

## Hamilton Township Board of Zoning Appeals December 19, 2024

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

Members present:

Michael Blomer  
Ryan Ziemba  
Mark Wernery  
Adam Paul  
Susan Erickson

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. Ziemba made a motion with the second from Ms. Erickson to approve November 14, 2024, regular meeting minutes.

All in favor. Aye.

Ms. Walton presented the staff report for the variance request concerning the property at 7519 Stillwater Drive, Maineville, Ohio 45039. Mr. Ed Beasley, representing the applicant, his son Greg Beasley, attended the meeting. After extensive discussion involving the Board, the applicant (via email), Mr. Ed Beasley, and neighbor Mr. Lamb, it was agreed to continue the variance request until December 19, 2024, at 6 p.m. This extension will allow the applicant time to gather additional information regarding the necessary requirements for the project, such as the size of the retaining wall, and to further discuss the matter with the neighbor.

Mr. Blomer made a motion, seconded by Mr. Ziemba, to table the variance for 7519 Stillwater Drive, Maineville, OH until December 19, 2024 at 6:00 p.m.

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

Ms. Walton presented the staff report for a variance request at 7578 Turnberry Court, Maineville, Ohio. The applicant, Aimee and Matt Kelly are asking for a variance from Section 4.9.5 (N) (1) to allow an inground swimming pool with a 6.67' setback, where a 20' setback is normally required. The property is in the Providence subdivision and is a corner lot. Swimming pools can be placed in the side or rear yards but must be 20' from all property lines to the water's edge.

The applicant is requesting a variance to allow a setback of 6' 8" to 6' 10" from one property line. A legal notice of the hearing was published on December 1, 2024, in the Journal-News, and notices were mailed to property owners within 200 feet of the property.

Mr. Blomer opened the floor for public comments and invited the applicant to address the Board.

Mr. Matt Kelly explained that he is still awaiting a response from the Homeowners Association. He mentioned that the pool's location is chosen to align with an existing patio on the property, which they plan to build off of, and for the safety of their young children.

Mr. Wernery inquired about the size of the pool in which Mr. Kelly stated the pool would be approximately 13'x 28'.

Mr. Blomer asked what is located behind the pool and who the builder for the pool is. Mr. Kelly explained that there is another residence behind the pool, but a fence separates the properties. He also confirmed that Premier Pools will be installing the pool.

Mr. Blomer opened the floor to those in favor of the variance request, to which nobody came forward.

Mr. Blomer invited comments from those opposed to the project. Ms. Walton read a letter of objection from Ms. Robin Freeman, who expressed concerns that, although she is not directly affected by the request, she fears this could set a precedent for approving similar variance requests in the future. In response, Mr. Ziembra assured her that each request is considered on a case-by-case basis.

The Board members unanimously agreed that, due to the property being a corner lot and the position of the house, a variance would be required regardless of the pool's shape. They also agreed that the pool's size was acceptable.

Mr. Blomer made a motion, seconded by Mr. Ziembra, to approve a variance from Section 4.9.5 (N) (1) to allow an inground swimming pool with a 6.67' setback, where a 20' setback is normally required, for the property at 7578 Turnberry Court, Maineville, Ohio 45039.

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

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

All in favor. Aye.