

Hamilton Township Board of Zoning Appeals November 13, 2025

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

Members present:

Garrick Horton
Adam Paul
Susan Erickson

Ms. Erickson explained the procedures and guidelines the Board would use to reach a decision during the hearing. She asked any person wishing to offer testimony or speak during the hearing to raise their right hand; an oath was administered.

Mr. Paul made a motion with a second from Mr. Horton to approve the October 16, 2025, Board of Zoning Appeals meeting minutes.

All in favor. Aye

Ms. Cathy Walton presented the staff report regarding a variance request from the accessory use regulations to allow a detached accessory structure to be located in a side yard for the property located at 410 Adams Road, Loveland, Ohio 45140. Ms. Erickson then invited the applicant to speak to the Board.

Applicant and homeowner David Huordavic explained that he built the structure for his pool equipment without realizing he needed a permit beforehand. Although the structure is located in the side yard, he noted that it is primarily behind the main house. The Board requested clarification on the structure's location and its proximity to the neighboring property to the east. Mr. Huordavic explained that the structure sits behind the fenced-in area and that the adjacent property is farmland.

With no one coming forward in favor of or opposed to the request, the Board closed the public comment portion. Mr. Paul stated that the hardship in this case is the location of the leach lines, which limits where the shed can be placed in relation to the pool and what makes practical sense for the property. Mr. Horton and Ms. Erickson agreed, noting that the structure is aesthetically compatible with the property and meets setback requirements, aside from being in the rear yard, while still remaining a sufficient distance from the road.

Ms. Erickson motioned to approve the variance request as submitted for the property 410 Adams Road, Loveland, Ohio 45140, with Mr. Paul seconding the motion

Roll Call:

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| Ms. Erickson | Yes |
| Mr. Paul | Yes |

Mr. Horton Yes

Ms. Cathy Walton presented the staff report for a variance request to allow a detached accessory structure to be located in a front yard area and a request for an extension to a non-conformance for the located at 8931 Sibcy Road, Mainville, Ohio 45039. Ms. Erickson then invited the applicant to speak to the Board.

Applicant and homeowner Matt Scheffer explained that his home recently suffered a total loss after a fire started from a phone charger in the attached pool house and spread to the main residence. He stated that, due to the trauma of the incident and the challenges of having a corner lot with two front yards, he is requesting permission to rebuild the pool house in the same location at the front of the property as a detached structure. He is also seeking approval to expand his existing nonconforming garage, which is also located in the front yard, to include a gym. The proposed garage addition would extend into an area currently enclosed by a gate, as shown on the aerial image in the presentation.

With no one present to speak in favor of or against the request, the Board closed the public comment portion and moved to deliberation. Mr. Horton stated that he did not see an issue, noting that the pool house would maintain the same footprint as the previous structures and that the applicant is limited in placement options due to the lot configuration. He also observed that the garage expansion would remain a reasonable distance from the front property line. Ms. Erickson and Mr. Paul agreed with Mr. Horton's comments.

Ms. Erickson motioned to approve the variance request as submitted, for the property at 8931 Sibcy Road, Mainville, Ohio 45039, with Mr. Horton seconding the motion.

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

Ms. Cathy Walton presented the staff report for a variance request to allow an automatic pool cover in place of the required fence at 10416 Konstantine Lane, Loveland, Ohio 45140.

Following discussion with the applicant and the Board, the Board members agreed that additional clarification was needed from the Township Attorney. As a result, they determined the request should be continued to the next BZA meeting for further review.

Ms. Erickson motioned to continue the variance request until the November 20, 2025 Special Meeting to allow an automatic pool cover to replace the required fence for the property located at 10416 Konstantine Lane, Loveland, Ohio 45140, with Mr. Paul seconding the motion.

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

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

All in favor. Aye