



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

November 15, 2016

I. Opening

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

II. Approval of Minutes

A. October 18, 2016

III. New Business

A. BZA16-22V Lee McGee
 6945 Michael Road
 Middletown, Ohio 45042

B. BZA16-23V Michael D. Webb
 7767 West Alexandria Road
 Middletown, Ohio 45042

IV. Adjournment



REGULAR MEETING: November 15, 2016 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
Ms. Lee Steenken
Mr. Bryan Price

STAFF MEMBERS: James Fox, Zoning & Floodplain Manager

Approval of Minutes:

October 18, 2016 Meeting

Mr. Bevington made a motion to approve the October 18, 2016 BZA meeting minutes. Mr. Salmon seconded the motion. Motion carried 5-0

AYES: Steenken, Salmon, Daniel, Bevington, Price



NEW BUSINESS

BZA16-22V

Lee McGee
6945 Michael Road
Middletown, Ohio 45042

Mr. McGee of 6945 Michael Rd. said he was here for a variance to split property without proper road frontage and have an accessory structure without a principal structure.

The Board asked some questions to the applicant.

TESTIMONY IN FAVOR OF: NONE

TESTIMONY IN OPPOSITION OF: NONE

NEUTRAL TESTIMONY: Mr. Ken Reed was neutral but wants no driveway next to his property line.

Mr. Fox said the request, BZA16-22V; split property without proper road frontage and have an accessory structure 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, and since no evidence was established that a hardship exists staff will recommend denial.

Mr. Fox added that if this is approved he would like to see some conditions. No driveway access from Michael Road along the Northwest Property line and Health Department approval is required before split can get recorded.

Mr. Salmon made a motion to approve BZA16-22V, subject to two staff recommendations. Mr. Daniel seconded the motion. Motion carried 4-1.



AYES: Daniel, Salmon, Steenken, Bevington

NAYS: Price

BZA16-23V

Michael D. Webb
7767 West Alexandria Rd.
Middletown, Ohio 45042

Mr. Webb of 7767 West Alexandria Rd. said he was here for a variance to construct a pole barn on property without a primary structure.

The Board asked some questions to the applicant.

TESTIMONY IN FAVOR OF: NONE

TESTIMONY IN OPPOSITION OF: NONE

NEUTRAL TESTIMONY: NONE

Mr. Fox said the request, BZA16-23V; construct a pole barn on property without a primary 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, 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. Wave ten day waiting period.

Ms. Steenken made a motion to approve BZA16-23V, subject to staff comments. Mr. Price seconded the motion. Motion carried 5-0.



AYES: Daniel, Salmon, Steenken, Price, Bevington

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
November 16, 2016

Tom Bevington, Chair

James M. Fox, Secretary