

Hamilton Township Board of Zoning Appeals June 12, 2025

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

Members present: Susan Erickson
Mark Wernery
Adam Paul
Garrick Horton
Holly Roush

Mr. Erickson explained the procedures and guidelines the Board would use to reach a decision during the hearing. She asked any persons 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 the May 8, 2025, Board of Zoning Appeals meeting minutes.

All in favor. Aye

Planning and Zoning Director, Cathy Walton presented a variance request for the property located at 747 E. Fosters-Maineville Road, Maineville, OH 45039. The request seeks relief from Section 4.9.3, Table 4-5 of the Zoning Resolution, which requires detached accessory structures to be located in the rear yard. The applicant is requesting permission to construct a detached accessory structure (a barn) in the side yard instead.

This request pertains to the 1.2-acre parcel that was created following a variance granted in 2024, which allowed a lot split resulting in one 2.495-acre lot and one 1.2-acre lot—where a minimum of 2 acres is normally required.

A legal notice of this hearing was posted on the Hamilton Township website on June 2, 2025, and notices were mailed to all property owners within 200 feet of the subject property.

At the time the lot size variance was granted, the property owner had an agreement with the adjacent landowner for water access. Since that time, the property has been sold, and the new owner is not honoring the agreement. As a result, the applicant now plans to install a cistern for water service.

Ms. Erickson invited the applicant to speak to the Board.

Mr. Hunt, speaking on behalf of the applicant, explained that the original lot had been split, and while they initially intended to access water from the adjacent property, that is no longer an option. Warren County has approved a septic mound system for the property. Due to the

placement of the approved septic system, designed by Clearcreek Environmental, there is no feasible location to construct the accessory structure in the rear yard.

Mr. Hunt noted that the only viable location for the proposed 30' x 30' barn is on the left side of the property, where there is direct driveway access. The proposed barn will be constructed with siding to match the front elevation of the house. Ms. Erickson inquired about placing the barn in the bottom right corner of the lot, and Mr. Hunt explained there is no access to that area due to the septic system layout.

Mr. Horton asked if it would be possible to establish an easement for access from the adjacent property, which Mr. Hunt still owns. Mr. Hunt responded that he prefers not to pursue that option, as it could complicate future sale of the property and potentially lead to legal issues.

With nobody coming forward in favor or opposed Ms. Erickson closed the floor to public comments.

Ms. Erickson motioned to approve the variance request, second by Mr. Paul to allow an accessory structure in the side yard at 747 E. Fosters Maineville Rd., Maineville, Ohio, 45039.

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| Mr. Paul | Yes |
| Ms. Roush | Yes |
| Ms. Erickson | Yes |
| Mr. Horton | Yes |
| Mr. Wernery | Yes |

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

All in favor. Aye.