

## Hamilton Township Board of Zoning Appeals April 9, 2026

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

Members present:           Adam Paul  
                                  Garrick Horton  
                                  Holly Roush  
                                  David Maile

Ms. Roush explained the procedures and guidelines the Board would use to reach a decision during the hearing. She asked any person wishing to offer testimony or speak during the hearing to raise their right hand; an oath was administered.

Mr. Horton made a motion with a second from Mr. Paul to approve March 12, 2026, Board of Zoning Appeals meeting minutes.

All in favor. Aye

Zoning Director Walton presented a variance request for the property located at 0 Zoar Road (Parcel No. 1730151007). The applicant is requesting a variance to allow a detached accessory structure on a lot without a primary structure.

Legal notice was published on the Township website on March 30, and all property owners within 200 feet of the subject property were notified. The applicant resides at 5491 Zoar Road.

Ms. Walton explained that Section 4.9.2 of the Zoning Resolution requires accessory structures to be located on the same parcel as the primary structure. The applicant submitted a site plan proposing a 30' x 50' accessory structure. Discussion occurred regarding combining parcels; however, there is another parcel located between the applicant's residence and the subject property. All parcels shown are owned by members of the same family.

Board members asked questions regarding the location of the shared driveway and the intended use of the structure. Applicant and property owner Matt Jackson stated the property is enrolled in CAUV and currently farmed. He explained the proposed structure would be used to store tractors and farm equipment and may also be used for livestock associated with 4-H activities. Mr. Jackson also stated that the structure would be approximately 70 feet from the road and would include an overhead door facing his residence.

Ms. Walton clarified that the parcel is approximately four acres and does not qualify for an agricultural exemption, which requires a minimum of five acres.

Speaking in favor of the request, Beck Ehling stated that she resides on the middle parcel and shares the driveway with the applicant. She noted that combining the parcels would remove the road frontage from her property.

No one spoke in opposition to the request.

Mr. Horton stated that the hardship appears to be the topography of the applicant's residential parcel. Mr. Maile asked if the variance could be granted to the owner rather than the property. Ms. Walton explained that any variance granted would run with the property.

Mr. Maile motioned to approve the variance request as submitted for the property 0 Zoar Road (Parcel: 1730151007) Mainville, OH 45039, with Mr. Horton seconding the motion.

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

Ms. Walton presented a variance request for the property located at 10373 Grog Run Road. The applicant is requesting a variance to allow an accessory structure in the side yard. Legal notice was posted on the Township website on March 30, and neighboring property owners were notified.

Property owner Dan Hube stated that he purchased the property in 2019 and would like to replace two existing sheds with a 30' x 40' detached garage. The garage would be located in the side yard, which requires a variance. Mr. Hube explained that the current sheds are in poor condition and that underground utilities and the property's slope toward the creek limit where the new structure can be placed.

Mr. Horton asked about the location of the proposed garage in relation to the driveway. Mr. Hube stated it would face toward his house and be located in a similar area as the existing sheds. Mr. Maile asked if the neighbors were supportive, and Mr. Hube confirmed they were. Mr. Paul asked about the construction timeline, and Mr. Hube stated it would begin once county approvals are received.

No one spoke in favor of or in opposition to the request. Board members noted the topography challenges and that the proposed garage would improve the property.

Mr. Horton motioned to approve the variance request as submitted for the property 10373 Grog Run Road, Loveland, Ohio 45140, with Mr. Paul seconding the motion.

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

Ms. Walton presented a variance request for property located at 3303 Shadow Ridge Court, Morrow, OH 45152. The applicant requested a variance to allow an inground pool 10' from the

side yard where 20' is required. Legal notice was posted on the Township website on March 30, and neighboring property owners were notified.

Ms. Roush requested clarification on the site plan. Ms. Walton confirmed the request is only for the installation of a pool.

Applicant Ryan Mills, representing the pool company, explained the proposed 14' x 30' fiberglass pool location. He stated the placement would avoid the need for an additional retaining wall, which would cost approximately \$13,200, and would be more functional and private. He also noted access through an adjacent property with neighbor approval. Photographs of the rear yard were provided showing the slope of the property.

Mr. Mills answered questions regarding distances from existing structures and the patio.

With no one speaking in favor of or in opposition, public comment was closed.

The Board discussed the topography and noted that avoiding the retaining wall cost was a valid hardship. After discussion, the Board agreed the proposed location was the most appropriate option.

Mr. Paul motioned to approve the variance request as submitted for the property 3303 Shadow Ridge Court, Morrow, OH 45152, with Mr. Horton seconding the motion.

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

Ms. Walton presented a variance request for the property located at 9631 Christian Court, Loveland, Ohio 45152. The applicant is requesting a variance to permit a 30-square-foot entrance monument for a residential subdivision, where 25 square feet is permitted by the Zoning Resolution.

Due to the applicant's absence, the Board voted to postpone consideration of the request until the May 14th meeting.

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

All in favor. Aye