

## RECORD OF PROCEEDINGS

Minutes of

Meeting

## MIAMI TOWNSHIP BOARD OF ZONING APPEALS

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

January 3, 2024

Held \_\_\_\_\_ 20 \_\_\_\_\_

The Miami Township Board of Zoning Appeals met in a regular session on Wednesday, January 3, 2024, at 7:00pm at the Miami Township Civic Center, 6101 Meijer Drive, Miami Township, Ohio 45150.

Chairman Steve Reece called the meeting to order and led the Pledge of Allegiance.

Upon roll call, the following members were present: Steve Reece, Randy Merrill, Greg Horn, Wayne Loudermilk, and Cheryl Eckelman. Also present: Township Planner, Jamie Kreindler and Board Secretary Lori Pegg.

Mr. Merrill made a motion to approve the minutes of the December 6, 2023, Board of Zoning Appeals meeting, seconded by Mr. Horn. Mr. Loudermilk abstained, and all others voted "AYE."

Steve Reece has served his two-year term as the Chairman of the Board of Zoning Appeals. Mr. Loudermilk made a motion to nominate Randy Merrill as Chairman of the Board for 2024-2025, seconded by Mr. Reece and all voted "AYE."

Mr. Loudermilk made a motion to nominate Greg Horn as Vice-Chairman of the Board for 2024-2025, seconded by Mr. Merrill and all voted "AYE."

#### PUBLIC HEARINGS

##### Case #1033

The Board called Case #1033. James & Julie Brossart are the applicants for the property at 1198 E. Glen Echo Lane. The applicants are asking for a 5-foot reduction in setback to add a covered porch to the rear of their house.

Ms. Kreindler reviewed the application.

The Location is part of the Ashton Woods subdivision, located off Branch Hill Guinea Pike. The property is zoned "R-PUD" Residential Planned Unit Development District and is .19 acres in total size. The Property Owners/Applicants are James and Julie Brossart, and they are requesting a setback reduction variance to construct a covered deck in their backyard. As prescribed in Zoning Commission Case #468, the minimum rear yard setback requirement for this R-PUD is 30'. On the site plan submitted by the Applicants, there is a rear yard setback of 26'-9". The Applicants are requesting a setback reduction variance of 5' to install a rear-covered porch extending 14' from the rear of the house.

Mr. Reece made a motion to approve the variance as stated in the staff report, seconded by Mr. Loudermilk and all voted "AYE."

##### Case #1034

The Board called Case #1034. M&A Warren Properties LLC is the Property Owner of the property at 5687 Buckwheat Road. A use variance from Section 5.02 to allow a four-family building in the R-1 zone is being requested.

Ms. Kreindler reviewed the application.

The Location is zoned "R-1" Residence District and is .58 acres in total size. The Property Owner is M & A Warren Properties LLC, and the Applicants are Matt and Angie Warren. Previously, a church operated at the site. The Applicants are proposing to redevelop the existing church building into four residential units/condos. Since the property is zoned for single-family residential, multi-family homes are not a principal permitted use in the zoning district. The Applicants are requesting a use variance to allow four families to occupy the building.

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The applicant noted that he drives by the dilapidated church daily and thinks they can develop it into a nice-looking building rather than let it deteriorate further.

Mr. Loudermilk made a motion to approve the use variance as stated in the staff report, seconded by Mr. Reece and all voted "AYE."

NEW BUSINESS

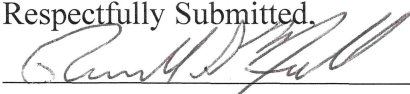
Mr. Reece made a motion to set Case #1035. Paul Flacke, 1243 E Mills Drive, for public hearing on February 7, 2024, seconded by Mr. Loudermilk and all voted "AYE."

Mr. Loudermilk made a motion to set Case #1036. Justin Mamrak, 6644 Epworth Road, for public hearing on February 7, 2024, seconded by Mr. Reece and all voted "AYE."

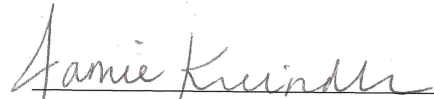
Mr. Horn made a motion to set Case #1037. Cincinnati Classical Academy, 6285 & 6287 Tri-Ridge Blvd, for public hearing on February 7, 2024, seconded by Mr. Reece and all voted "AYE."

With no further business to come before the Board, the meeting was adjourned. The next regularly scheduled meeting will be held on February 7, 2024.

Respectfully Submitted,



Randy Merrill, Chairman



~~Lori Pegg, Secretary~~

Jamie Kreindler,  
Township Planner

cc: Board of Zoning Appeals Members, BZA File