

Hamilton Township Board of Zoning Appeals May 14, 2026

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

Members present: Garrick Horton
 Adam Paul
 Michael Blomer
 Susan Erickson
 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. Horton made a motion with a second from Mr. Paul to approve April 9, 2026, Board of Zoning Appeals meeting minutes.

All in favor. Aye

Zoning Director Cathy Walton presented a variance request for the property located at 9631 Christian Court, Loveland. The applicant requested approval for a 30-square-foot entrance monument sign for a residential subdivision, where the zoning resolution permits a maximum of 25 square feet. She explained that the case had been continued from the previous meeting because the applicant was not in attendance. She also noted that the site will host the 2026 Homearama and that the sign has already been installed.

Casey Schlemsker with Brookstone Homes apologized for missing the previous meeting and explained that, due to time constraints, the sign was installed prior to approval. He stated that the entrance will serve as the main entry for Homearama and that the lettering itself is under 20 square feet. He also noted that the sign aesthetically matches the Homearama site and complements the eight showcase homes, which average approximately \$2.5 million in value.

Mr. Blomer asked if anyone wished to speak in favor of or in opposition to the request; however, no one came forward.

During the Board's deliberations, members discussed that the request represented a 20% increase over the permitted size, totaling only 5 square feet above what is allowed. Mr. Horton stated that he had visited the site and felt the appearance of the sign and accompanying water feature looked attractive. Mr. Paul and Mr. Maile expressed frustration that the sign had already been installed prior to receiving approval, stating that an organization associated with Homearama should ensure that the proper permits are obtained before construction begins.

Mr. Blomer motioned to approve the variance request as submitted for the property 9631 Christian Court, Loveland, OH 45152, with Mr. Paul seconding the motion.

Roll Call:	Mr. Maile	Yes
	Mr. Paul	No
	Mr. Blomer	Yes
	Mr. Horton	Yes
	Ms. Erickson	Yes

Ms. Walton presented a variance request for the property located at 96 East Towne Center Boulevard, Maineville 45039, seeking approval for a ground sign to exceed the maximum allowable height and for an additional rear wall sign that would exceed the permitted square footage for the property.

The Board and the applicant agreed to continue the variance request in order to obtain additional information regarding the topography of the lot and to determine whether Valvoline would be willing to remove the marquee lettering from the sign to reduce the size.

Mr. Blomer made a motion to continue the variance request for the property at 96 East Towne Center Boulevard, Maineville, Ohio 45039, until the June 3, 2026 meeting. Mr. Paul seconded the motion.

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

Ms. Walton presented a variance request for the property located at 0 Route 22 & 3, Maineville 45039 (Parcel No. 1605276008), seeking approval for three wall signs to exceed the allowable square footage, two additional canopy signs on the north and east elevations, and a pylon sign to exceed both the allowable square footage and height requirements.

Ms. Walton reminded the Board that a previous variance request for two entry signs on the property had been approved last year.

Applicant Matt Davis, representing CESO, the civil engineer and architect for Speedway, explained that the requested wall signage and pylon sign were intended to match Speedway's existing branding standards. He stated that, due to the positioning of the building and visibility from multiple roadways, there was a need for additional signage and increased sign sizes. He further explained that the pylon sign would provide both location identification and fuel pricing information.

Board members questioned why the proposed pylon sign needed to be at the requested height, noting that the property sits higher than other corner lots in the area. Mr. Davis responded that significant grading would occur on the site, which would lower the elevation of the lot.

With no one coming forward to speak in favor of or in opposition to the request, the public comment portion of the hearing was closed.

During deliberations regarding the pylon sign and concerns about its height, Ms. Walton explained that the applicant had proposed an alternative option for the pylon sign consisting of a 15-foot-tall sign that would comply with the Township's height regulations while containing 34.3 square feet of signage. This differed from the original proposal of a 25-foot-tall sign with 133.2 square feet of signage.

The Board agreed that the proposed wall signage was consistent with Speedway branding and understood the applicant's concerns regarding visibility from multiple viewpoints. However, the Board determined that the reduced 34.3-square-foot pylon sign was more appropriate for the location and that the larger sign did not constitute a true hardship.

Mr. Blomer made a motion to approve the variance request for the wall signs as submitted for the property at 0 Route 22 & 3, Maineville, Ohio 45039 (Parcel No. 1605276008), with Mr. Paul seconding the motion.

Roll Call:	Mr. Maile	Yes
	Mr. Paul	Yes
	Mr. Blomer	Yes
	Mr. Horton	Yes
	Ms. Erickson	No

Mr. Blomer made motioned to approve the variance request for the pylon sign as submitted with the condition to not exceed 34.3 sf for the property at 0 Route 22 & 3, Maineville, Ohio 45039 (Parcel: 1605276008), with Mr. Paul seconding the motion.

