



BUTLER COUNTY BOARD OF ZONING APPEALS

Butler County Government Services Center
315 High Street | Hamilton, Ohio 45011

Meeting Agenda
Tuesday, March 20, 2018
7:00 p.m.

I. Opening

- A. Roll Call Mr. Gary Salmon
 Mr. Thomas Bevington
 Mr. Alan Daniel
 Mr. Bryan Price
 Mr. Chad Norvell

II. Approval of Minutes

- A. February 20, 2018

III. New Business

- A. BZA18-06V Steven Tate Cobb
 6570 Litchfield Ln.
 Middletown, OH 45042
- B. BZA18-07V Samuel Isaac Greene
 5793 State Rd.
 Hamilton, OH 45013

IV. Adjournment

REGULAR MEETING: Tuesday, March 20, 2018
 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. Chad Norvell
Mr. Bryan Price
Mr. Gary Salmon
Mr. Alan Daniel

STAFF MEMBERS: James Fox, Zoning & Floodplain Manager
Stephanie Foley, Administrative Secretary

Approval of Minutes:

February 20, 2018

Mr. Salmon made a motion to approve the December 19, 2017 meeting draft Minutes. Mr. Daniel seconded the motion. Motion carried 5-0.

AYES: Salmon, Daniel, Price, Norvell, Bevington

New Business:

BZA18-06V

Steven Tate Cobb
6570 Litchfield Ln.
Middletown, Ohio 45042

Mr. Bevington swore in the applicant, Steven Tate Cobb, 6570 Litchfield Ln., Middletown, OH 45042. The applicant introduced the proposal for a variance to allow an accessory structure larger than zoning allows.

Testimony in favor of: Mr. Cobb specified that he is requesting permission to build a barn on his property. The structure would not have electrical connections and no water connections. There would be no business run from the structure, and there would be no tenants. The purpose of the building is for personal storage and use. Mr. Cobb

Questions and Comments:

- Mr. Norvell questioned whether the applicant would be using the existing driveway for driveway access to the new structure, to which the applicant stated that he would.
- Mr. Norvell also asked if much excavation would be required for the project. Mr. Cobb stated that he wouldn't have to do any excavation.

- Mr. Norvell also clarified with the applicant whether there were any drainage issues, or other issues regarding the effect on the neighbors. The applicant stated that he had spoken to some, but not all, of his neighbors and none have expressed any issue with the plans.

No testimony in opposition to
No neutral testimony
No other questions or comments

Staff Comments

The request is to build an accessory structure on vacant land.

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, staff will recommend approval with the following conditions:
 - a. A Building Permit is required.

Mr. Price made the motion to approve **BZA18-06V** subject to staff comments. Motion was seconded by Mr. Salmon. Motion carried 5-0.

AYES: Price, Salmon, Bevington, Daniel, Norvell
NAYES: None
ABSTAIN: None

BZA18-07V

Samuel Isaac Greene
5793 State Rd.
Hamilton, OH 45013

Mr. Bevington swore in the applicant, Samuel Isaac Greene, 5793 State Rd., Hamilton, OH 45013. The applicant introduced the proposal for a variance to build an accessory structure on a lot without a principal structure, and to build the accessory structure larger than what current zoning allows.

Testimony in favor of: Mr. Greene informed the board that he recently purchased a neighboring lot to his property, and he would like to build a barn on the new lot. He also stated that his proposed plans are for a barn slightly larger than what zoning allows.

Mr. Donald Young, 6791 State Rd., Hamilton, OH 45013, stated on the record that he was in favor of the project proposed by his neighbor, Mr. Greene.

Questions and Comments:

- Mr. Bevington asked why the applicant wanted to put a building on a lot that does not have a house on it. Mr. Greene stated that his intent is to combine the two lots into one single lot over time. He went on to say that with the way the land was on his home lot, it was not conducive to build a barn as there would be struggles with driveway access.
- Mr. Bevington asked if the barn will have water and electrical connections. The applicant stated that it would, but that a business was not to be run out of the barn.
- Mr. Salmon questioned Mr. Greene about why he did not just combine the two lots into one now. The applicant stated that he currently has loans open for each of the lots and he would need more time to get everything in order with the bank before he would be able to combine the lots.

Testimony in opposition

No neutral testimony

Staff Comments

The request is to build an accessory structure larger than zoning allows.

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, staff will recommend approval with the following conditions:
 - a. A Building Permit is required.
 - b. The applicant has 1 year to combine the lots.

Mr. Price made the motion to approve **BZA18-07V** subject to staff comments. Motion was seconded by Mr. Norvell. Motion carried 5-0.

AYES: Price, Norvell, Bevington, Daniel, Salmon
NAYES: None
ABSTAIN: None

ADJOURNMENT:

Mr. Salmon made a motion to adjourn and it was seconded by Mr. Daniel. Meeting adjourned.
AYES: Salmon, Price, Norvell, Bevington, Daniel

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 20, 2018

Tom Bevington, Chair

James M. Fox, Secretary

Stephanie Foley, Administrative Secretary