



BUTLER COUNTY BOARD OF ZONING APPEALS

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AGENDA  
BUTLER COUNTY BOARD OF ZONING APPEALS  
BUTLER COUNTY ADMINISTRATION CENTER  
130 HIGH STREET  
HAMILTON, OHIO 45011  
October 20, 2015

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. September 15, 2015 Meetings

III. New Business

A.                      Case No. BZA15-05V  
                            Christopher E. Lee  
                            1675 Darrtown Road  
                            Hamilton, Ohio 45013

V. Adjournment



BUTLER COUNTY BOARD OF ZONING APPEALS  
October 20, 2015 Meeting Minutes

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**REGULAR MEETING:** Tuesday, October 20, 2015  
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  
Alan Daniel  
Mr. Henry W. Philpot  
Mr. Gary Salmon  
Ms. Lee Steenken

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

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Approval of Minutes:

A. September 15, 2015 Minutes

Ms. Steenken made a motion to approve the draft Minutes for the September 15, 2015 meeting.  
Mr. Salmon seconded the motion. Motion carried.

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

**NAYES:** None

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**NEW BUSINESS:**

**BZ15-06V**

Adam Rader  
108 Kumler Road  
Seven Mile, Ohio 45062

Mr. Adam Rader, 601 Meadow Brook Place, Trenton Ohio, 45607, said he is here to apply for a variance to build a pole barn larger than zoning allows at his new home located at 108 Kumler Road, Seven Mile, Ohio, 45062. He would like to build a pole barn measuring 24 foot x 32 foot to store personal and recreational vehicles.

Mr. Bevington asked the applicant if he will be able to fill it up and does he plan on having electricity or water in it.

Mr. Rader replied yes to filling it up and he would like to have electricity later down the road and he will not have water.

Mr. Bevington asked Mr. Rader if he plans to run a business from the barn and Mr. Rader replied no.

Ms. Steenken asked if anyone will be residing in the barn and Mr. Rader replied no.

Mr. Salmon asked Mr. Rader if he has purchased the home and Mr. Rader replied yes, they closed on Friday and received the keys on Sunday night.

Mr. Salmon asked Mr. Rader if he will build it or have someone else and Mr. Rader replied he will have someone else build it for him

Mr. Bevington asked the applicant if he will keep the same drive and build it to drive right in and Mr. Rader replied yes and added they have a gate and chain link fence in the yard so he will be able to pull right in with his truck and close it.

Mr. Salmon asked Mr. Rader if he had a chance to speak to the neighbors yet and Mr. Rader replied no he has not yet but did say the neighbors have quite a few items sitting on their side yard including a camper and boat; and the other neighbor has two (2) outbuildings.

Mr. Fox told the Board all of the neighbors were notified and he has not received any calls on this.



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TESTIMONY IN FAVOR OF: Nick Hutsenpiller, 7200 Carson Road, Lemon Township, Ohio, was sworn in and said today was the first day he saw Mr. Rader's new property and said the neighbor has two (two) detached garages, one is probably 15' x 20' and the other one is smaller; the neighbor in the back has a pole barn with about seven feet (7') of foundation sticking out the back and built in the opposite way on the hillside and said he put a bid in for the job.

TESTIMONY IN OPPOSITION OF: None

NEUTRAL TESTIMONY: None

Mr. Daniel asked Mr. Rader if he is planning on building this before the winter and Mr. Rader replied yes. Mr. Daniel suggested the applicant request that the ten (10) day waiting period be waived. Mr. Rader requested that the ten (10) day waiting period be waved.

Mr. Bevington said that could be a condition.

STAFF COMMENTS:

Mr. Fox said the request, BZ15-06V, Mr. Adam Rader, 601 Meadow Brook Place, Trenton Ohio, 45607, is requesting a variance to build an accessory structure larger 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, staff will recommend approval with the following conditions:
  - A. A Building Permit is required.
  - B. Waive the ten (10) day waiting period for permit

Ms. Steenken made a motion to approve BZA15-06V as presented and subject to staff conditions. Mr. Daniel seconded the motion. Motion carried.

AYES: Steenken, Daniel, Philpot, Salmon, Bevington

NAYES: None



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**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

October 20, 2015

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Tom Bevington, Chair

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James M. Fox, Secretary

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