

Hamilton Township Board of Zoning Appeals April 10, 2025

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

Members present:

Garrick Horton
Michael Blomer
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. Blomer made a motion with a second from Mr. Paul to approve the March 13, 2025, Board of Zoning Appeals meeting minutes.

All in favor. Aye

Ms. Cathy Walton presented the staff report for a variance for 566 Ridgeview Lane, Maineville Ohio to have an accessory structure in the side setback where it is required in the rear.

The applicant is requesting a variance from Section 4.9.3, Table 4-5 of the Hamilton Township Zoning Resolution to allow construction of a 1,050 sq. ft. detached accessory building partially within the side yard, rather than the required rear yard.

A permit was originally issued for the structure with a 115'11.5" setback, placing it in the rear yard as required. However, due to the steep slope of the lot and concerns about long-term drainage, the applicant moved the structure forward, resulting in a 103'4" setback. This change places a portion of the building in the side yard, triggering a zoning violation.

A legal notice was published in *The Journal News* on April 2, 2025, and notices were mailed to all property owners within 200 feet of the property.

Ms. Walton informed the Board that she received opposition letters from neighbors, which were included in their meeting packets, along with photos showing nearby detached garages that match the style of the homes—unlike the pole barn-style structure the applicant built. In response to a question from Mr. Blomer, she clarified that the township only became aware of the structure's relocation after construction had begun, following a neighbor's complaint. Ms. Erickson inquired about neighborhood covenants, and Ms. Walton confirmed there is for this property.

Mr. Blomer then invited the applicant to speak to the Board.

Mr. Michael Crumley explained to the Board that the variance would not negatively impact neighboring properties. He stated that the garage was moved to avoid existing leach lines and potential drainage issues. He also believes some neighbors support the revised location.

The Board questioned him about the intended use of the building, his position in the building, and whether he contacted the Warren County Health Department before relocating the structure. Mr. Crumley responded that he is acting as the general contractor, with subcontractors performing the work, and that the garage will be used for personal hobbies—not for running a business. He confirmed that he had consulted the Health Department regarding the originally approved location. When asked by Mr. Paul whether he would consider shortening or relocating the pole barn, Mr. Crumley said he was open to the idea but noted that it would be very costly to tear down and rebuild.

Mr. Blomer opened the floor to those in favor of the variance request, in which there were none.

Mr. Blomer opened the floor to those opposed to the variance.

Hannah Putthoff, representing a neighbor and affiliated with Wood & Lamping, expressed that her client opposes the project, citing concerns over whether proper permits or certificates were issued, and stating that the applicant has not met the burden for a variance or maintained the neighborhood's character.

Resident Amy Meyer, who has lived in the area since 2009, emphasized the importance of enforcing zoning regulations and adhering to neighborhood covenants to preserve visual consistency.

James Maurer agreed the structure is out of character with the area, questioned whether it could be downsized, and indicated he may pursue legal action if necessary.

Dennis Shappi raised concerns about the exposed foundation due to the slope of the lot and the potential hazards of gas storage related to Mr. Crumley's welding hobby.

Mr. Crumley explained that his wife is from the neighborhood and this property is their dream home. He believes the structure does not impact property values, especially since it is not yet complete. Addressing concerns about welding, he stated that gas will be stored in a separate shed, and as a certified welder, he will follow safety protocols, including a 30-minute fire watch. He reiterated that relocating the pole barn would require a significant financial investment.

The floor to public comments was closed for deliberations by Mr. Blomer with a second from Mr. Paul.

Mr. Horton noted that there was no communication between the applicant and the zoning department regarding the change in location. He questioned why, as the General Contractor, Mr.

Crumley would move the pole barn based solely on another contractor's input about leach lines, especially after receiving County approval for the original placement.

The Board agreed with this concern. Ms. Erickson added that, due to the size of the structure, it would likely be visible from the road even if built in the approved location. She emphasized that the visibility and appearance of the barn is more of a civil issue and not something within the Board's authority to regulate.

Mr. Horton motioned to deny the variance request as submitted for the property at 566 Ridegview Lane, Maineville, Ohio, 45039, with Mr. Blomer seconding the motion.

Ms. Erickson	Yes
Mr. Paul	Yes
Mr. Horton	Yes
Mr. Blomer	Yes

A twelve-month variance extension was proposed to construct a single-family residence in the handle of a flag lot at O Ireland Road, Morrow Ohio, 45152 for the applicant Nathaniel Corbin.

Mr. Blomer motioned to approve the variance request as submitted for the property at 0 Ireland, Morrow, Ohio, 45152, with Mr. Paul seconding the motion.

Ms. Erickson	Yes
Mr. Paul	Yes
Mr. Horton	Yes
Mr. Blomer	Yes

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

All in favor. Aye.