

AGENDA

BUTLER COUNTY BOARD OF ZONING APPEALS
BUTLER COUNTY ADMINISTRATION CENTER
130 HIGH STREET
HAMILTON, OHIO 45011
June 18, 2013

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

May 21, 2013

III. New Business:

A. BZA13-06V John E. Scalf
 2263 Millville Avenue
 Hamilton, Ohio 45013

IV. Adjournment

REGULAR MEETING: Tuesday, June 18, 2013
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. Henry W. Philpot
Mr. Gary Salmon
Ms. Lee Steenken

STAFF MEMBERS: James Fox, Zoning & Floodplain Manager

Approval of Meeting Minutes: May 21, 2013

Mr. Salmon made a motion to approve the May 21, 2013 Meeting Minutes as submitted.
Mr. Philpot seconded the motion. Motion carried 4 – 0.

AYES: Salmon, Philpot, Daniel, Steenken, Bevington
NAYES: None

NEW BUSINESS:

BZA13-06V
John E. Scalf
2263 Millville Avenue
Hamilton, OH 45013

Applicant Mr. John E. Scalf, said he is here and speaking on behalf of the owner of the property, Mr. Sonny Lodder.

Mr. Scalf said he would like to request a variance to expand a non-conforming use; an addition to existing pole sign. The reason for the request is so there would be more sign space to offer more advertising space to the tenants in the existent building.

TESTIMONY IN FAVOR: None

TESTIMONY IN OPPOSITION OF: None

NEUTRAL COMMENTS: None

STAFF COMMENTS:

Mr. Fox said case number BZA13-06V, John E. Scalf, 2263 Millville Avenue, Hamilton, OH 45013, is requesting a variance to build an accessory structure closer to the side property line than zoning allows. Staff comments are as follows:

1. The property is zoned B-2 Community Business District.
2. This area is Business and 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.

Mr. Salmon made a motion approve the variance for case Board of Zoning Appeals BZA13-06V, Applicant John E. Scalf, 2263 Millville Avenue, Hamilton, OH 45013, subject to Staff Conditions. Ms. Steenken seconded the motion. All in favor and motion approved 4 - 0.

AYES: Salmon, Steenken, Philpot, Daniel, Bevington

NAYES: None

ADJOURNMENT:

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

June 18, 2013

Tom Bevington, Chair

James M. Fox, Secretary

Lee Margraf