

Hamilton Township Board of Zoning Appeals October 16, 2025

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

Members present:

Garrick Horton
Michael Blomer
Susan Erickson
Mark Wernery

Mr. Blomer explained the procedures and guidelines the Board would use to reach a decision during 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. Horton made a motion with a second from Ms. Erickson to approve September 11, 2025, Board of Zoning Appeals meeting minutes.

All in favor. Aye

Ms. Cathy Walton presented the staff report for a variance request to allow an accessory structure on a lot without a principal structure located at 2247 Ford Rd, Morrow, Ohio 45152.

Ms. Walton explained that the applicant, Clayton Sandford, purchased the property located behind his residence to increase his total acreage to over five acres. The county informed Mr. Sandford that in order to combine his primary lot with the adjacent vacant lot, he would be required to replat the subdivision, which consists of only a few lots. This process would cost tens of thousands of dollars, making it an extremely expensive requirement just to allow for the construction of an accessory structure.

Mr. Blomer then invited the applicant to speak. Mr. Sandford confirmed Ms. Walton's explanation, adding that he purchased the additional property to maintain privacy and prevent future subdivision development near his home. He stated that the proposed accessory structure would not be used for business purposes, but rather to store vehicles and recreational equipment. The barn would be accessed through his existing driveway and located behind his home.

After no one came forward to speak in favor of or against the request, the board closed public comments.

Mr. Blomer motioned to approve the variance request as submitted for the property at 2247 Ford Rd, Morrow, Ohio 45152, with Mr. Paul seconding the motion

Roll Call: Mr. Wernery	Yes
Ms. Erickson	Yes
Mr. Horton	Yes

Mr. Blomer Yes

Ms. Cathy Walton presented the staff report regarding a variance request for the property 10255 Grog Run, Loveland, Ohio 45140. The variance would allow an accessory structure in the side yard.

The board discussed their recollection of a variance request from the previous year involving solar panels, which had been related to the lot's topography.

Mr. Blomer motioned to approve the variance request as submitted for the property 10255 Grog Run, Loveland, Ohio 45140, with Ms. Erickson seconding the motion

Roll Call:

Ms. Erickson	Yes
Mr. Wernery	Yes
Mr. Horton	Yes
Mr. Blomer	Yes

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

All in favor. Aye