

## Hamilton Township Board of Zoning Appeals July 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  
Adam Paul  
Michael Blomer  
Susan Erickson  
Mark Wernery

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. Paul made a motion with a second from Ms. Erickson to approve the June 12, 2025, Board of Zoning Appeals meeting minutes.

All in favor. Aye

Ms. Cathy Walton presented the staff report regarding a variance request for the property at 7699 Turtle Hollow, Maineville, Ohio 45039. The variance would allow an inground swimming pool to encroach upon the required side and rear yard setbacks.

Following the report, Mr. Blomer invited the applicant to address the Board. Heather Combs, the property owner and applicant, stated that she is requesting the variance in order to install a private pool. She noted that the proposed pool is the smallest size feasible for the dimensions of her lot, which is relatively shallow in depth. In response to a question from Mr. Wernery, Ms. Combs confirmed that the property is located within an HOA community, and that the HOA board is awaiting the outcome of this variance request before issuing its own approval.

Mr. Blomer then opened the floor for public comment. No individuals came forward to speak in favor of or against the request. The public comment period was subsequently closed upon a motion by Mr. Blomer, seconded by Ms. Erickson.

During Board deliberations, Mr. Wernery remarked that both the lot and the proposed pool are modest in size. Mr. Blomer added that the presence of Hutzel Nursery directly behind the property provides a level of privacy and screening, which supports his consideration in favor of the request.

Mr. Blomer motioned to approve the variance request as submitted for the property 7699 Turtle Hollow, Maineville, Ohio 45039, with Mr. Paul seconding the motion

Roll Call: Ms. Erickson      Yes

Mr. Paul	Yes
Mr. Horton	Yes
Mr. Wernery	Yes
Mr. Blomer	Yes

Ms. Cathy Walton presented the staff report for a variance for 10946 Murdock-Goshen Road, Goshen, Ohio 45122 to permit the creation of a new lot with reduced road frontage and to allow construction of a future home within the panhandle portion of the property Mr. Blomer then invited the applicant to speak to the Board.

Jacob Sanford, owner and applicant, addressed the Board to explain his request for a variance. He is seeking approval to create a second lot by splitting his property; however, the new lot would not meet the required 250-foot road frontage per Hamilton Township zoning regulations. The proposed frontage would be approximately 204 feet.

Mr. Sanford explained that the topography of the property, including a large creek and existing culverts from a neighboring property, prevents him from building within the narrow access strip, or “handle,” of the panhandle-shaped lot. Constructing a bridge over the creek would be costly and impractical.

In response to questions from the Board, Mr. Sanford confirmed that he is not currently planning to build a new home but wants to know whether it would be possible to build in the future. He currently resides on the adjacent 1-acre lot and is proposing a lot configuration that would add acreage to his existing parcel bringing it to 2 acres and incorporating existing accessory structures while creating a second, buildable 10-acre lot.

Mr. Horton inquired about the size of the creek and clarified with Mr. Sanford that the proposed lot split presented at the meeting reflects his intentions. Mr. Sanford confirmed that the division would follow the existing tree line.

Mr. Blomer then opened the floor for public comment. No individuals spoke in favor or opposition. However, Mr. Dan Phipps, a previous member of the Zoning Commission Board, stepped forward to note that the zoning code language regarding panhandle lots was originally written to address parcels within Planned Unit Developments (PUDs).

Public comments were closed by Mr. Blomer, with a second by Mr. Paul.

During deliberations, the Board discussed the challenges posed by the lot’s topography, particularly the limitations the creek imposes on potential building locations. These site constraints were considered in their review of the variance request.

Mr. Blomer motioned to approve the variance request as submitted, with the condition that the lot modification be completed before issuance of a zoning permit for the property at 10946 Murdock-Goshen Road, Goshen, Ohio 45122, with Mr. Horton seconding the motion.

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

Ms. Cathy Walton presented the staff report for a variance for 10640 Roachester-Cozaddale, Goshen, Ohio 45122 to have a 40'x 60' accessory structure in the front-yard setback where it is required in the rear.

