

# **Hamilton Township Board of Zoning Appeals**

**January 9, 2025**

Mr. Blomer called the meeting to order and announced the matters before the Board at 6:00 p.m.

Members present:           Holly Roush  
                                  Michael Blomer  
                                  Mark Wernery  
                                  Susan Erickson

Mr. Blomer explained the procedures and guidelines the Board would use to reach a decision during the course of the hearing. He asked any persons wishing to offer testimony or speak during the hearing, to raise their right hand; an oath was administered.

Mr. Blomer made a motion with a second from Ms. Erickson to approve the December 12, 2024, Board of Zoning Appeals meeting minutes.

All in favor. Aye

## **Election of Officers for 2025**

Mr. Blomer opened nominations for Board of Zoning Appeals Chairman for 2025. Ms. Erickson with the second by Ms. Roush nominated Mr. Blomer for Chair. Mr. Blomer accepted the position of Board Chairman.

Roll Call:	Mark Wernery	Yes
	Michael Blomer	Yes
	Holly Roush	Yes
	Susan Erickson	Yes

Mr. Blomer opened nominations for Board of Zoning Appeals Vice Chairman for 2025. Mr. Blomer with the second by Ms. Roush nominated Ms. Erickson for Vice Chair. Ms. Erickson accepted the position of Board Vice Chairman.

Roll Call:	Holly Roush	Yes
	Michael Blomer	Yes
	Susan Erickson	Yes
	Mark Wernery	Yes

Mr. Blomer opened nominations for Board of Zoning Secretary for 2025. Mr. Blomer with the second by Ms. Roush nominated Mr. Wernery for Chair. Mr. Wernery accepted the position of Board Secretary.

Roll Call:	Holly Roush	Yes
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Michael Blomer	Yes
Mark Wernery	Yes
Susan Erickson	Yes

## **New Business**

Ms. Cathy Walton presented the staff report for the variance to allow an accessory dwelling in the front yard setback for the property at 8136 Morrow-Cozaddale Rd., Morrow, Ohio 45152.

Ms. Walton explained that Adam Sweeney of Design Homes is requesting permission to build a 1,565 SF accessory dwelling unit in the front yard of his property at 8136 Morrow-Cozaddale Road, Morrow, OH, instead of the required side or rear yard. The property, split into two 28.5-acre parcels in early 2024, already has a permit for a 4,502 SF home. Accessory dwellings can be up to 35% of the main home's size, allowing a 1,575 SF unit.

The applicant says the front yard location is necessary due to the property's topography, vegetation, pond, and unsuitable soil for septic, and to preserve the natural woods and drainage.

A public notice about the hearing was published on December 26, 2024, and letters were sent to nearby property owners.

Mr. Blomer invited the applicant to address the Board.

Mr. Sweeney presented a presentation demonstrating that the variance request complies with setback requirements from the street, property lines, and the primary dwelling. He highlighted that the location would have no impact on the natural vegetation or the rehabilitated pond, would reduce construction costs, and have minimal effect on the overall property. Additionally, there would be no impact on current crop production, and the accessory dwelling would match the architectural style of the primary residence.

Mr. Blomer invited those in favor the variance to approach the Board.

Mr. Rob Leach explained that he will be moving into the primary dwelling once it is completed. His daughter and son-in-law currently live at 8140 Morrow-Cozaddale, the original property purchased before the parcel was split. The accessory dwelling will be built for his 85-year-old father. Mr. Leach's vision for the two properties is to create a family compound and improve the overall aesthetics of the land.

Mr. Blomer asked Mr. Leach if any businesses would be operated out of the accessory dwelling, to which Mr. Leach confirmed there would not be.

With no one else approaching the Board either in favor of or against the variance, Mr. Blomer closed the floor to public comments for deliberation.

Mr. Blomer stated he was comfortable with the variance, noting that no business would be run from the dwelling, the project appeared to be well-planned, and the proposed location met all setback requirements.

Mr. Wernery, Ms. Erickson, and Ms. Roush agreed, acknowledging that the applicant and property owner face a hardship due to the location of the pond and septic system, and with no opposition from neighbors, they supported the variance.

Mr. Blomer motioned to approve the variance for 8136 Morrow-Cozaddale Rd., Morrow, OH 45152, seconded by Ms. Roush, to allow an accessory dwelling in the front yard setback.

Roll Call:	Ms. Roush	Yes
	Ms. Blomer	Yes
	Ms. Erickson	Yes
	Mr. Wernery	Yes

### **Old Business**

Mr. Wernery explained that he will not be able to attend the next three meetings due to him being out of town.

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

All in favor. Aye