

AGENDA
BUTLER COUNTY BOARD OF ZONING APPEALS
BUTLER COUNTY ADMINISTRATION CENTER
130 HIGH STREET
HAMILTON, OHIO 45011
November 15, 2011

I. Opening

- A. Roll Call Mr. Gary Salmon
 Mr. Thomas Bevington
 Mr. Alan Daniel
 Mr. Henry W. Philpot
 Ms. Lee Steenken

II. Approval of Minutes

III. New Business

- A. BZA11-18V Gary Cozad
 120 West Elkton Road
 Seven Mile, Ohio 45062

IV. Adjournment

REGULAR MEETING: Tuesday, November 15, 2011
Butler County Government Services Building
Conference Room 1
315 High Street, 1st Floor
Hamilton, OH 45011

CALL TO ORDER: Mr. Bevington called the meeting to order at 7:00P.M.

ROLL CALL: Mr. Thomas Bevington
Mr. Alan Daniel
Mr. Henry W. Philpot
Mr. Gary Salmon
Ms. Lee Steenken

MEMBERS ABSENT: None

STAFF MEMBERS: James Fox, Zoning & Floodplain Manager

APPROVAL OF MINUTES:

Mr. Fox said there are no minutes to approve tonight.

NEW BUSINESS:

BZA11-18V
Gary Cozad
120 West Elkton Road
Seven Mile, OH 45062

Mr. Cozad said he has too many boats in his back yard and the building right now is 18 x 22 feet and was built in the 40s and if you put a car and a truck in there the doors bump and you can not even get out and he would like to build it bigger to clean up the yard and have one (1) nice big building is his goal.

Mr. Bevington asked the applicant what he plans to do with the outbuildings he has now.

Mr. Cozad replied he will get rid of them.

Mr. Bevington asked Mr. Cozad if he is going to use the basic pad he has now.

Mr. Cozad replied yes, they decided to just go over that and it will be 2 inches over it to fill cracks but to save a little "crete" and he'll do the rest of it whatever it is supposed to be.

Mr. Cozard made mention of a man but gave no name and said the other man said he will talk it over with his concrete people and that was what he was thinking. Me. Cozard said (person's name was inaudible) is the one that is doing this job and that is what he said he would try to do.

Mr. Cozard said his basic garage is almost 6 foot from the line on that side and it is even with his driveway so when he puts that pole building up the poles will be on the outside of that cement and he wants just enough for this Board to ok it to move it over that far and to do whatever it takes to get down that side of that cement. He added that if the Board approves it, he would like to have the ten (10) day waiting period waived because of the weather and getting the cement done.

Ms. Steenken asked Mr. Cozard if he will have utilities – electricity and water.

Mr. Cozard said the only thing he will put in is electric because of the outlets and lights.

Ms. Steenken asked if there will be any residential use and will anyone be living in it.

Mr. Cozard replied no.

Ms. Steenken asked Mr. Cozard if he intends to run a business out of it.

Reply was not heard on tape.

No further questions.

TESTIMONY IN FAVOR OF:

A woman stood up and said she is a neighbor of Mr. Cozad's and is in favor of it but did not choose to get sworn in.

TESTIMONY IN OPPOSITION: None

NEUTRAL TESTIMONY: None

STAFF COMMENTS:

Case No. BZA11-18V
Gary Cozad
120 West Elkton Road
Seven Mile, Ohio 45062

Mr. Fox said the request is for a variant to build an accessory structure larger than zoning allows and closer to the side property line.

Staff Comments:

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. Waive the ten (10) day waiting period.

Mr. Philpot made a motion to grant approval of BZA11-18V with the conditions recommended by staff. Ms. Steenken seconded the motion. Motion granted 5-0.

AYES: Philpot, Steenken, Salmon, Daniel, Bevington

NAYES: None

ADJOURNMENT:

Mr. Salmon made a motion to adjourn, which was seconded by Mr. Daniel. All in favor, motion carried.

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 15, 2011

Tom Bevington, Chair

James M. Fox, Secretary

Lee Margraf