

## Hamilton Township Board of Zoning Appeals March 12, 2026

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

Members present:                Garrick Horton  
   Adam Paul  
   Michael Blomer  
   Holly Roush  
   David Maile

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 January 8, 2026, Board of Zoning Appeals meeting minutes.

All in favor. Aye

Zoning Director Walton presented a variance request for property located at 366 State Route 22 & 3 (Parcel 1735101005). The applicant requested a variance from the off-street parking requirements to allow 0.6 parking spaces per bed where 1 space per bed is required, proposing 72 spaces instead of the required 120. The applicant also initially requested a variance from the minimum lot size requirement for Institutional Housing, proposing 4.8 acres where 5 acres are required due to a planned lot split from the existing 6.85-acre parcel. Staff noted that recent zoning amendments approved on August 6, 2025, allowed Institutional Housing uses in the B-2 district and updated the parking requirements to one space per bed. The Hamilton Township Fire Department recommended conditions including 26-foot-wide fire lanes, required no-parking signage, installation of standpipes in the three exterior stairwells, and widening of the building's front circle drive. Public notice of the hearing was posted on the Township website and mailed to property owners within 200 feet of the subject property.

Kevin Disselhorst, representing Evergreen Real Estate Group, presented the proposal for a three-story, 120-unit assisted living facility. He stated the development would be a \$30 million investment and would create approximately 50 full-time jobs. Mr. Disselhorst noted the location is well-suited for the use due to its visibility and the surrounding commercial businesses and churches that complement the facility. Each resident would have a private unit with a kitchen and bathroom, and the facility would welcome residents of all income levels. He explained the parking variance request is due to assisted living facilities typically having lower parking demand than traditional housing, and that the facility will also provide transportation services. He stated the proposed parking amount would be adequate for the use. Regarding the lot size variance request, Mr. Disselhorst stated the site plan accommodates the buildings, stormwater management, and fire lanes, and that the difference of 0.2 acres would not impact the safety or functionality of the development.

Ms. Roush asked why the property could not be developed with the required five acres. Mr. Disselhorst explained that during negotiations with the property owner, the existing home located on the property was in a residential zoning district and its exclusion from the development acreage was an oversight by the developers. From the landowner's perspective, the home will continue to be occupied, and the remaining land will remain with that property.

Mr. Paul asked how difficult it would be to renegotiate the purchase to include the full five acres. Mr. Disselhorst stated he could not speak to that. Property owner Jesse Griffis clarified that the latest site layout shows a total of 5.28 acres, with the difference between 4.8 acres and 5.28 acres being the centerline area between State Route 22 and the driveway. Ms. Walton stated that if the total site area is 5.28 acres, the lot size variance would not be necessary, leaving the parking variance as the only request requiring Board action.

Mr. Maile asked about staffing levels at the facility. Mr. Disselhorst stated the facility would operate 24 hours a day with doctors, nurses, and support staff on site, with approximately 15–20 staff members present during the busiest shifts, leaving approximately 50 parking spaces available for visitors and other needs. He added that similar facilities have been able to accommodate increased parking demand during holidays and peak visitation times.

Mr. Blomer asked whether the Ohio Department of Transportation is planning to add a left-turn lane into the site. Mr. Disselhorst stated that discussions with ODOT are ongoing and that a traffic study will determine whether a turn lane will be required.

With no further public comment, the public hearing was closed. The Board discussed the request, including the proposed location and configuration of the lot and the conditions recommended by the Fire Department.

Mr. Blomer motioned to approve the variance request as submitted with conditions for the property 366 St Rt 22 & 3, Maineville, Ohio 45039, with Mr. Paul seconding the motion.

Roll Call:	Mr. Maile	Yes
	Mr. Paul	Yes
	Mr. Blomer	Yes
	Ms. Roush	Yes
	Mr. Horton	Yes

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

All in favor. Aye