

RECORD OF PROCEEDINGS
MIAMI TOWNSHIP BOARD OF ZONING APPEALS

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

SEPTEMBER 13, 2021

Held _____

_____20_____

The Miami Township Board of Zoning Appeals met in a regular session on Monday, September 13, 2021, at 7:00 p.m. at the Miami Township Civic Center, 6101 Meijer Drive, Miami Township, Ohio 45150.

Chair Todd Munro called the meeting to order and led the Pledge of Allegiance.

Upon roll call the following members were present: Wayne Loudermilk, Todd Munro, Randy Merrill, Steve Reece, and Tim Brandstetter. Also present: Board Alternate Greg Horn, Township Planner Jeff Uckotter and Board Secretary Nicole Browder.

Mr. Reece made a motion to approve the minutes of the August 2, 2021, Board of Zoning Appeals meeting, seconded by Mr. Loudermilk and the motion passed unanimously.

There were no continued hearings.

Public hearings: Case #990, Jason Taylor, IMT Contracting, applicant for the subject property located at 556 Miami Trace Court, Loveland, Ohio, 45140, was called and the notice of public hearing was read. Mr. Uckotter reported that the applicant requests a variance to allow a 16-foot rear yard setback reduction for a rear addition (35' to 19'). Mr. Uckotter presented a PowerPoint presentation of the staff report which included the drawings of the proposed plan and layout for the project and photos of the subject and surrounding properties.

Applicant Joshua Taylor, 6134 Weaver Road, Okeana, Ohio 45053, explained to the Board that the permit being sought would increase the value of the property, was not a significant change and will have the roof structure attached to the house. Architect Mark Dierkers, 9200 Montgomery Road, Cincinnati, Ohio 45242, reviewed that possible locations for the covered porch were limited to the proposed site as it relates to the garage placement.

Chair Munro called for concerned citizens or adjoining property owners present who wished to speak. There were no persons wishing to speak on the application.

Mr. Uckotter read the staff recommendation to approve the 16-foot variance from the rear yard setback to site the covered porch as shown on the submitted plan, 35 to 19 feet.

The open portion of Case #990 was closed, and the Board held discussion. Mr. Brandstetter stated that he viewed the home sited diagonally on the property as a potential hardship.

Mr. Merrill made a motion in Case #990 to approve the 16-foot variance from the rear yard setback to site the covered porch as shown on the submitted plan, seconded by Mr. Reece with all voting "YES".

CASE #990 ~ VARIANCE APPROVED.

Case #991, Chad Campbell, applicant for the subject property located at 502 Blackhawk Trail, Loveland, Ohio 45140, was called and the notice of public hearing was read. Mr. Uckotter reported the applicant requests two variances: (1) to allow a 1,200 square foot accessory structure to be sited 25 feet from the side property line adjoining I-275 (50' to 25'); and (2) to allow a six-foot-tall privacy fence to be sited (on the property line) 2" from the property adjoining I-275 (50' to 2"). Mr. Uckotter presented a PowerPoint presentation of the staff report which included the proposed plan for the project and photos of the subject property. It was noted that the variances were necessary because of the right of way line which triggers a front yard setback requirement.

Applicant Chad Campbell, 502 Blackhawk Trail, reviewed the application with the Board and stated the purpose was for enclosing and storing a boat.

RECORD OF PROCEEDINGS

Minutes of

MIAMI TOWNSHIP BOARD OF ZONING APPEALS

Meeting

BEAR GRAPHICS 800.325.8094 FORM NO. 10148

Held

SEPTEMBER 13, 2021

20

Chair Munro called for concerned citizens or adjoining property owners present who wished to speak.

Terri Bennett, 498 Blackhawk Trail, stated that she was an adjoining property owner and expressed her support for the application. She shared a previous experience related to trespassers and that the fence could provide a barrier and some security.

No additional persons present wished to speak.

Mr. Uckotter read the staff recommendation to approve the variance to site the six-foot-tall privacy fence on the left side property line, and a 1,200 square foot pole barn 25' from the left side property line (50' to 25').

The open portion of Case #991 was closed, and the Board held discussion.

Mr. Reece made a motion in Case #991 to approve the variance to site the six-foot-tall privacy fence on the left side property line, and a 1,200 square foot pole barn 25' from the left side property line (50' to 25'), seconded by Mr. Loudermilk with all voting "YES".

CASE #991 ~ VARIANCE APPROVED.

New business: There was one new application to be presented to the Board:

Ben Hill, applicant for the subject property located at 558 Miami Trace Court, Loveland, Ohio 45140, requests a variance to allow a 4' front yard setback reduction for a front covered porch. Front setback 50' to 46'.

Mr. Loudermilk made a motion to accept this application as Case #992 and set it for public hearing on October 4, 2021, at 7:00 p.m., seconded by Mr. Reece and the motion carried unanimously.


Mr. Uckotter inquired to the Board as to whether they would like to continue hearing front portico cases or would they prefer to propose a code change. The Board held discussion and Mr. Merrill summarized that such applications would be best suited to continue coming to a hearing for review.

With no further business to come before the Board the meeting was adjourned. The next regularly scheduled meeting will be held on Monday, October 4, 2021, at 7:00 p.m.

Respectfully submitted,



Nicole Browder, Secretary



Todd Munro, Chair

Sound reference

cc: Board of Zoning Appeals Members BZA
File