



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

Board of Zoning Appeals
June 8, 2026 @ 6:00pm
Council Chambers
110 Washington Ave
St Bernard, Ohio 45217

Gary Schildmeyer
Chairperson

Gary Schildmeyer
Chair

Kelly Valerius
Vice Chair

Brian Speed
Board Member

Keith Geraci
Board Member

Cassidy Staver
Board Member

Roll Call:

3 Public Hearing(s)

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAVER

Swearing in of Those Providing Testimony to the BZA:
Chair

Conflict of Interest Statement

Prior to consideration of the following agenda items, each member should examine the agenda to determine whether he or she has any conflict of interest with any agenda item.

If so, please note the agenda item for which you intend to abstain or recuse yourself as an exception to the upcoming motion. You may not discuss or vote on any item you have a conflict of interest with or act in any way to influence the deliberation or vote.

Motion: I move that a note be made upon the minutes that each member of the BZA was furnished a copy of the agenda prior to its being considered at this meeting, and that, with the exception of the items so noted, no member has identified any conflict of interest regarding any agenda item.

Motion

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAVER

Roll Call of Vote

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAVER



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

New Business:

Agenda Item #1

BZA 2026-06-008: Variance Request for 4814 Greenlee Ave

Variance 1: 1171.09 ACCESSORY BUILDINGS IN R-DISTRICTS.

(a) General. An accessory building may be erected detached from the principal building or may be erected as an integral part of the principal building, or it may be connected therewith by a breezeway or similar structure. Except as provided in Chapter 1177 no accessory building shall be erected in any required yard or court, except a rear yard, and shall not occupy more than thirty-five percent (35%) of a required rear yard. Accessory buildings shall be distant at least six feet from any dwelling situated on the same lot, unless an integral part thereof, at least six feet from any other accessory building and at least three feet from all lot lines of adjoining lots which are within an R-District.

Applicant is requesting to build an accessory structure in the front yard.

Staff: Andrew Schweier

Motion

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAVEN

Roll Call of Vote

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAVEN

New Business:

Agenda Item #2

BZA 2026-06-009: Variance Request for 1000 E Ross Ave

Variance 1: Section 1179.02 Fences, Walks, and Hedges

Fences, walks and hedges may be located in required yards as follows:

- (a) If not exceeding at any point four feet in height above the elevation of the surface of the ground at such point, such features may be located in any yard.
- (b) If not exceeding at any point six feet in height above the elevation of the surface of the ground at such point, they may be located in any required rear yard or side yard.
(Ord. 12-1966. Passed 10-10-66.)
- (c) In all fence constructions, the fabric or smooth side of the fence must face away from the property where the installation is being made.

Applicant is requesting a six (6) foot fence in the front yard along E Ross and Fischer.



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

Staff: Andrew Schweier

Motion

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAVEN

Roll Call of Vote

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAVEN

New Business:

Agenda Item #3

BZA 2026-06-010: Conditional Use Request for 5535 Vine Street **1161.02 CONDITIONAL USES.**

The following uses shall be permitted only if expressly authorized by the Board of Zoning Appeals.

(b) Within 500 Feet of Any R-District or 200 Feet of Any Other District. The following uses are permitted as a conditional use when located not less than 500 feet from any R-District, and not less than 200 feet from any other district and subject to such conditions and requirements as may, in the opinion of the Board, be necessary to protect adjacent property and prevent conditions which may become noxious or offensive:

(11) Garbage, offal, dead animals, refuse, rancid fats: incineration, reduction or storage;

(21) Any other use which, in the opinion of the Board, is of a similar character as those specified above.

(Ord. 12-1966. Passed 10-10-66.)

Motion

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAVEN

Roll Call of Vote

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAVEN



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

Approve May Minutes

Motion

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAYER

Roll Call of Vote

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAYER

Approve Notice of Decision 2026-05-006

Motion

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAYER

Roll Call of Vote

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAYER

Approve Notice of Decision 2026-05-007

Motion

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAYER

Roll Call of Vote

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAYER

Adjournment:

Motion

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAYER

Roll Call of Vote

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAYER



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-008

CASE NO. BZA: 2026-06-008
PROPERTY ADDRESS: 4814 Greenlee Ave
PARCEL ID # 582-0009-0050-00
APPLICANT: Timothy Fox

PROPOSED REQUEST:

The applicant is requesting a variance to construct a 12 x 12 (144) sq. ft. accessory structure in the front yard of the property.

Variance 1: 1171.09 ACCESSORY BUILDINGS IN R-DISTRICTS.

(a) General. An accessory building may be erected detached from the principal building or may be erected as an integral part of the principal building, or it may be connected therewith by a breezeway or similar structure. Except as provided in Chapter 1177 no accessory building shall be erected in any required yard or court, except a rear yard, and shall not occupy more than thirty-five percent (35%) of a required rear yard. Accessory buildings shall be distant at least six feet from any dwelling situated on the same lot, unless an integral part thereof, at least six feet from any other accessory building and at least three feet from all lot lines of adjoining lots which are within an R-District. **A variance request of 100%.**

Zoning regulations also require a six foot setback from side property lines.

BACKGROUND INFORMATION

The subject property is located at 4814 Greenlee Ave. The property is located on the east side of Greenlee Ave between Washington Avenue and McClelland Avenue. The subject property is Zoned "R-2" One and Two Family Residence, and contains a single family dwelling unit constructed of vinyl/aluminum siding built in 1904.

According to the Butler County Auditor's website the residential lot is .270 acres in size. The property was purchased by the current owners in 2005.



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-008



Figure 1: Zoning Map. Subject Property is 4814 Greenlee. All surrounding properties are Zoned R-2

The properties in yellow to the North, South, and East are all zoned “R-2” Single and Two Family Residence.

St. Bernard Zoning Ordinance:

The following are the applicable sections of the St. Bernard Zoning Ordinance:

1171.09 ACCESSORY BUILDINGS IN R-DISTRICTS.

(a) General. An accessory building may be erected detached from the principal building or may be erected as an integral part of the principal building, or it may be connected therewith by a breezeway or similar structure. Except as provided in Chapter 1177 no accessory building shall be erected in any required yard or court, except a rear yard, and shall not occupy more than thirty-five percent (35%) of a required rear yard. Accessory buildings shall be distant at least six feet from any dwelling situated on the same lot, unless an integral part thereof, at least



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-008

six feet from any other accessory building and at least three feet from all lot lines of adjoining lots which are within an R-District.

STAFF COMMENTS:

The zoning code requires that all accessory structures are located in the rear yard of the property. The rear yard of a property is defined as the back portion of the residence extended from side property line to side property line and then to the rear property line.

This property, due to the way the residence was built, has no rear yard. It only has a front yard and a side yard.

Staff believes that the manner in which the house was built does create a hardship as defined by the code. The applicant should still be held to the requirement that 35% green space be maintained. That ordinance is in place to help control water runoff to neighboring properties. The applicant is not in violation of that regulation currently and this structure will not violate that code.