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

Ms. Walton presented a variance request for the property located at 9020 Route 48, Loveland 45140, seeking approval to allow the purchase of a portion of property that would result in less than the required two-acre lot area and reduced road frontage.

She explained that the portion of property being purchased from the neighboring parcel would be connected to, but not legally combined with, the applicant's primary parcel. The parcels would remain separate lots; however, if the primary property were sold in the future, the additional parcel would be required to transfer with it. The parcel could not be sold separately or split off independently.

Applicant Conner Kuchik came forward and explained that he was purchasing the land from his neighbor but preferred not to combine the parcels due to tax considerations, although he would do so if required. He stated that the hardship stems from his neighbor getting older and wanting to reduce the size of her property due to maintenance concerns, while he would like to expand his yard area by acquiring the additional land.

Mr. Blomer asked if anyone wished to speak in favor of or in opposition to the variance request; however, no one came forward.

With no further questions or comments from the Board, Mr. Blomer made a motion to approve the variance request as submitted for the property at 9020 Route 48, Loveland, Ohio 45140, with Mr. Paul seconding the motion.

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

Ms. Walton presented a variance request from the permitted accessory uses table to allow a detached garage within a side yard area, where the zoning resolution requires such structures to be located in the rear yard, for the property located at 690 Kensington Court, Maineville 45039.

Applicants and property owners Sandy and Larry Smith explained that, due to the topography of their rear yard, they are unable to construct the detached garage in the required rear yard location. They stated that the structure would be used for storage and woodworking purposes. The applicants also noted that the garage would be designed to match the appearance of the existing home and confirmed that the property is not located within a homeowners association.

With no one coming forward to speak in favor of or in opposition to the request, the Board closed the public comment portion of the hearing.

Mr. Maile stated that he had visited the property and observed similar detached garages located within side yards along the same street, noting that the proposed structure would fit within the character of the neighborhood.

With no further comments or discussion, Mr. Blomer made a motion to approve the variance request as submitted for the property located at 690 Kensington Court, Maineville, Ohio 45039, with Mr. Horton seconding the motion.

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

Ms. Walton presented a variance request from the permitted accessory uses table to allow a dumpster enclosure to be located in the front yard area of the property, where the zoning resolution requires dumpsters to be located in either the rear or side yard, for the property located at 147 Towne Center Boulevard, Maineville 45039.

She explained that the front of the proposed Chipotle Mexican Grill building will face State Route 48, while the rear of the building will face Towne Center Boulevard. However, because the property's official frontage is considered Towne Center Boulevard, the proposed dumpster location is technically located within the front yard, necessitating the variance request.

Applicant Jonathan Evans with Evans Engineering stated that the dumpster enclosure would be fully screened and that the proposed location was appropriate for the layout of the lot. He also confirmed that landscaping was included in the site plan surrounding the enclosure.

With no one coming forward to speak in favor of or in opposition to the request, the Board closed the public comment portion of the hearing. During deliberations, the Board discussed the importance of landscaping requirements as a condition of approval.

Mr. Blomer made a motion to approve the variance request as submitted for the property located at 147 Towne Center Boulevard, Maineville, Ohio 45039, with the condition that the applicant work with Township staff to provide appropriate landscaping options to soften the appearance of the dumpster enclosure. Mr. Paul seconded the motion.

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

Ms. Walton presented a variance request from the permitted accessory uses table to allow a detached garage within a side yard area, where the zoning resolution requires such structures to be located in the rear yard, for the property located at 10404 Grog Run Road, Loveland 45140.

Applicants and property owners Scott and Ellen Spencer explained that the proposed detached garage would be approximately 1,200 square feet and would be used for equipment storage. They stated that, due to the topography of the property, they are limited to constructing the garage within the side yard area. The rear yard contains an existing pool, while the opposite side yard contains the septic system, further limiting potential placement options to the east side of the property.

The applicants also noted that the structure would be located on an approximately eight-acre property, would not be visible from the roadway, and would be designed to match the appearance of the primary residence.

With no one coming forward to speak in favor of or in opposition to the request, and with no additional comments from the Board, Mr. Blomer made a motion to approve the variance request as submitted for the property located at 10404 Grog Run Road, Loveland, Ohio 45140, with Mr. Maile seconding the motion.

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

Mr. Blomer stated that although he was unable to attend the previous meeting, he wanted to congratulate Jack Erickson on joining Hamilton Township as the new Zoning Planner and Code Enforcement Officer.

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

All in favor. Aye