

Hamilton Township Board of Zoning Appeals December 11, 2025

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

Members present: Holly Roush
 Adam Paul
 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 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. Blomer to approve November 13, 2025, and November 20, 2025, Board of Zoning Appeals meeting minutes.

All in favor. Aye

Ms. Cathy Walton presented the staff report regarding a variance request from Section 9.8.3(3) to allow installation of a second wall sign exceeding the permitted 33% for the property at 35 Nunner Road, Maineville, Ohio 45039. She explained that the Zoning Resolution allows one wall sign up to 60 sq. ft. when a business has a ground sign up to 40 sq. ft., and permits a second wall sign at a secondary entrance not to exceed 33% of the first. The applicant previously received permits for a 40 sq. ft. ground sign and a 60 sq. ft. wall sign. The current request is for a 30 sq. ft. secondary wall sign where only 19.8 sq. ft. is permitted, with the applicant stating the size is necessary to cover holes from the existing sign.

Mr. Blomer invited the applicant to address the Board. Richard Bowling, owner and applicant, reiterated the points made in Ms. Walton's presentation. He acknowledged that the proposed sign exceeds the allowable size but noted it will be an improved, illuminated sign matching the style of the existing permitted sign. He explained that the business name changed from Bowling Carpet to Bowling Flooring for marketing purposes to better reflect the range of products offered. In response to questions from Ms. Erickson, Mr. Bowling confirmed the lighting will match the previously approved sign. Ms. Roush inquired about the sign's placement, and Mr. Bowling stated it will face CVS and Route 22/3.

With no opposition, Ms. Bowling spoke in favor of the request. She shared that, while the size increase is modest, it will meaningfully improve visibility and help communicate that the business offers more than carpet. She expressed pride in the community and a desire to continue serving local residents.

Mr. Blomer closed public comments. The Board discussed the request and agreed that the proposed sign is attractive, consistent with existing signage, and represents only a minor

increase. Board members also expressed appreciation for having a locally owned flooring business within the township.

Mr. Blomer motioned to approve the variance request as submitted for the property 35 Nunner Road, Maineville, Ohio 45039, with Ms. Rousch seconding the motion.

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

Mr. Blomer wished Mr. Wernery the best in his future endeavors, noting that tonight was his final meeting. He expressed his gratitude for the many years they served together on the Board and shared that he truly enjoyed their time and collaboration. He thanked Mr. Wernery for his dedication and commitment to the community.

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

All in favor. Aye