

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

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.

Ms. Walton presented the staff report for the variance request concerning the property at 7519 Stillwater Drive, Maineville, Ohio 45039. She reminded the Board that this case had been continued to tonight's meeting to allow the applicant time to gather information regarding project requirements, such as the size of the retaining wall, and to further discuss the matter with his neighbor, Mr. Bryan Lamb. Ms. Walton noted that she had received an email from the applicant, Greg Beasley, stating that the retaining wall would be approximately 2-3 feet in height and that an agreement had been reached with Mr. Lamb on a landscaping screening design.

Mr. Ed Beasley, representing the applicant and his son, Greg Beasley, confirmed his agreement with Ms. Walton's comments regarding the screening and clarified that the house would be a single-level ranch style.

Mr. Lamb confirmed his agreement with the landscaping screening design but requested that the condition be included in the variance approval, should it be granted.

Ms. Walton recommended that the Board specify the exact location on the applicant's property where the screening should be installed. Mr. Blomer then closed the floor to public comments and the Board began deliberations.

The Board agreed that the applicant had shown a willingness to accommodate his neighbor's concerns, and that an agreement had been reached. Given the topography of the yard, the variance request made sense, but it was determined that the screening should be included as a condition of approval.

Mr. Blomer motioned to approve the variance for 7519 Stillwater Drive, Maineville, OH 45039, seconded by Mr. Paul, with the condition that screening be installed along the north property line, adjacent to the rear property of 7523 Stillwater Drive, Maineville, OH 45039.

Roll Call:	Mr. Paul	Yes
	Ms. Blomer	Yes

Mr. Ziemba	No
Mr. Wernery	Yes

The Board acknowledged Mr. Ryan Ziemba, recognizing that this would be his last meeting. They expressed their pleasure in having had the opportunity to serve with him. Mr. Ziemba thanked the Board, stating that it had been a pleasure to serve both on the Board and the people of Hamilton Township. He added that he was sure he would see everyone around at Township events in the future.

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

All in favor. Aye.