



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

June 20, 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. May 16, 2017

III. New Business

- A. BZA17-13V Russell Hudson
 5883 Howe Road
 Trenton, Ohio 45067
- B. BZA17-14V Joel Bogan
 6939 Trenton Franklin Road
 Middletown, Ohio 45042
- C. BZA17-15V Robert McGlothin
 4810 Rockdale Road
 Hamilton, Ohio 45011
- D. BZA17-16V Peggy Rizor
 460 Mormon Road
 Hamilton, Ohio 45013
- E. BZA17-17V Karen Davis
 4815 Wayne Milford Road
 Hamilton, Ohio 45013

V. Adjournment



BUTLER COUNTY BOARD OF ZONING APPEALS
June 20, 2017 Meeting Minutes

REGULAR MEETING: June 20, 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
Absent: Mr. Bryan Price

STAFF MEMBERS: James Fox, Zoning & Floodplain Manager

Approval of Minutes:

May 16, 2017 Meeting

Mr. Salmon made a motion to approve the May 16, 2017 BZA meeting minutes. Mr. Norvell seconded the motion. Motion carried 4-0

AYES: Salmon, Daniel, Bevington, Norvell



New Business

BZA17-13V

Russell Hudson
5883 Howe Road
Trenton, Ohio 45067

Russell Hudson applicant said he was here to ask for a variance to build an accessory structure larger 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, BZA17-13V, Russell Hudson applicant said he was here to ask for a variance to build an accessory structure larger than zoning allows.

Staff comments are as follows:

1. The property is zoned R-2 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 conditions:
 - A. A Building Permit is required.
 - B. Waive the ten day waiting period.



Mr. Daniel made a motion for approval of BZA17-13V, Mr. Norvell seconded the motion. Motion carried 4 -0.

AYES: Daniel, Salmon, Norvell, Bevington,

BZA17-14V

Joel Bogan
6939 Trenton Franklin Road
Middletown, Ohio 45042

Joel Bogan said he was here to ask for a variance to build an accessory structure larger than zoning allows and closer to the side and rear property lines 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, BZA17-14V, Joel Bogan said he was here to ask for a variance to build an accessory structure larger than zoning allows and closer to the side and rear 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 conditions:
 - A. A Building Permit is required.
 - B. Waive the ten day waiting period.
 - C. No business can be operated from building.



Mr. Salmon made a motion to approve BZA17-14V, subject to staff comments, Mr. Norvell seconded the motion. Motion carried 4 -0.

AYES: Daniel, Salmon, Bevington, Norvell

BZA17-15V

Robert McGlothin
4810 Rockdale Road
Hamilton, Ohio 45011

Robert McGlothin said he was here to build an accessory structure on property without proper road frontage, closer to the property lines than zoning allows and without a principal structure.

The board asked some questions to the applicant. Staff asked questions of the applicant.

TESTIMONY IN FAVOR OF: None

TESTIMONY IN OPPOSITION OF: None

NEUTRAL COMMENTS: None

STAFF COMMENTS:

Mr. Fox said the request, BZA17-15V, Robert McGlothin said he was here to build an accessory structure on property without proper road frontage, closer to the property lines than zoning allows and without a principal structure.

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 for denial BZA17-15V, Mr. Danial seconded the motion. Motion carried 4 -0.

AYES: Salmon, Bevington, Daniel, Norvell



BZA17-16V

Peggy Rizor
460 Morman Road
Hamilton, Ohio 45013

Peggy Rizor said she was here to build a second accessory structure on property and keep two animals on property without proper frontage and closer to the side and rear property lines 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, BZA17-15V, Peggy Rizor said she was here to build a second accessory structure on property and keep two animals on property without proper frontage and closer to the side and rear 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, therefore staff will recommend denial.

Mr. Daniel made a motion to approve BZA17-16V, subject to the following conditions, No more than two horses allowed, no other farm animals allowed, building permit required for barn, fence cannot be electrified Mr. Norvell seconded the motion. Motion carried 4 -0.

AYES: Salmon, Bevington, Daniel, Norvell

BZA17-17V



Karen Davis
4815 Wayne Madison Rd
Hamilton, Ohio 45013

Karen Davis applicant said he was here to ask for a variance to split property without road 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, Karen Davis was here to split property without road frontage.

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 conditions:
 - A. No further lot splits of the property is allowed.
 - B. Must have an ingress/egress easement established along with a maintenance agreement for the proposed splits

Mr. Salmon made a motion to approve BZA17-17V, subject to staff comments, Mr. Norvell seconded the motion. Motion carried 4 -0.

AYES: Salmon, Bevington, Daniel, Norvell



ADJOURNMENT:

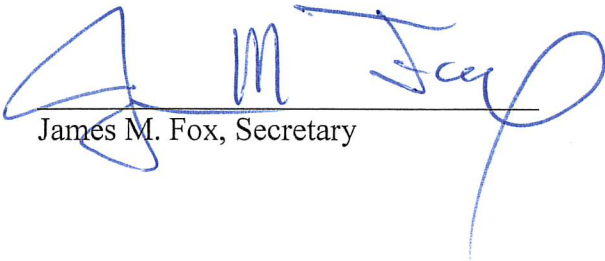
Mr. Daniel made a motion to adjourn and it was seconded by Mr. Salmon meeting adjourned.

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
February 17, 2017



Tom Bevington, Chair



James M. Fox, Secretary