norvell

Nayes: Price. Bevington

BZA17-19V

Amanda Johnson
6081 West Alexandria Rd.
Middletown, Ohio 45042

Amanda Johnson said he was here to split property without proper frontage

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, BZA17-15V, Amanda Johnson said he was here to split proper without proper road frontage

Staff comments are as follows:

1. The property is zoned A-1 Agricultural.
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, therefore staff will recommend denial.

Mr. Salmon made a motion to approve BZA17-19V, With the following condition no further splits of the property. Mr. Norvell seconded the motion. Motion carried 5 -0.

AYES: Salmon, Bevington, Daniel, Norvell, Price




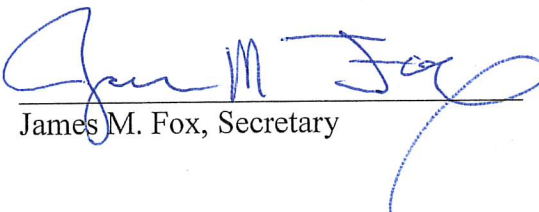
ADJOURNMENT:

Mr. Daniel made a motion to adjourn and it was seconded by Mr. Price 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
August 16, 2017


Tom Bevington, Chair


James M. Fox, Secretary