Neighbor Comments

Staff has not received any comments at the writing of the Staff Report. It is worth noting that this did originate with a citizen complaint.

VARIANCE REVIEW CRITERIA:

St. Bernard Zoning Ordinance

Variance Conditions Prevailing: by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property on the effective date of this Ordinance, or by reason of exceptional topographic conditions or other extraordinary situation or condition of such piece of property, or of the use or development of the property immediately adjoining the piece of property in question, the literal enforcement of the requirements would involve practical difficulty or would cause unnecessary hardship (unnecessary to carry out the spirit and purpose of this Ordinance) the Board shall have the power to authorize a variance from the terms of this ordinance, so as to relieve the hardship. In authorizing such variance, the Board may attach thereto such conditions necessary in the interest of the furtherance of the purposes of the Ordinance and in the public interest. In authorizing a variance, with attached conditions, the Board shall require such evidence and guarantee or bond as it may deem necessary to enforce the compliance with the conditions attached.



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-008

Variance-Findings of the Board:

Variance Findings of the Board: No such variance of the provisions or requirements of this Ordinance shall be authorized by the Board of Zoning Appeals unless the Board finds that practical difficulties exist sufficiently to warrant a variance. In making this determination, the Board will consider the following factors:

I. Will the property yield a reasonable return or can there be a beneficial use of the property without the Variance?

APPLICANT'S RESPONSE: No. No backyard

Staff Comment: Yes there can be a beneficial use of the property without the Variance. But the applicant would not be able to have the same opportunities as his neighbors.

II. Is the Variance substantial?

APPLICANT'S RESPONSE: No

Staff Comment: Yes, the variance request is substantial if looking at the percentage. However, the applicant has no rear yard in which to build in compliance with the Zoning Code.

III. Would the Variance cause a substantial alteration in the essential character of the neighborhood or cause a substantial detriment to the adjoining properties?

APPLICANT'S RESPONSE: Yes, but I have no backyard

Staff Comment: Yes, the variance is a substantial alteration to the code. However, the house was built prior to the existence of the code and cannot comply with the code.

IV. Would the Variance adversely affect the delivery of governmental services?

APPLICANT'S RESPONSE: No.

Staff Comment: No. Government services will not be affected.



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-008

V. Did the property owners purchase the property with the knowledge of the zoning restriction?

APPLICANT'S RESPONSE: Yes, no backyard

Staff Comment: The Hamilton County Auditors website shows that the current owners purchased the house in 2005. The Village of St Bernard established the zoning code in 1966. The code would have been in place at the time the house was purchased. The code was not in place when the house was built.

VI. Could the problem be solved in some other manner other than the granting of the Variance?

APPLICANT'S RESPONSE: No

Staff Comment: The applicant would not be permitted to have any accessory structures without the granting of a variance.

VII. Would the Variance preserve the spirit and intent of the zoning requirement and substantial justice be done by granting the variance?

APPLICANT'S RESPONSE: Yes. No backyard.

Staff Comment: The granting of the Variance does preserve the spirit and intent of the Zoning Ordinance and substantial justice is done by granting the variance.

Decision Of Board of Zoning Appeals:

The Board shall act by resolution; and the concurring vote of three (3) members of the Board shall be necessary to reverse any order or determination of the Zoning Administrator, to decide in favor of an applicant in any matter on which the Board has original jurisdiction under this Zoning Ordinance, or to grant any variance from the requirements stipulated in this Zoning Ordinance. In exercising its power, the Board of Zoning Appeals may, in conformity with the provisions of statute and of this Zoning Ordinance, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination as ought to be made, and to that end shall have all powers of the officer from whom the appeal is taken.



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-008

ACTION:

The Board of Zoning Appeals shall approve, approve with conditions, or deny the applicants variance request.

Should the BZA approve the applicant's request, the following conditions should be considered for each request:

1. The BZA approves waiving the thirty (30) day waiting period to allow the applicant to receive any needed permits. The applicant hereby acknowledges that any work completed prior to the end of the appeal period is at their own risk.
2. The Applicant should still be required to meet the lot coverage requirements meaning that no more than 35% of the front yard should be covered by accessory structures. Any future structures would be required to receive a variance





VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-008

This is an overhead look at the subject property with the parcel outlined in red. The subject property does not have a rear yard as the rear of the house abuts the rear property line.



The proposed 12 x 12 (144 sq ft) structure is proposed to be built approximately where the orange outline is. That is sixty (60) feet from the front property line.

