

**LIBERTY TOWNSHIP BOARD OF ZONING APPEALS**  
**March 14, 2023**  
**6:00 p.m.**  
**MEETING MINUTES**

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The Board of Zoning Appeals was called to order at approximately 6:00 p.m. by Mr. Schweier. The Pledge of Allegiance was recited.

Upon call of the roll, members in attendance were Mr. Andrew Schweier, Mr. Robert Rogers, Ms. Brienne Fey, and Mr. Tom Hasselbeck. Also, in attendance was Karla Chaney, Zoning Specialist.

Mr. Schweier reviewed the hearing procedures and swore in the Staff.

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Mr. Schweier called for the first case.

Ms. Chaney presented the staff report and PowerPoint Presentation for case **BZA23-004**, Andrew Jansen was requesting variances under Section 4.10.3(1) and Table 4.10-A of the Liberty Township Zoning Resolution to reduce the lot area of an existing non-conforming lot; and, to reduce the front and side yard setbacks for a new single-family home.

Mr. Schweier asked if the other two homes were granted variances. Ms. Chaney replied No.

Mr. Schweier asked if there were any other questions for staff. There were none.

Mr. Schweier asked to hear from the applicant.

Andrew Jackson (4872 Willow Ridge Drive, Liberty Township, OH) stated he has been a resident of Liberty Township since 2006, he loves the area and wants to build his forever home. Mr. Jansen explained he had been granted the sewer easement and had purchased a sewer permit from Butler County. He explained his house was designed to the water and sewer setbacks in the R-1 district and did not realize the setbacks were for subdivision lots only. He stated he had selected a builder and was eager to begin construction.

Mr. Schweier asked if there were any questions for the applicant.

Mr. Rogers asked Mr. Jansen about the topography and the slope in the rear yard. Mr. Jansen stated the slope was not being disturbed.

Mr. Schweier asked if anyone would like to speak in favor of the variance. There were none.

Mr. Schweier asked if anyone would like to speak in opposition of the variance. There were none.

Mr. Schweier read the email received by staff from Mrs. Davis, 4440 Hamilton Mason Road Liberty Twp. OH) stating she was in opposition of granting the reduced side yard setback variance and had concerns with the drainage.

Mr. Schweier **CLOSED THE PUBLIC HEARING** for BZA23-004 and the Board began their deliberations.

Ms. Fey believed the situation was the hardship, non-conforming lot and not in a subdivision.

Mr. Schweier stated the land was a hardship and that the lot was almost unbuildable.

Mr. Rogers stated it was an odd lot with constraints and felt the drainage should be routed to the rear of the property.

Mr. Hasselbeck agreed with Mr. Rogers, the drainage should be routed to the rear of the property.

Mr. Schweier made a motion for BZA23-004 to **APPROVE** the variance request with staff recommendations and with the additional condition that all stormwater be directed to the rear of the property. Ms. Fey seconded the motion. Upon call of roll: Mr. Schweier – yes; Ms. Fey – yes; Mr. Rogers – yes; Mr. Hasselbeck – yes. The motion passed and the request was approved.

Mr. Schweier made a motion to **APPROVE** the minutes for the August 9, 2022, meeting. Mr. Rogers seconded the motion. Upon call of roll: Mr. Schweier – yes; Mr. Rogers – yes; Ms. Fey – abstain; Mr. Hasselbeck – yes. The motion passed and the minutes were approved.

Mr. Schweier made a motion to **APPROVE** the minutes for the February 14, 2023, meeting. Mr. Rogers seconded the motion. Upon call of roll: Mr. Schweier – yes; Mr. Rogers – yes; Ms. Fey – yes; Mr. Hasselbeck – abstain. The motion passed and the minutes were approved.

Mr. Schweier made a motion to **APPROVE** the Notice of Decision for BZA22-003. Mr. Rogers seconded the motion. Upon the call of roll: Mr. Schweier – yes; Mr. Rogers – yes; Ms. Fey – abstain; Mr. Hasselbeck – yes. The motion passed and the Notice of Decision was approved.

Mr. Schweier made a motion to **APPROVE** the Notice of Decision for BZA23-001. Ms. Fey seconded the motion. Upon the call of roll: Mr. Schweier – yes; Ms. Fey – yes; Mr. Rogers – yes; Mr. Hasselbeck – abstain. The motion passed and the Notice of Decision was approved.


Mr. Schweier made a motion to **APPROVE** the Notice of Decision for BZA23-002. Ms. Fey seconded the motion. Upon the call of roll: Mr. Schweier – yes; Ms. Fey – yes; Mr. Rogers – yes; Mr. Hasselbeck – abstain. The motion passed and the Notice of Decision was approved.

Mr. Schweier made a motion to **APPROVE** the Notice of Decision for BZA23-003. Ms. Fey seconded the motion. Upon the call of roll: Mr. Schweier – yes; Ms. Fey – yes; Mr. Rogers – yes; Mr. Hasselbeck – abstain. The motion passed and the Notice of Decision was approved.

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Mr. Schweier made a motion to adjourn. Upon call of the roll, the motion passed unanimously and the **BOARD OF ZONING APPEALS MEETING ADJOURNED.**

Respectfully submitted,



Andrew Schweier, Chairman



Karla Chaney, Secretary