

Hamilton Township Board of Zoning Appeals

September 11, 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
Holly Roush

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. Horton made a motion with a second from Mr. Paul to approve July 10, 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 10748 Hampton Glen Lane, Loveland, Ohio 45140. The variance would allow an accessory structure in the side yard.

Ms. Walton explained that the applicant is requesting a variance from Section 4.9.3, Table 4-5, to construct a 26' x 40' detached garage, workshop, and garden storage building in the side yard, rather than the rear yard as required. The application was denied due to the proposed location.

The applicant stated that the septic system, propane tank, and geothermal piping prevent placement in the rear yard and that relocating them would be costly. He noted that detached garages are common in the neighborhood, and the HOA prohibits outdoor storage of equipment, making the building necessary. He confirmed the structure would be used only for vehicles, lawn equipment, and pool storage, not for business.

No public comments were received. After discussion, the Board agreed that site constraints limit placement options and determined the side yard location to be reasonable.

Mr. Blomer motioned to approve the variance request as submitted for the property 10748 Hampton Glen Lane, Loveland, Ohio 45140, with Ms. Roush seconding the motion

Roll Call:

Ms. Erickson	Yes
Mr. Paul	Yes
Mr. Horton	Yes

Ms. Roush	Yes
Mr. Blomer	Yes

Ms. Cathy Walton presented the staff report for a variance request from the Site Development Standards for Residential Zoning regulations to allow a lot less than two acres located at 1660 US HWY 22-3, Morrow, Ohio 45152. The applicant currently owns a 0.818-acre parcel and a 5.0939-acre parcel, totaling 5.91 acres. The proposal is to adjust the lot lines to create one 1.91-acre parcel and two additional 2-acre parcels. Because the 1.91-acre lot does not meet the minimum 2-acre standard, a variance is required. The Warren County Health Department has confirmed that all lots meet septic requirements and are buildable.

Mr. Robert Shannon, surveyor for the project, explained that the division is intended for the owner's family members and was designed around septic and mound placement. Discussion included access for the shared lot with neighboring property owner Mr. Mike Taylor, with confirmation that Lot 2 would share access through Lot 1.

With no public comments for or against, the Board discussed the hardship created by the property's topography and septic requirements and noted that these factors limited how the lot could be divided.

Mr. Blomer motioned to approve the variance request as submitted for the property at 1660 US HWY 22-3, Morrow, Ohio 45152, with Mr. Paul seconding the motion

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

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

All in favor. Aye