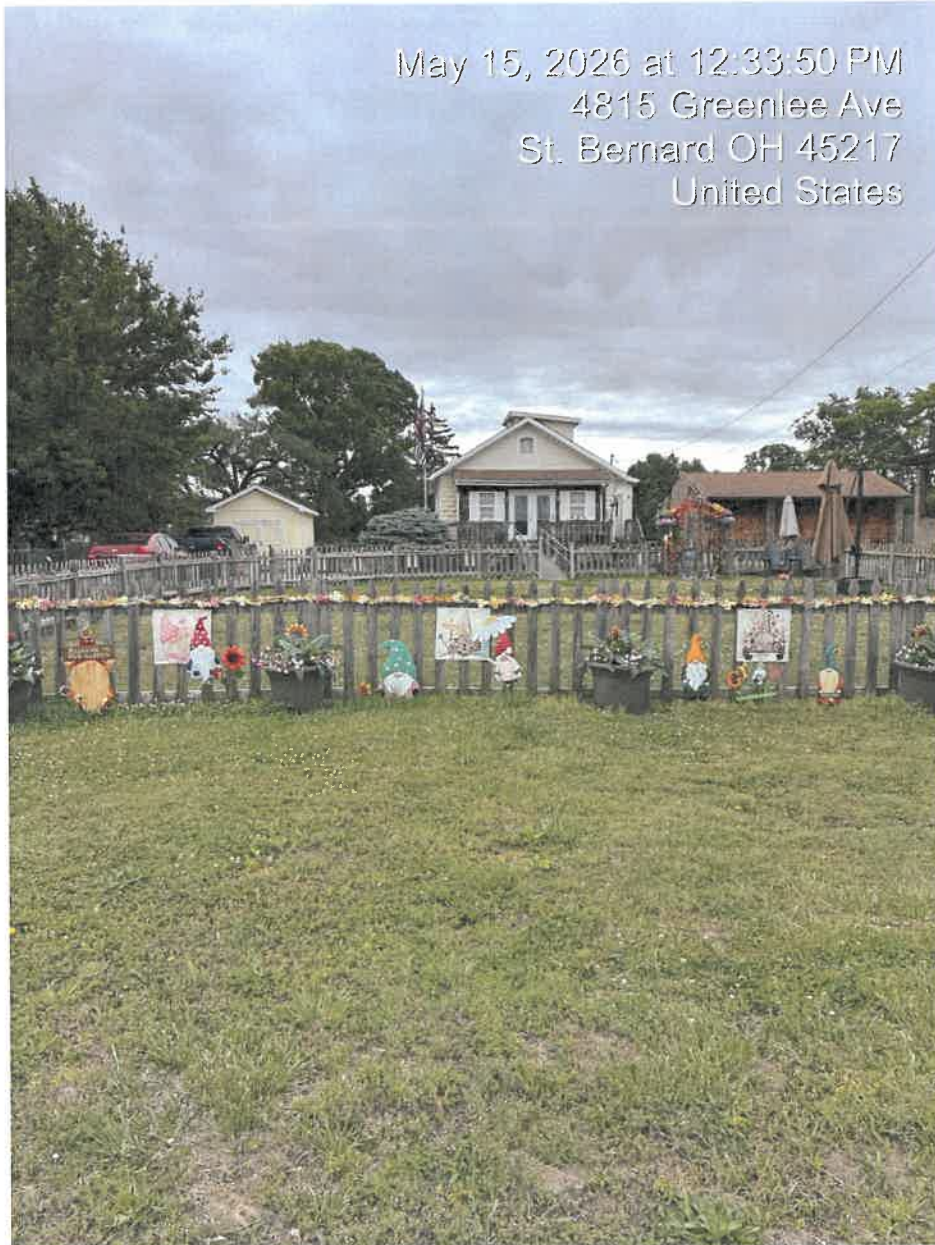


VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-008



This is a view of the front of the residence.

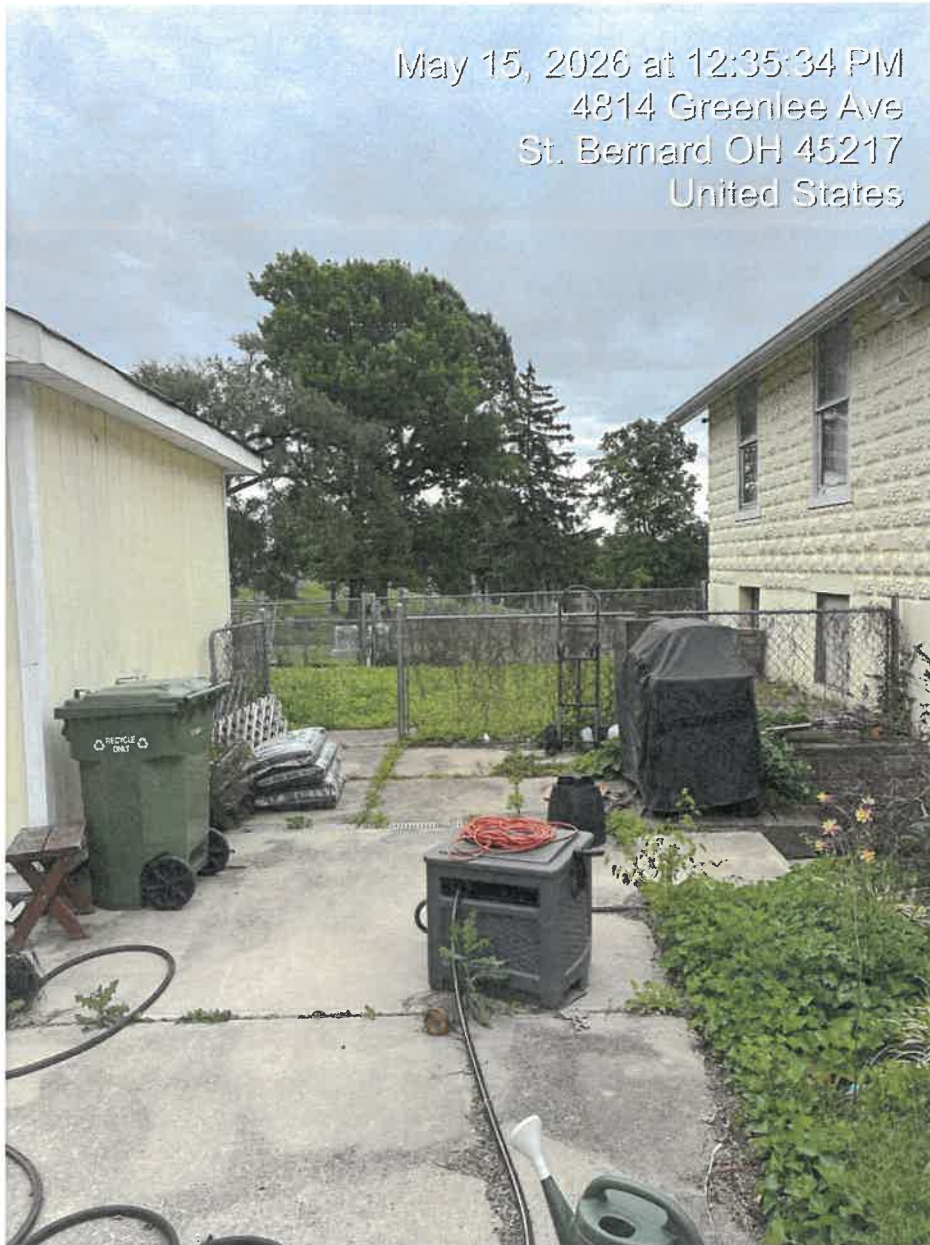


VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-008



These are photos of the properties side yard



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-008



These are photos of the properties side yard



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-008



These are photos of the properties side yard



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-008



Applicant supplied the photo of the proposed structure

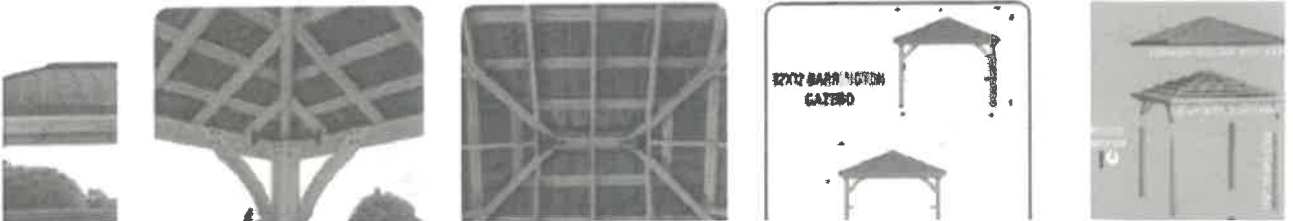
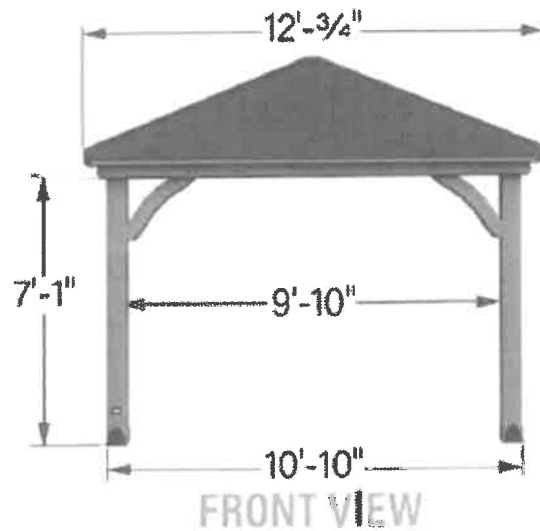
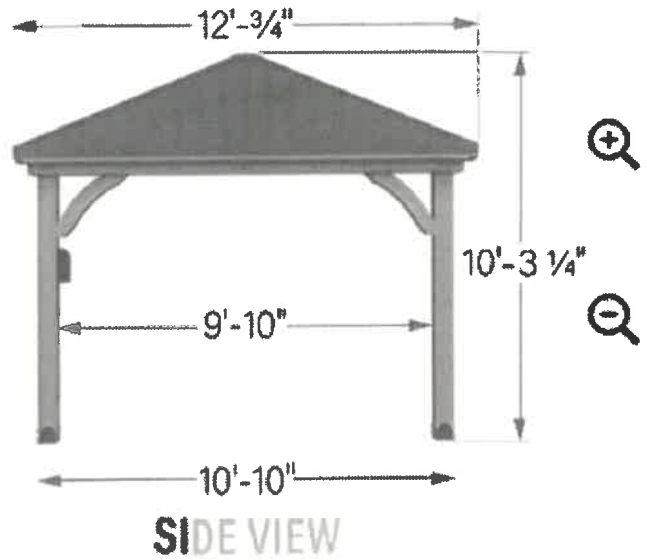


VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-008

12X12 BARRINGTON GAZEBO





VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

NOTICE OF PUBLIC HEARING

A public hearing will be held before the Village of St Bernard Board of Zoning Appeals on Monday June 8, 2026 at 6:00pm in Council Chambers, 110 Washington Ave, St Bernard Ohio 45217. The following case is scheduled to be presented:

CASE NO. BZA: 2026-06-008
PROPERTY ADDRESS: 4814 Greenlee Ave
PARCEL ID # 582-0009-0050-00
APPLICANT: Timothy Fox

PROPOSED REQUEST:

The applicant is requesting a variance to construct an accessory structure in the front yard of the property.

VILLAGE OF ST. BERNARD ZONING ORDINANCE

The following are the applicable sections of the St Bernard Zoning Ordinance:

1171.09 ACCESSORY BUILDINGS IN R-DISTRICTS.

(a) General. An accessory building may be erected detached from the principal building or may be erected as an integral part of the principal building, or it may be connected therewith by a breezeway or similar structure. Except as provided in Chapter 1177 no accessory building shall be erected in any required yard or court, except a rear yard, and shall not occupy more than thirty-five percent (35%) of a required rear yard. Accessory buildings shall be distant at least six feet from any dwelling situated on the same lot, unless an integral part thereof, at least six feet from any other accessory building and at least three feet from all lot lines of adjoining lots which are within an R-District.

Zoning regulations also require a six foot setback from side property lines.

You are receiving this notice because you own or reside in a property located within 200 feet of the subject properties. If you have any comments concerning this matter, you may appear at the public hearing or you may forward your comments to the Planning Department in writing for presentation at the meeting. Any written comments must include your name and address in order to be presented to the Planning Commission.



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

Comments and concerns may be forwarded to AJ Schweier at 513-482-5684 or aschweier@stbernard-oh.gov

Andrew J. Schweier
Zoning Administrator
Village of St Bernard
513-482-5684





BZA Application

Date: 04/29/2026

Applicant / Owner

Applicant Name: Timothy Fox
Address: 4814 greenlee ave
City, State, Zip: cincinnati
Phone: 5133247911
Email: tsfox@zoomtown.com

Owner Name:
Address:
City, State, Zip:
Phone:
Email:

Project

Project Type: Board of Zoning Appeals
Project Location: 4814 greenlee ave
City, State, Zip: St. Bernard, OH 45217

Other Variance:
Request waiver of 30 days waiting period: ☒
I understand and agree that payment of fees will
be due prior to scheduling the review of this
request with the Planning Commission. I will be
sent an invoice and agree to pay upon receipt: ☒

Parcel Number(s): 582-0009-0050-00

Conditional Use Request:

Conditional Code Sections: n/a

Variance Request: applicant is requesting to build a 12ftx 12ft (144 sq feet) accessory structure in front yard

Variance Special Circumstances: Our property has no back yard it adjoins the cemetery

Reasonable Return: NO No Backyard

Substantial: NO

Alteration: Yes BUT I have no backyard

Adverse Affects: NO

Knowledge of Zoning Restriction: Yes No backyard

Solvable in Some Manner: NO

Preserves intent of Zoning: Yes No backyard

Reason for Appeal: n/a

I do hereby certify that the information contained herein is true and correct.

