

# MIAMI TOWNSHIP ZONING BOARD OF APPEALS

**FEBRUARY 3, 2014**

This meeting was called to order by Rick Goettke, Chairman.

The Pledge of Allegiance was given.

Upon roll call the following members were present: Wayne Loudermilk, Todd Munro, Rod Trombley and Rick Goettke. Harry Holbert advised the Secretary he was sick and not able to make the meeting.

Mr. Loudermilk made a motion to approve the minutes of January 6, 2014 as presented, seconded by Mr. Munro with all present voting "YES".

Mr. Ethridge, Director of Community Development, was sworn in for the meeting.

Reading of the Common Rules of Conduct was waived.

There were no continued hearings.

Public hearings: Case #849, Wallace Architects was called and the notice of public hearing was read. Mr. Ethridge explained the applicant would like to build his 4,100 square foot storage barn 88 feet from the right of way instead of the required 110 feet due to the flood zone in the rear of the property.

The applicant, Steve Wallace, Architect and agent for the owner, came forward and was sworn in. Mr. Wallace stated there is a 100 year flood zone in the rear of the property and there is also a sewer easement in the back of the property and would like to keep the building as far away from the flood zone as possible. Also, they would like to amend their request to have a variance of 30 feet to build their building 80 feet from the setback.

Mr. Kenneth Wolfe, owner of the property, came forward and was sworn in. Mr. Wolfe stated he has a landscape business and would like to build a 4,100 square foot building for his vehicles, equipment and storage. Mr. Wolfe also noted he would like the building to be as far out of the 100 year flood zone as possible.

The Board asked for any adjoining property owners or concerned citizens who wished to speak to come forward. Mr. Kermit Beckworth, of St. Rt. 50, came forward in favor of the request.

There were no other adjoining property owners or concerned citizens to come forward.

Mr. Ethridge recommended the Board approve the variance request.

The open portion of Case #849 was closed and the Board discussed if there was a hardship and the request to amend the setback from a 22 foot variance to a 30 foot variance.

Mr. Loudermilk made a motion to approve a 30 foot front yard variance to reduce the front yard from 110 feet to 80 feet for the construction of a warehouse, seconded by Mr. Munro with all voting "YES".

**CASE #849 ~ AMENDED VARIANCE REQUEST APPROVED.**

Old business: None.

New business: Two new applications were presented to the Board. Joe Farruggia, P.O. Box 498007, Cincinnati, Ohio 45249, requests a front yard variance of 10 feet for lots 1, 2, 10, 14, 20, 21, 22 & 23 for the construction of new homes. Such property is located on the east side of Branch Hill Guinea Pike approximately 500 feet north of Glen Echo Lane and is addressed 6112 Branch Hill Guinea Pike, Miami Township. Area in acreage is 6.01 acres.

Mr. Loudermilk made a motion to accept this application as Case #850 and set it for a public hearing on March 3, 2014 at 7:30 p.m., seconded by Mr. Trombley with all voting "YES".

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Todd Sloan, 959 Paxton Lake Drive, Loveland, Ohio 45140 requests a Conditional Use the B-1 Neighborhood Business District for the construction of Senior Housing. Such property is located on the south side of Middleton Way approximately 500 feet west of Branch Hill Guinea Pike, Miami Township. Area in acreage is 2.079 acres.

Mr. Munro made a motion to accept this application as Case #850 and set it for a public hearing on March 3, 2014 at 7:30 p.m., seconded by Mr. Loudermilk with all voting "YES".

With no further business to come before the Board the meeting was adjourned by Mr. Goettke.

Respectfully submitted,

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Richard Goettke, Chairman

Jo Brotherton, Secretary

Sound reference

C: Zoning Board Members BZA & RZC  
Board of Trustees  
Director of Community Development  
Zoning Administrator  
Fiscal Officer  
File