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## MIAMI TOWNSHIP

6101 MEIJER DRIVE • MILFORD, OH 45150-2189

ADMINISTRATION  
248-3725  
248-3730 (FAX)  
COMMUNITY DEVELOPMENT  
248-3731  
SERVICE DEPARTMENT  
248-3728  
POLICE DEPARTMENT  
248-3721  
FIRE/EMS  
248-3700  
PARKS / RECREATION  
248-3727

### BOARD OF ZONING APPEALS NOTICE OF DECISION JULY 12, 2021

Notice is hereby given that the Miami Township Board of Zoning Appeals met on July 12, 2021 and APPROVED the following requests WITH CONDITIONS:

Gwendolyn Steffen, DVM Case #987

Gwendolyn Steffen, applicant for the subject property located at 922 Business 28 – Unit D, Parcel ID 184017.003, 184017.004, requests to allow the veterinary office (the Companion Animal Medical Center) to expand into Unit D, 15 feet from an adjoining R-2 Residence District. Setback variance of 185 feet (200' to 15').

APPROVED WITH THE CONDITIONS THAT:

1. If the use “Companion Animal Medical Centre” intends to expand the practice further after this case, (additional square footage), further review will not be required by the Miami Township Board of Zoning Appeals.
2. If the use “Companion Animal Medical Centre” ceases at the subject property, but a similar use is subsequently requested, (for example, a different practice, a cat café, or a dog kennel), further review will be required by the Miami Township Board of Zoning Appeals.

Grand Communities, LLC Case #988

Grand Communities, LLC, applicant for the subject property located at the end of Hilltop Way, Milford, Ohio, Parcel ID 182404I172, 182404I174, 182404I008, requests a conditional use to site a club house.

APPROVED WITH THE CONDITIONS THAT:

1. All outdoor lighting (the applicable lumens) shall be maintained within the pool and clubhouse exterior areas (0.0 lumens at adjoining residential property lines).
2. In consultation with the agreement referenced above, further staff review is required for the subdivision’s signage elements.

Susan M. Brunk Case #989

Susan Brunk, applicant for the subject property located at 319 Center Street, Miami, Ohio 45147, Parcel ID 181426A068, requests a variance to allow parking forward of the rear yard via a side-entry garage.

APPROVED WITH THE CONDITIONS THAT:

1. The siting of the attached side-entry garage must be built in accordance with the approved plan.

**ANY DECISION BY THE BOARD OF ZONING APPEALS MUST GO THROUGH THE MIAMI TOWNSHIP ZONING DEPARTMENT BEFORE ANY CONSTRUCTION BEGINS.** Any additional evidence presented to the board the night of the hearing will be kept by the secretary for 30 days from the date of the decision. After the 30 days the proponent or a representative of the proponent may pick up the evidence. If after 45 days from the date of the decision the evidence is not picked up, it will be destroyed.

IF YOU ARE NOT IN AGREEMENT WITH THE DECISION OF THE MIAMI TOWNSHIP BOARD OF ZONING APPEALS, YOU ARE ENTITLED TO FILE AN APPEAL WITH THE CLERMONT COUNTY COURT OF COMMON PLEAS WITHIN 30 DAYS OF THE DECISION.

If you have any questions regarding this decision, you may contact the Township Planner Jeff Uckotter (513) 248-3731.

cc: Proponent, Adjoining Property Owners, Files