Name

04/29/2026

Date

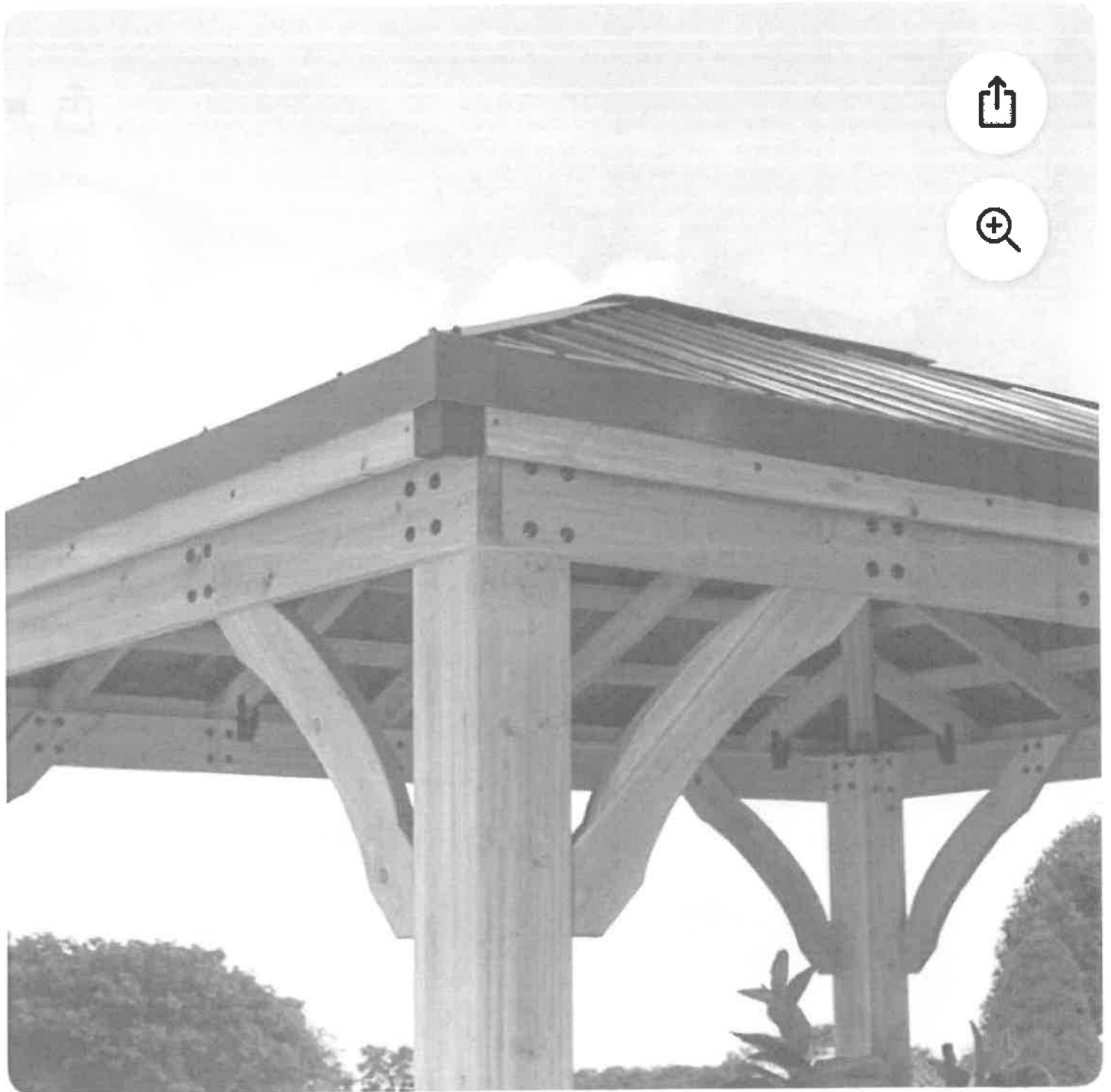


How do you want your items? | 1-432-177

★★★★★ (4.8) | 1,170 ratings

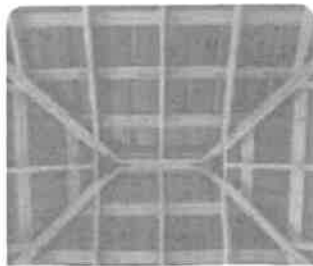
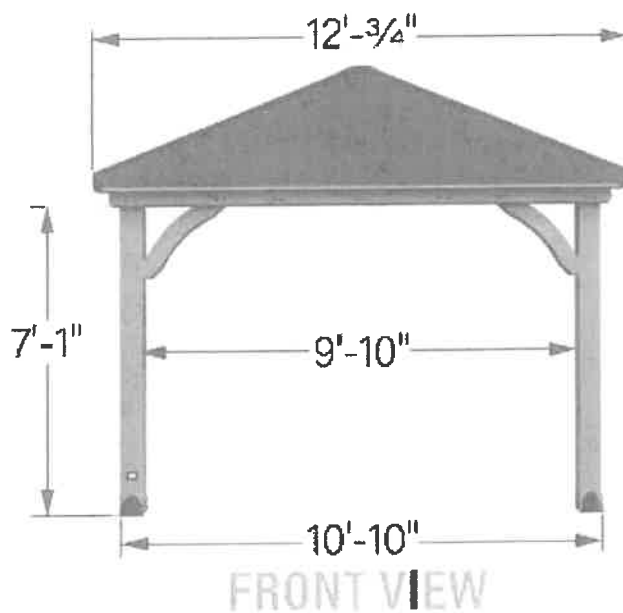
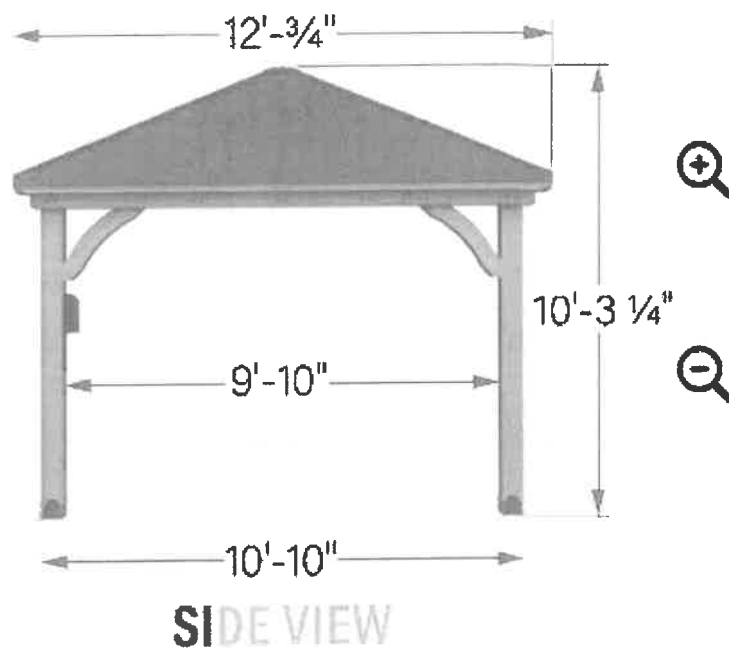


★★★★★ (4.8) | 1,170 ratings



Images (10)

12X12 BARRINGTON GAZEBO





VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-009

CASE NO. BZA: 2026-06-009

PROPERTY ADDRESS: 1000 E Ross Ave

PARCEL ID # 582-0003-0081-00 and 582-0003-0149-00

APPLICANT: Cincinnati Superior Fence for Klosterman Baking

PROPOSED REQUEST:

The applicant is requesting a variance to construct a six (6) foot fence along their property line which includes the front yard area along E Ross Ave and Fischer Pl. This fence would replace an existing fence which is falling down.

The current zoning code only allows for six-foot fences in rear yards and four-foot fences in front yards. See attached photos and diagrams.

Variance 1: 1179.02 FENCES, WALKS AND HEDGES: Fences, walks and hedges may be located in required yards as follows:

(a) If not exceeding at any point four feet in height above the elevation of the surface of the ground at such point, such features may be located in any yard.

(b) If not exceeding at any point six feet in height above the elevation of the surface of the ground at such point, they may be located in any required rear yard or side yard.

A variance request of 50%.

BACKGROUND INFORMATION

The subject property is located at 1000 E Ross. The property is located on the north side of E Ross at the corner of Fischer place and E Ross Ave. The subject property is Zoned "M-1" General Manufacturing District.

According to the Hamilton County Auditor's website 1000 E Ross contains two parcels. The primary parcel with the existing building (parcel 582-0003-0081-00) is 4.158 acres in size. A second parcel (parcel 582-0003-0149-00) is also owned by the applicant and is listed as .125 acres in size.

The Auditors Office shows that the building was built in 1941. The property was purchased by the Applicant in 2022.

