

Hamilton Township Board of Zoning Appeals June 11, 2026

Ms. Erickson called the meeting to order and announce the matters before the Board at 6:03 p.m.

Members present: Adam Paul
 Susan Erickson
 Holly Roush

Ms. Erickson explained the procedures and guidelines the Board would use to reach a decision during the hearing. She then asked anyone wishing to provide testimony or speak during the hearing to raise their right hand, and all individuals intending to speak were sworn in.

Planning and Code Enforcement Officer, Jack Erickson presented a variance request for the property located at 96 East Towne Center Boulevard, Maineville, Ohio 45039. The applicant requested approval for a ground sign exceeding the maximum permitted height and an additional rear wall sign exceeding the allowable square footage for the property.

Mr. Erickson noted that this case was a continuation of the May 14, 2026, BZA meeting, during which the Board recommended that the applicant consider reducing the size of the proposed ground sign. He explained that the applicant continues to request the 45-square-foot wall sign but has reduced the height of the ground sign from 15 feet to 12 feet.

Applicant representative Alex Barnett of Atlantic Signs addressed the Board, explaining that the recommendation from the previous meeting was to remove the changeable letter board portion of the sign to reduce its overall size. He further stated that the additional wall sign was being requested because the rear elevation of the building faces State Route 48 and would be more visible to passing traffic.

Ms. Erickson asked if anyone wished to speak in favor of or in opposition to the variance request. No one came forward.

During deliberations, Board members discussed previous sign approvals within the area and acknowledged the applicant's visibility concerns. However, the Board determined that, due to the site's topography and the building's elevated position relative to the adjacent McDonald's property, an additional wall sign was not necessary.

With no further comments or discussion, Ms. Erickson made a motion to approve the variance request for the ground sign as submitted and deny the request for the additional wall sign at 96 East Towne Center Boulevard, Maineville, Ohio 45039. Ms. Roush seconded the motion.

Roll Call:	Mr. Paul	Yes
	Ms. Roush	Yes
	Ms. Erickson	Yes

Mr. Erickson presented a variance request for the property located at 8086 Hopkins Road, Maineville, Ohio 45039. The applicant is seeking approval to replace an existing nonconforming deck that encroaches into the required 50-foot front setback. Due to current zoning regulations, the proposed replacement deck would continue to be located within the front setback and therefore requires variance approval.

Applicant and property owner Aimee Hake addressed the Board, explaining that the existing deck has structural and safety concerns and is in need of replacement. She stated that the proposed deck would function as a front porch and would be extended in length; however, it would not extend any closer to Hopkins Road than the existing structure.

Mr. Erickson asked if anyone wished to speak in favor of or in opposition to the request. No one came forward.

During deliberations, Board members expressed no concerns with the proposed replacement deck and acknowledged that the project would improve the safety and condition of the existing structure while maintaining its current proximity to the roadway.

Ms. Roush made a motion to approve the variance to allow the replacement of a nonconforming deck that encroaches into the required front setback for the property located at 8086 Hopkins Road, Maineville, Ohio 45039, with Ms. Erickson seconding the motion.

Roll Call:	Ms. Erickson	Yes
	Mr. Paul	Yes
	Ms. Roush	Yes

Mr. Erickson presented a variance request for the property located at 7078 Quellin Boulevard, Maineville, Ohio 45039. The applicant is seeking approval to install an in-ground swimming pool that would encroach into the required rear and side yard setbacks. The proposed pool would be located 10 feet from the rear and side property lines, measured from the water's edge, whereas the Zoning Resolution requires a minimum setback of 20 feet.

Mr. Erickson explained that the property contains a rear easement and a landscaped mound that would substantially screen the pool from view along Zoar Road.

Applicant and homeowner Jerry Todd addressed the Board, explaining that the configuration, limited yard space, and the presence of an existing stamped concrete patio make it difficult to meet the required setbacks while maintaining a functional pool design. Mr. Todd noted that a compliant fence has already been installed in accordance with pool safety requirements. He also stated that the proposed rectangular pool design would accommodate an automatic pool cover, which would not be feasible with an alternative kidney-shaped design. Mr. Todd further indicated that proper drainage measures would be incorporated into the project and that the pool would be designed to complement the character and appearance of the neighborhood.

In response to a question from the Board, Mr. Todd stated that the proposed pool would measure approximately 15 feet by 30 feet.

