



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

March 21, 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. February 21, 2017

III. New Business

A. BZA17-06V      Jarrod Hendel  
                            2076 Venice Blvd.  
                            Fairfield, Ohio 45014

B. BZA17-08V      Dallas Hopkins Jr.  
                            2315 Thrush Ave.  
                            Fairfield, Ohio 45014

C. BZA17-09V      Dennis N. Broshear  
                            4260 Walnut St.  
                            Oxford, Ohio 45056

D. BZA17-10V      Tom Anglin  
                            5557 Howe Rd.  
                            Trenton, Ohio 45067

V. Adjournment



**BUTLER COUNTY BOARD OF ZONING APPEALS**  
March 21, 2017 Meeting Minutes

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**REGULAR MEETING:** March 21, 2017 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  
Mr. Chad Norvell  
Mr. Bryan Price

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

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**Approval of Minutes:**

**February 21, 2017 Meeting**

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

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



**New Business**

**BZA17-06V**

Jarrold Hendel  
2076 Venice Blvd.  
Fairfield, Ohio 45014

Mr. Fox said the request, BZA17-06V, was asked to be tabled until further notice.

Mr. Salmon made a motion to table BZA17-06V, Mr. Price seconded the motion. Motion carried 5 -0.

AYES: Daniel, Salmon, Norvell, Bevington, Price

**BZA17-08V**

Dallas Hopkins Jr.  
2315 Thrush Ave.  
Fairfield, Ohio 45014

Dallas Hopkins said he was here to ask for a variance to build accessory structure larger than zoning allows and 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, BZA17-08V, Dallas Hopkins was here to ask for a variance build accessory structure larger than zoning allows and closer to the side property line than zoning allows.

Staff comments are as follows:

1. The property is zoned R-3 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. No business activities in barn.

Mr. Daniel made a motion to approve BZA17-08V, subject to staff comments. Mr. Norvell seconded the motion. Motion carried 5 -0.

AYES: Daniel, Salmon, Bevington, Norvell, Price

**BZA17-09V**

Dennis N. Broshear  
4260 Walnut Street  
Oxford, Ohio 45056

Mr. Fox said the request, BZA17-09V, Dennis Broshear was here to ask to operate an automotive repair and service shop from his property.

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, BZA17-09V, Dennis Broshear was here to ask to operate an automotive repair and service shop from his property.

Staff comments are as follows:

1. The property is zoned R-2 Residential.
2. The 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 BZA17-09V, subject to the following condition within nine months the automotive repair and service shop must be removed from the property Mr. Norvell seconded the motion. Motion carried 3-2

AYES: Salmon, Daniel, Norvell  
NAYS: Price, Bevington

#### **BZA17-10V**

Tom Anglin  
5557 Howe Rd.  
Trenton, Ohio 45067

Tom Anglin 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:** One property owner wanted to know where the building was going to be located.

#### **STAFF COMMENTS:**

Mr. Fox said the request, BZA17-010V, Tom Anglin 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.
  - B. No business activities in barn.

Mr. Salmon made a motion to approve BZA17-10V, subject to staff comments. Mr. Price seconded the motion. Motion carried 5 -0.

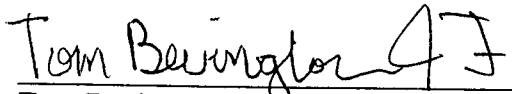
AYES: Daniel, Salmon, Bevington, Norvell, Price

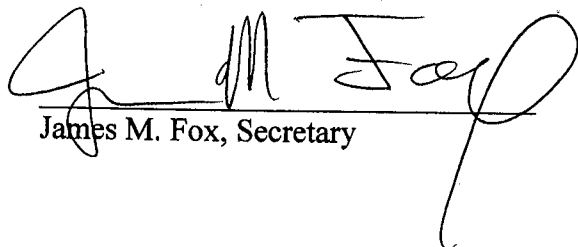
**ADJOURNMENT:**

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  
March 21, 2017

  
Tom Bevington, Chair

  
James M. Fox, Secretary