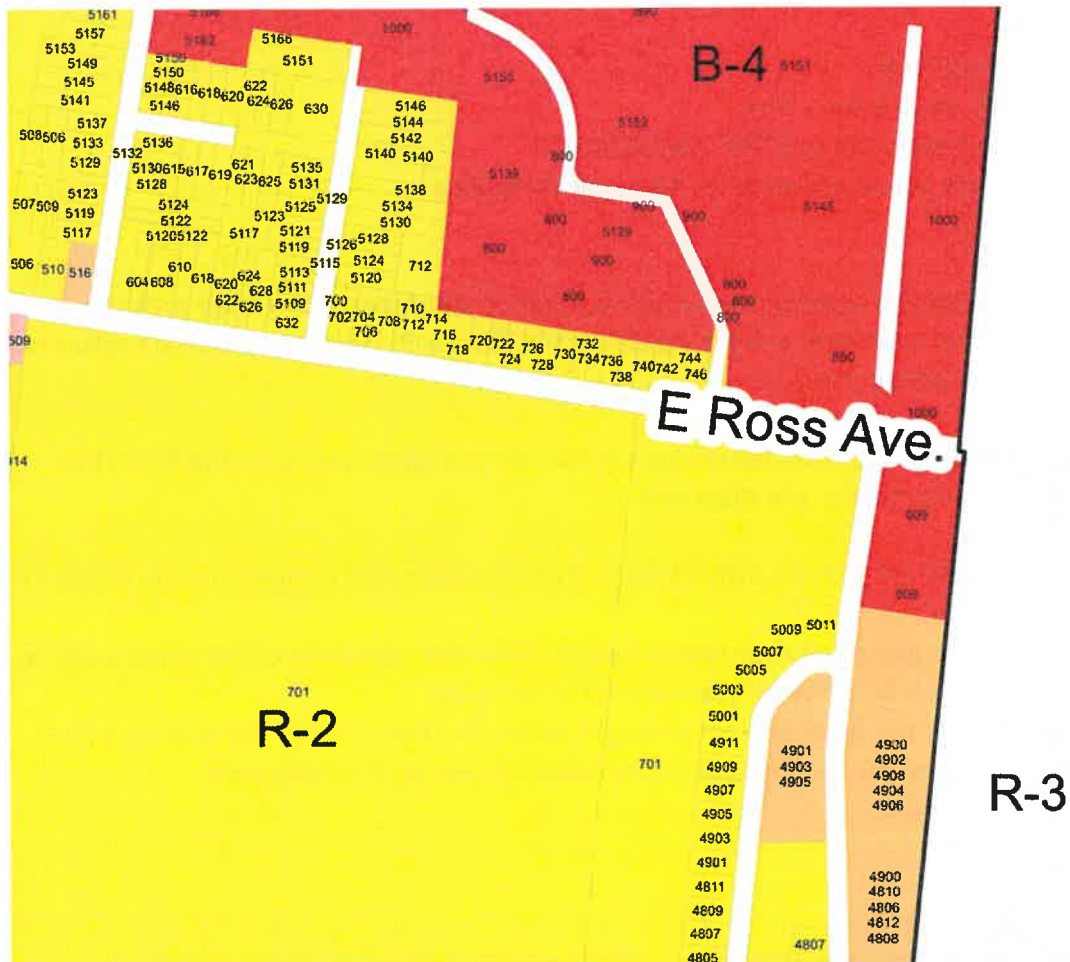


VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-009





VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-009

1179.02 FENCES, WALKS AND HEDGES: Fences, walks and hedges may be located in required yards as follows:

- (a) If not exceeding at any point four feet in height above the elevation of the surface of the ground at such point, such features may be located in any yard.
- (b) If not exceeding at any point six feet in height above the elevation of the surface of the ground at such point, they may be located in any required rear yard or side yard.

521.07 FENCES

- (b) No person shall erect or maintain a barbed wire fence which abuts or is adjacent to any public street or sidewalk. This subsection (b) does not prevent the placement and use of not more than three strands of barbed wire on top of a fence other than a barbed wire fence, provided such strands are not less than seventy-two inches from the ground.

STAFF COMMENTS:

On April 30, 2026 Staff received an application for a six (6) foot fence at the subject property. The application was submitted by Tori Moore of Cincinnati Superior Fence. The site plan shows that the fencing to be replaced is along Ross Ave and Fischer Pl frontage.

Staff contacted the applicant to confirm that they wanted to replace the existing six (6) foot fence with another six (6) foot fence. The applicant advised that was the plan. Staff advised that the code only permitted a four-foot fence and that the application would have to be denied and a Variance request submitted.

The applicant submitted the variance request per code. The application states that Hamilton County has requested that the fence be replaced due to its condition.

On May 15, 2026 Staff responded to the subject property and photographed the current status of the property. The Plant Manager advised at that time that they would not be replacing the three-strand barbed wire along E Ross Ave and Fischer Pl. The removal He also advised that the entire fence may be replaced.

Departmental Review

There were no comments from other Village Departments.



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-009

Neighbor Comments

There are twelve (12) different property owners within 200 feet of the subject property. Staff mailed out a Notice of Public Hearing to each property owner. Staff also posted the notice of the Public Hearing to the Village website.

Staff has not received any comments at the writing of the Staff Report.

VARIANCE REVIEW CRITERIA:

St. Bernard Zoning Ordinance

Variance Conditions Prevailing: by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property on the effective date of this Ordinance, or by reason of exceptional topographic conditions or other extraordinary situation or condition of such piece of property, or of the use or development of the property immediately adjoining the piece of property in question, the literal enforcement of the requirements would involve practical difficulty or would cause unnecessary hardship (unnecessary to carry out the spirit and purpose of this Ordinance) the Board shall have the power to authorize a variance from the terms of this ordinance, so as to relieve the hardship. In authorizing such variance, the Board may attach thereto such conditions necessary in the interest of the furtherance of the purposes of the Ordinance and in the public interest. In authorizing a variance, with attached conditions, the Board shall require such evidence and guarantee or bond as it may deem necessary to enforce the compliance with the conditions attached.

Variance-Findings of the Board:

Variance Findings of the Board: No such variance of the provisions or requirements of this Ordinance shall be authorized by the Board of Zoning Appeals unless the Board finds that practical difficulties exist sufficiently to warrant a variance. In making this determination, the Board will consider the following factors:

I. Will the property yield a reasonable return or can there be a beneficial use of the property without the Variance?

APPLICANT'S RESPONSE: No

Staff Comment: Yes, there can be a beneficial use of the property without the Variance. However, Staff believes that existing circumstances at the property meet the variance criteria.



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-009

II. Is the Variance substantial?

APPLICANT'S RESPONSE: Yes

Staff Comment: The variance request is substantial if looking at the percentage. However, Staff believes that the code needs to be updated.

III. Would the Variance cause a substantial alteration in the essential character of the neighborhood or cause a substantial detriment to the adjoining properties?

APPLICANT'S RESPONSE: No

Staff Comment: Staff does not believe that allowing the fence will cause a substantial alteration in the essential character of the neighborhood.

IV. Would the Variance adversely affect the delivery of governmental services?

APPLICANT'S RESPONSE: No

Staff Comment: No, government services would not be affected.