Ms. DeAnna Mengle presented her request for a variance, explaining that the property currently consists of three separate parcels, some of which extend into Harlan Township. She is actively working with the Warren County Regional Planning Commission to consolidate the parcels into a single lot.

Ms. Mengle explained that the existing barn, constructed in 1975, has experienced natural wear over time and has sustained additional damage due to groundhog activity. Because of these conditions, she is requesting to replace the existing barn in the same location. The property also includes a large pond that significantly limits alternative building locations. To assist the Board in understanding the site constraints, Ms. Mengle provided photos of her lot, including visuals showing the topography and the limitations posed by the pond.

She noted that the new barn will serve the same general purpose of storage for items inherited from her mother as well as her personal camper. To accommodate the camper, the new barn will be larger than the existing structure. In response to a question from Mr. Blomer, Ms. Mengle confirmed that the new barn will be constructed of typical pole barn materials and finished in charcoal gray with black trim. Mr. Horton asked whether the new structure would have a concrete floor, and Ms. Mengle confirmed it would.

With no further questions from the Board, Mr. Blomer opened the floor for public comment. Mr. Dan Phipps, a resident of Cozzadale Road and owner of several nearby properties, spoke in favor of the variance, stating his support for any improvement that enhances the appearance of the area. No individuals came forward in opposition.

Mr. Blomer closed the public comment period with a second from Mr. Paul.

During deliberations, Mr. Paul expressed his understanding of the request, particularly given the constraints posed by the pond, and agreed that the proposed barn would be an improvement to the property. Ms. Erickson concurred, emphasizing the importance of adequate RV storage. Mr. Horton added that the concrete floor would significantly increase the durability of the structure compared to its current condition.

Mr. Blomer motioned to approve the variance request as submitted, with the condition that the lot modification be completed before issuance of a zoning permit for the property located at 10640 Roachester-Cozaddale, Goshen, Ohio 45122, with Mr. Paul seconding the motion.

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

Ms. Cathy Walton presented the staff report for a variance for 5875 South State Route 48, Maineville, Ohio 45039 to allow for an off-site advertising sign to be closer than 100' to adjoining property lines. Ms. Walton stated that with further review she believes that with the widening of state route 48 that she needs to get clarification from ODOT of where the Right-of-way currently is. As of now it spears the sign in request is located in the right-of way and will be required to move by the state.

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

Scott Stephenson, representing Bellwood Country Club, appeared before the Board and explained that he is a partner in the golf course along with Charles Hamilton. He stated that Mr. Hamilton had granted permission to place a sign on his business property. Mr. Stephenson noted that he was unaware a permit was required until receiving a zoning violation letter. Upon receiving the notice, he promptly submitted a request for a variance through the BZA.

Mr. Stephenson emphasized that the sign's location along Route 48 is ideal for marketing purposes, as the club is currently struggling and hopes to attract new members. He and the Board discussed the placement of the sign and how it is secured. Mr. Stephenson clarified that the sign is installed using sleeves, making it easily movable.

Further discussion was held regarding the landscaping requirements. Mr. Stephenson assured the Board that they intend to comply fully with all applicable zoning regulations.

Chairman Blomer then opened the floor for public comment. No individuals came forward to speak in favor of or against the variance request. The public comment portion was then closed, and the Board moved into deliberations.

Chairman Blomer expressed concern that approving an off-premise sign could establish a precedent, encouraging other businesses to seek similar exceptions. However, the other Board members noted that each variance request is evaluated individually. They indicated they would be comfortable approving the sign if it is relocated to comply with the zoning code requirement of being at least 10 feet from the right-of-way and if all landscaping requirements are met.

Mr. Wernery motioned to approve the variance request as submitted for the property 5875 South State Route 48, with the condition that the sign is located 10' from the right-of-way and meets landscaping requirements of the Hamilton township Zoning Resolution, Ms. Erickson seconding the motion.

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

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

All in favor. Aye