

Board of Zoning Appeals

October 29th, 2015

Mr. Gary Leever called the meeting to order and announced the matters before the Board at 7:00 p.m.

Members present: Ted Schroeder
 David Lipson
 Harold Eberenz
 Rhonda Southwick
 Gary Leever
 Don Furterer

It was noted Ms. Southwick would be conducting the PowerPoint for staff this evening.

Mr. Leever explained the procedures and guidelines the Board would use to reach a decision during the course of the hearing. Mr. Leever asked any persons wishing to offer testimony or speak during the hearing to stand and an oath was administered.

Mr. Leever asked if the notice had been published in the newspaper. Ms. Southwick stated it was published in the newspaper the weeks of October 4th and October 11th.

Mr. Furterer read the legal ad stating this is a request from Mr. Tyler Bishop, 424 Stephens Road, Hamilton Township, Ohio 45309. The applicant has requested a variance from section 4.9.3 to construct a detached garage into a portion of the front yard.

Ms. Southwick began the PowerPoint presentation. The applicant has requested a variance from Section 4.9.3 of the Hamilton Township Zoning Code in order to construct a detached garage into a port of the front yard. Ms. Southwick noted the property is situated on the left side of the street as you enter from State Route 48. Once past the entrance of the panhandle, the lot is approximately 330 feet in width and 520 feet deep. The existing building will be removed and the new garage put in its place and extended out into the front yard. Pictures of the property were presented at this time. The Board of Zoning Appeals may authorize in specific cases a variance from the Resolution so that the spirit of the Resolution shall be observed and substantial justice done per ORC 519.14. Staff recommends approval of the variance due to the placement of the current buildings leach lines and lay of the land and thick woods there is no other possible location. The location offers privacy so it will not be visible from the road. Considering the neighbors two (2) barns in the Bishops' front yard view, staff feels this will not deter from the neighborhood in any way.

Mr. Jason Shannon, 563 E. US Route 22 & 3, presented Exhibit A showing the style of the barn proposed. Exhibit B showed the orientation of the new barn being on a 30 x 50 concrete slab.

The Board discussed the variance and made sure Exhibit B was the correct orientation and it was. Also the side yard requirement is five (5) feet, which was not a problem.

Mr. Leever closed the floor to the public.

Mr. Leever made a motion and Mr. Eberenz seconded the motion to approve the variance to construct a 30 x 50 detached garage as per Exhibit A up to 48 feet into the front yard of the property in location and orientation as per Exhibit B at 424 Stephens Road.

Roll call as follows:	Gary Leever	Yes
	Harold Eberenz	Yes
	Ted Schroeder	Yes
	Don Furterer	Yes
	David Lipson	Yes

Motion Carried.

At this time the meeting was adjourned.

** Please note this session was not recorded due to equipment not set up.