V. Did the property owners purchase the property with the knowledge of the zoning restriction?

APPLICANT'S RESPONSE: No

Staff Comment: The Hamilton County Auditor's website shows that the property was purchased by the current owner in 2022. St. Bernard adopted zoning regulations in 1966 and fence regulations were adopted at that time.

VI. Could the problem be solved in some other manner other than the granting of the Variance?

APPLICANT'S RESPONSE: No.



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-009

Staff Comment: The problem can be solved by the applicant meeting the requirements of the zoning code. However, Staff believes that the code needs to be updated to allow taller fences within the B-4 and M-1 and M-2 Districts.

VII. Would the Variance preserve the spirit and intent of the zoning requirement and substantial justice be done by granting the variance?

APPLICANT'S RESPONSE: Yes.

Staff Comment: Staff believes that the granting of the variance does preserve the spirit and intent of the zoning code and substantial justice would be done.

Decision Of Board of Zoning Appeals:

The Board shall act by resolution; and the concurring vote of three (3) members of the Board shall be necessary to reverse any order or determination of the Zoning Administrator, to decide in favor of an applicant in any matter on which the Board has original jurisdiction under this Zoning Ordinance, or to grant any variance from the requirements stipulated in this Zoning Ordinance. In exercising its power, the Board of Zoning Appeals may, in conformity with the provisions of statute and of this Zoning Ordinance, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination as ought to be made, and to that end shall have all powers of the officer from whom the appeal is taken.

ACTION:

The Board of Zoning Appeals shall approve, approve with conditions, or deny the applicant's variance request.

The Board should consider approving the variance for the entire frontage along Fischer Pl and E Ross Ave.

Should the BZA approve the applicant's request, the following conditions should be considered for each request:

1. The BZA approves waiving the thirty (30) day waiting period to allow the applicant to receive any needed permits. The applicant hereby acknowledges that any work completed prior to the end of the appeal period is at their own risk.



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-009

2. The three-strand barbed wire which abuts E Ross Ave and Fischer Pl shall not be replaced on any new fencing.



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-009



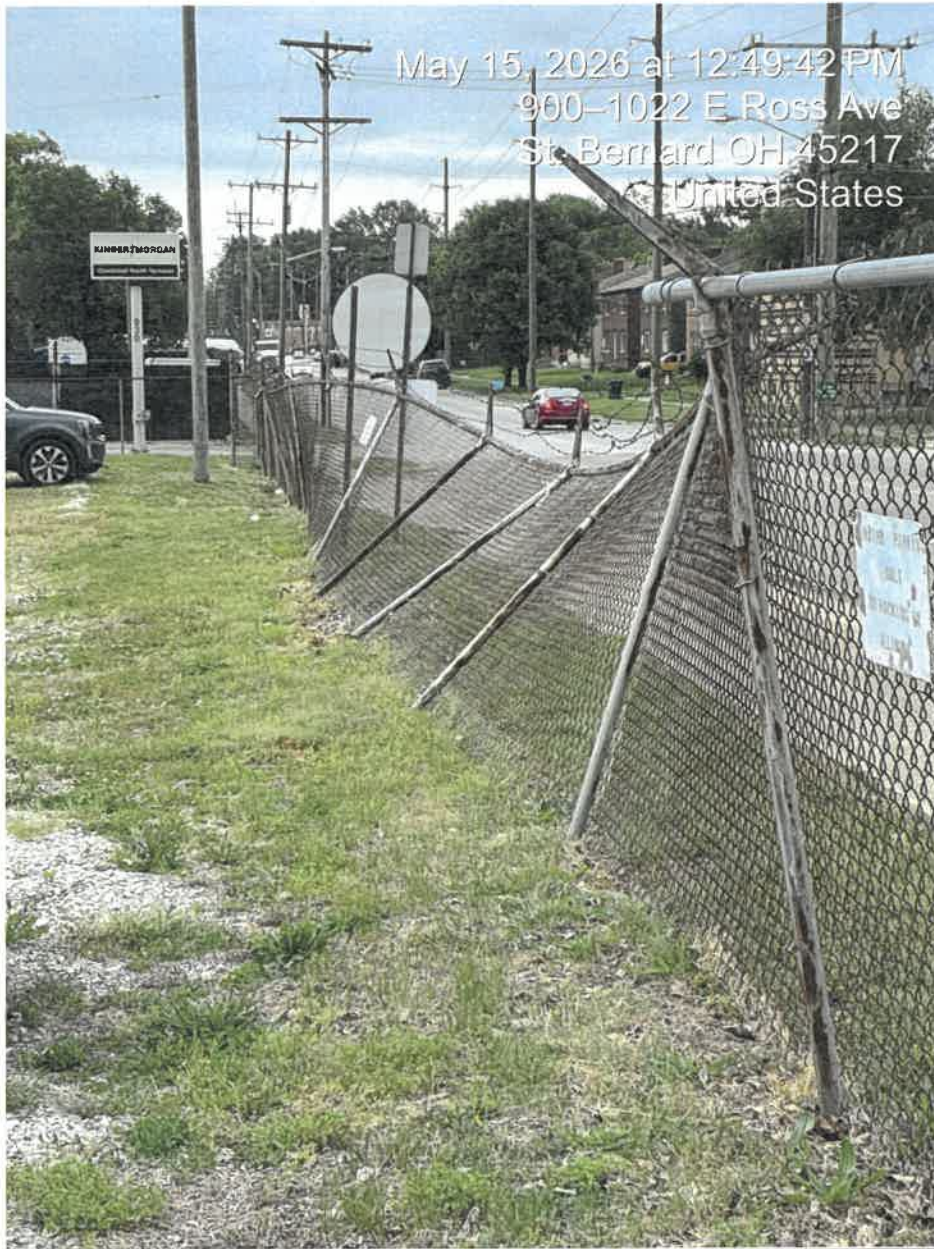
The subject parcel is outlined in red.



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-009





VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-009





VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-009





VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-009





VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026

BZA 2026-06-009





VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

NOTICE OF PUBLIC HEARING

A public hearing will be held before the Village of St Bernard Board of Zoning Appeals on Monday June 8, 2026 at 6:00pm in Council Chambers, 110 Washington Ave, St Bernard Ohio 45217. The following case is scheduled to be presented:

CASE NO. BZA: 2026-06-009

PROPERTY ADDRESS: 1000 E Ross Ave

PARCEL ID # 582-0003-0081-00 and 582-0003-0149-00

APPLICANT: Cincinnati Superior Fence for Klosterman Baking

PROPOSED REQUEST:

The applicant is proposing to construct a six (6) foot fence in a front yard along E Ross Ave and Fischer Pl.

VILLAGE OF ST. BERNARD ZONING ORDINANCE

The following are the applicable sections of the St Bernard Zoning Ordinance:

1179.02 FENCES, WALKS AND HEDGES:

Fences, walks and hedges may be located in required yards as follows:

- (a) If not exceeding at any point four feet in height above the elevation of the surface of the ground at such point, such features may be located in any yard.
- (b) If not exceeding at any point six feet in height above the elevation of the surface of the ground at such point, they may be located in any required rear yard or side yard.

