AGENDA
BUTLER COUNTY BOARD OF ZONING APPEALS
BUTLER COUNTY ADMINISTRATION CENTER
130 HIGH STREET
HAMILTON, OHIO 45011
May 20, 2014

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

A. April 15, 2014

III. New Business

A. BZA14-03V
Michael Irwin
1271 Millville Oxford Road
Hamilton, Ohio 45013

IV. Adjournment

REGULAR MEETING: Tuesday, May 20, 2014
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. Gary Salmon
Lee Steenken

Absent: Alan Daniel
Mr. Henry W. Philpot

STAFF MEMBERS: James Fox, Zoning & Floodplain Manager

Mr. Fox said there are three (3) board members present therefore we have quorum.

Approval of Meeting Minutes:

Mr. Fox said there are no Minutes to approve at this time.

NEW BUSINESS:

BZA14-03V
Michael Irwin
1271 Millville Oxford Road
Hamilton, Ohio 45013

Mr. Irwin said he is here to request a variance to build a garage which is larger than zoning allows. He said he will put it in his back yard and showed a diagram of where it will go and it will replace the existing garage. He said he wasn't sure if he would build it himself or have someone else do it – which ever was cheaper.

Mr. Bevington asked the applicant how deep his property goes back.

Mr. Irwin replied 394.98 feet and he will have access from the side.

Ms. Steenken asked if the applicant will use this for personal storage or run a business out of it and if anyone will be living in it.

Mr. Irwin said it was for personal storage and not for a business and added he is retired and no one will be living in it.

Ms. Steenken asked if he will have any utilities in it.

Mr. Irwin said he wasn't certain of that, he is just going to build it for now and at most there might be electricity.

Mr. Salmon asked if this size will be adequate for all of his storage needs.

Mr. Irwin said he's not sure but he knows he'll be able to fit his wife's car in there and he hopes to sell the boat.

Mr. Bevington asked if the applicant has any other buildings back there now.

Mr. Irwin replied not now – they are taking down the third one right now.

Mr. Bevington asked the applicant if this is approved will he be able to fit everything out there.

Mr. Irwin replied he hopes to.

Mr. Salmon asked Mr. Irwin if he spoke will all of his neighbors.

Mr. Irwin said they are fine with it, and said if he needed to get anything signed or certified they would give it to him and they figured if it increases his property value it will make theirs look better.

Mr. Bevington said they must be happy with it because they aren't here.

Mr. Irwin said they are happy.

No more questions from the Board.

TESTIMONY IN FAVOR: None

TESTIMONY IN OPPOSITION: None

NEUTRAL COMMENTS: None

STAFF COMMENTS:

Mr. Fox said case BZA14-03V, Michael Irwin, 1271 Millville Oxford Road, Hamilton, Ohio 45013 the request is to build an accessory structure larger than zoning allows. Staff Comments are as follows:

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 the staff will recommend approval with the following condition:
   A. A Building Permit is required.

Mr. Salmon made a motion to approve case BZA14-03V, Michael Irwin, 1271 Millville Oxford Road, Hamilton, Ohio 45013 to build an accessory structure larger than zoning allows and subject to the following conditions: A) A Building Permit is required; B) There is to be no living in the structure and c) no business is to be run from this structure. Ms. Steenken seconded the motion. Motion carried 3-0.

AYES: Salmon, Steenken, Bevington

NAYES: None

ADJOURNMENT:

Ms. Steenken made a motion to adjourn and it was seconded by Mr. Salmon.

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

May 20, 2014

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Tom Bevington, Chair

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James M. Fox, Secretary

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Lee Margraf