Mr. Erickson asked if anyone wished to speak in favor of or in opposition to the request. No one came forward. With no public comments, the Board closed the public hearing and entered deliberations.

During deliberations, Board members discussed the size and layout of the lot, as well as the proposed pool design. The Board expressed no concerns regarding the requested setback encroachments, noting that the rear easement and existing topography would provide additional separation and limit visibility from Zoar Road.

Ms. Erickson made motioned to approve the variance request for the placement of a pool to encroach into the required rear and side setbacks for the property at 7078 Quellin Boulevard, Maineville, Ohio 45039, with Mr. Paul seconding the motion.

Roll Call:	Mr. Paul	Yes
	Ms. Roush	Yes
	Ms. Erickson	Yes

Mr. Erickson presented a variance request for the property located at 1375 Nunner Road, Maineville, Ohio 45039. The applicant is seeking approval for a lot with less than the required frontage as part of a proposed subdivision of the property. The applicants acquired the subject property in April 2017 and are proposing to divide the parcel into two lots. The resulting 13-acre parcel would not meet the minimum frontage requirement of 250 feet as required by the Zoning Resolution.

Mr. Erickson explained that the applicant met with Township staff in late April to discuss the proposed subdivision and the associated variance request.

Applicant and property owner Don Barnett addressed the Board and explained that he had also consulted with Warren County regarding the proposed lot split. Mr. Barnett stated that the County recommended that the driveway serving the proposed 2-acre parcel align with Waverly Drive across Nunner Road for traffic safety purposes. As a result, the existing driveway on the southern portion of the property would remain and provide access to the remaining 13-acre parcel, where his son currently resides.

Ms. Erickson asked if anyone wished to speak in favor of or in opposition to the request. No one came forward.

During deliberations, Board members discussed the proposed subdivision layout and the frontage deficiency. The Board expressed no concerns with the variance request and acknowledged the County's recommendation regarding driveway alignment with Waverly Drive. The Board found that the proposed arrangement would provide safe access to both parcels while accommodating the lot split.

With no further questions or comments from the Board, Ms. Erickson made a motion to approve the variance request as submitted for the property at 1375 Nunner Road, Maineville, Ohio 45039, with Mr. Paul seconding the motion.

Roll Call:	Ms. Roush	Yes
	Ms. Erickson	Yes
	Mr. Paul	Yes

Mr. Erickson presented a variance request for the property located at 10208 Cozaddale-Murdock Road, Goshen, Ohio 45122. The applicant is seeking approval for a ground sign that exceeds the maximum permitted square footage and height under the Zoning Resolution. Specifically, the applicant proposes a 48.7-square-foot ground sign where a maximum of 25 square feet is permitted and a sign height of 6 feet, 5 inches where a maximum height of 5 feet is allowed.

Applicant Mike Fogle addressed the Board and explained that the additional height is primarily attributable to the arch feature and the Lighthouse Church logo incorporated into the sign design. He stated that the sign is intended to support the church's branding efforts and, given the size of the property and church building, he believes the proposed sign remains proportional and visually appropriate. Mr. Fogle further explained that the sign is proposed to be located approximately 30 feet from the roadway, making additional size necessary to ensure visibility and readability for passing motorists.

Mr. Fogle noted that the sign would include an electronic message center to display church events, announcements, and community information. The sign will be illuminated but equipped with an automatic dimming feature to reduce brightness during nighttime hours.

Church representative Chad Rick informed the Board that the church is currently utilizing a portable sign and had previously been advised that it should be located 30 feet from the roadway. The Zoning Director clarified that the required setback for commercial ground signs is 10 feet from the roadway, not 30 feet.

During deliberations, Board members discussed the scale of the proposed sign in relation to the size of the property and church building. The Board agreed that the requested sign area and height were appropriate for the site and noted that, given the proposed location approximately 30 feet from the roadway, the increased size would improve visibility without creating adverse impacts on surrounding properties.

With no further comments or discussion, Ms. Erickson made a motion to approve the variance request as submitted for the property located at 10208 Cozaddale-Murdock Road, Goshen, Ohio 45122, with Mr. Paul seconding the motion.

Roll Call:	Ms. Erickson	Yes
	Mr. Paul	Yes
	Ms. Roush	Yes

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

All in favor. Aye