

Susan Erickson	Yes
Adam Paul	Yes

Mr. Horton made a motion with a second from Ms. Erickson to approve December 11, 2025 Board of Zoning Appeals meeting minutes.

All in favor. Aye

Zoning Director Walton presented a variance request from K Homes for relief from the Zoning Resolution, Table 4-5, to allow construction of an approximately 26' x 33' detached garage in the side yard, where detached garages are required to be located in the rear yard.

The applicant stated that due to the location of the existing septic system and reserve septic areas, there is no feasible location for the structure in the rear yard. The property is part of the 2026 Homearama, and the proposed detached garage will include three parking spaces and a finished recreational area.

Notice of the public hearing was posted on the Hamilton Township website on December 29, 2025, and mailed to all property owners within 200 feet of the subject property.

Gene Kopaygorodsky, representing K Homes, addressed the Board and stated that the proposed location is the only viable option due to site constraints. Board members asked clarifying questions regarding the use of the detached garage.

There were no speakers in favor of the request. One resident, David Pace, spoke in opposition, expressing concerns regarding development of formerly agricultural land and noting that other Homearama homes do not typically include detached garages.

The Board noted that its review was limited to the location of the proposed structure and that the detached garage would be located approximately 200 feet from the rear property line.

With no further public comment, the public hearing was closed. The Board discussed the request, including the proposed location, materials, and the limitations caused by the septic system and leach field.

Mr. Horton motioned to approve the variance request as submitted for the property 9726 Christin Court, Loveland, Ohio 45140, with Mr. Paul seconding the motion.

Roll Call:	Ms. Erickson	Yes
	Mr. Paul	Yes
	Mr. Blomer	No
	Ms. Roush	Yes
	Mr. Horton	Yes

Ms. Walton presented a variance request for an 8' x 12' detached accessory structure to be located in the front yard, where Section 4.9.3, Table 4-5 of the Zoning Resolution requires such structures to be located in the rear yard.

The applicant previously applied for and was denied a zoning certificate for a front yard shed. The proposed structure is intended to be used as a walk-up food pantry for nonperishable items, with no sales and no on-site staffing. The applicant stated that due to parcel configuration, topography, drainage features, and the proximity of the existing building to the rear property line, there is no feasible rear yard location.

Proper notice of the public hearing was provided.

Mr. Blomer invited the applicant and property owner to address the Board. Wes Whitlach explained that the property operates a mental health facility and currently provides food distribution through outdoor bins. The proposed shed would protect donated items from animals and weather while improving accessibility and preserving neighborhood character. He agreed to comply with any conditions imposed by the Board.

Board members discussed the proposed location, accessibility, and site constraints including marsh and sediment trap limitations.

Mr. Blomer opened the floor for public comment. There were no speakers in opposition. Amber Walker and Gabrielle McGuire spoke in support, describing the pantry's role in meeting community needs and sharing personal experiences regarding the importance of food access in Hamilton Township.

With no further public comment, the public hearing was closed. The Board determined that a practical hardship existed due to site conditions and that the request served a community benefit. Mr. Horton recommended conditions requiring natural screening along the street-facing side of the structure and limiting the maximum square footage of any signage.

Mr. Blomer motioned to approve the variance request as submitted for the property 7905 SR 48 Maineville, Ohio 45039, with the conditions that natural screening is planted by April 30, 2026, and signage could not exceed 4 square feet, with Ms. Roush seconding the motion.

Roll Call:	Ms. Erickson	Yes
	Mr. Paul	Yes
	Mr. Blomer	Yes
	Ms. Roush	Yes
	Mr. Horton	Yes

With no further business to discuss, Mr. Blomer made a motion with a second from Ms. Erickson to adjourn.

All in favor. Aye