

AGENDA
BUTLER COUNTY BOARD OF ZONING APPEALS
BUTLER COUNTY ADMINISTRATION CENTER
130 HIGH STREET
HAMILTON, OHIO 45011
APRIL 19, 2016

I. Opening

- A. Roll Call Mr. Gary Salmon
 Mr. Thomas Bevington
 Mr. Alan Daniel
 Mr. Bryan Price
 Ms. Lee Steenken

II. Approval of Minutes

- A. March 15, 2016

III. New Business

- A. BZA16-06V James Weybright
 450 Leichty Avenue
 Middletown, Ohio 45042

 BZA16-07V Jeffrey Reiff
 3880 Kehr Road
 Oxford, Ohio 45056

IV. Adjournment



BUTLER COUNTY BOARD OF ZONING APPEALS
April 19, 2016 Meeting Minutes

REGULAR MEETING: Tuesday, April 19, 2016
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
Ms. Lee Steenken
Mr. Bryan Price

STAFF MEMBERS: James Fox, Zoning & Floodplain Manager

Approval of Minutes: None



NEW BUSINESS:

BZA16-06V

James Weybright
450 Leichty Ave.
Middletown, Ohio 45042

Mr. James Weybright said he was here to ask for a Variance to construct more accessory structures than zoning allows.

Questions were as by the Board members

TESTIMONY IN FAVOR OF:

The Madison Township Trustees are in favor of the variance.

TESTIMONY IN OPPOSITION OF: None

NEUTRAL TESTIMONY: None

STAFF COMMENTS:

Mr. Fox said the request, BZA16-06V; construct more accessory structures 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 condition:
 - A. A Building Permit is required

Ms. Steenken made a motion to approve BZA16-06V; James Weybright 450 Leichty Ave Mr. Salmon seconded the motion. Per staff conditions. Motion carried 5-0

AYES: Daniel, Steenken, Salmon, Bevington, Price
NAYES: none



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BZA16-07V
Jeffrey Reiff
3880 Kehr Rd
Oxford, Ohio 45056

Mr. Jeffrey Reiff 3889 Kehr Rd. said he was her to sub-divide property without proper road frontage.

The board asks some questions to the applicant.

TESTIMONY IN FAVOR OF:

The Oxford Township Trustees were in favor of the applicant's request.

TESTIMONY IN OPPOSITION OF: None

NEUTRAL TESTIMONY: None

STAFF COMMENTS:

Mr. Fox said the request, BZA16-07V, 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. Must have shared driveway access with maintenance agreement at the time of recording of the new properties

Mr. Salmom made a motion to approve BZA16-07V, Mr. Daniel seconded the vote. Motion approved 5- 0.

AYES: Steenken, Daniel, Salmon, Bevington, Price

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

~~March 15,~~ 2016

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Tom Bevington 47

Tom Bevington, Chair

James M. Fox

James M. Fox, Secretary