You are receiving this notice because you own or reside in a property located within 200 feet of the subject properties. If you have any comments concerning this matter, you may appear at the public hearing or you may forward your comments to the Planning Department in writing for presentation at the meeting. Any written comments must include your name and address in order to be presented to the Planning Commission.

Comments and concerns may be forwarded to AJ Schweier at 513-482-5684 or aschweier@stbernard-oh.gov

Andrew J. Schweier
Zoning Administrator
Village of St Bernard
513-482-5684



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org





BZA Application

Date: 05/01/2026

Applicant / Owner

Applicant Name: Tori Moore
Address: 1156 Alum Creek Dr
City, State, Zip: Columbus, OH 43209
Phone: 3802101213
Email: cincinnati@superiorfenceandrail.com

Owner Name: Dale Hoffman
Address: 1000 East Ross Ave
City, State, Zip: St Bernard, OH 45217
Phone: 8594861370
Email: Dhoffman@klostermanbakery.com

Project

Project Type: Board of Zoning Appeals
Project Location: 1000 East Ross Ave
City, State, Zip: St. Bernard, OH 45217

Other Variance:
Request waiver of 30 days waiting period: ☒
I understand and agree that payment of fees will be due prior to scheduling the review of this request with the Planning Commission. I will be sent an invoice and agree to pay upon receipt: ☒

Parcel Number(s): 5820003008100

Conditional Use Request:

Conditional Code Sections:

Variance Request: Replace portion of existing fencing with identical 6'H chain link fencing.

Variance Special Circumstances: Hamilton County has requested replacement of dilapidated portions of fencing. Property owners must rectify this.

Reasonable Return: No

Substantial: Yes

Alteration: No

Adverse Affects: No

Knowledge of Zoning Restriction: No

Solvable in Some Manner: No

Preserves intent of Zoning: Yes

Reason for Appeal: Existing fence on property is the same height as the newly proposed fence. This will only be a replacement of a portion of the existing. This fence height is needed for the security of company property, vehicles, and personnel. The county has also requested this replacement. For this reason, we are requesting a variance from Village Ordinance 1179.02

I do hereby certify that the information contained herein is true and correct.

Name

05/01/2026

Date



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-010

Board of Zoning Appeals Case No: 2026-06-010
PROPERTY ADDRESS: 5535 and 5521 Vine Street
PARCEL #: 582-0001-0172-00 and 582-0001-0195-00
APPLICANT: Arco Construction for Rumpke

PROPOSED REQUEST:

The applicant is requesting a Conditional Use to expand their building for the recycling business.

Conditional Use: Section 1161 M-1 General Manufacturing District defines the Permitted Uses under 1161.01 and the Conditional Uses under 1161.02. Section 1161.02(b)(11) and (b)(21) state that within 500 feet of any R-district or 200 feet of any other district the following are permitted:

- (11) Garbage, offal, dead animals, refuse, rancid fats: incineration, reduction or storage;
- (21) Any other use which, in the opinion of the Board, is of a similar character as those specified above.

BACKGROUND INFORMATION

The subject property is located at 5535 Vine Street. The property is located on the west side of Vine Street between Murray Road and Blade Ave. The subject property is located in the M-1 General Manufacturing zoning district.

According to the Hamilton County Auditor's website 5535 Vine Street, parcel 582-0001-0172-00 is 10.7 acres in size. The Auditors Office shows that the building was built in 1970. The County records indicate that the property was last transferred in 2012.

The Applicant owns additional parcels to the south of the subject parcel. In total, the site covers approximately 21 acres.



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-010

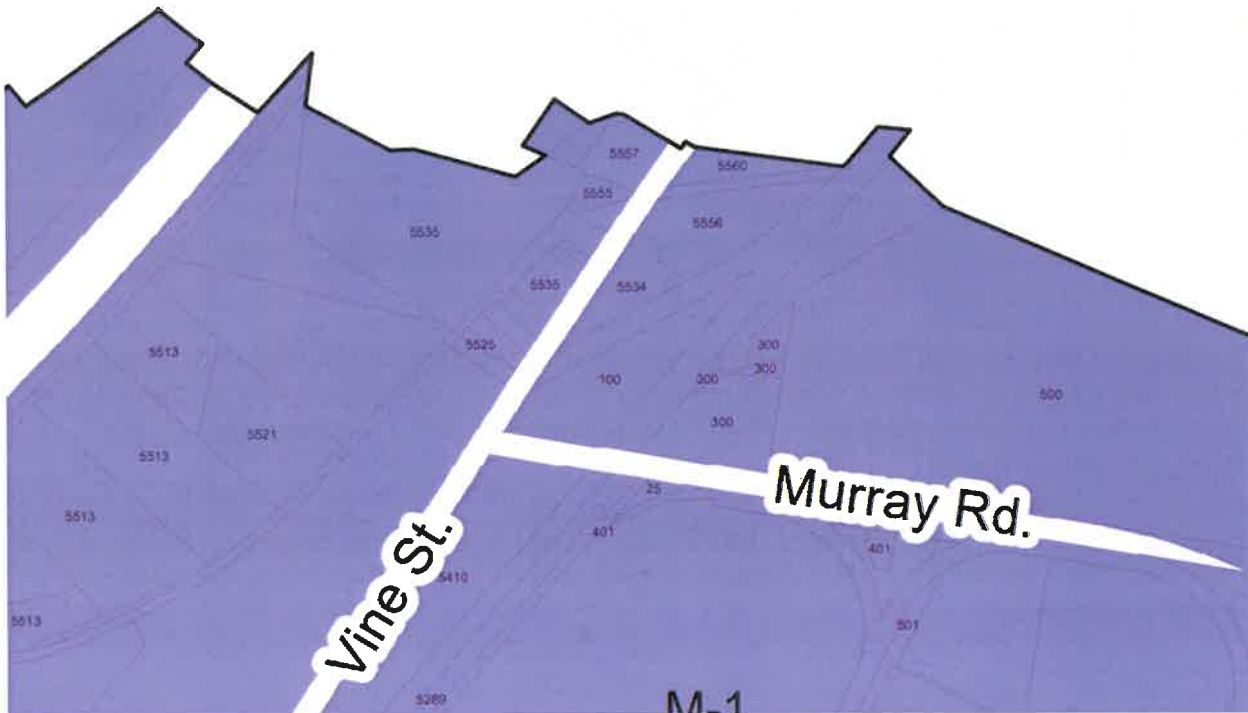


Figure 1: The subject property is shown in purple representing the M-1 General Manufacturing District. The surrounding properties are all M-1 General Manufacturing Zoning.

St. Bernard Zoning Ordinance:

The following are the applicable sections of the St. Bernard Zoning Ordinance:

1161 M-1 General Manufacturing District

1161.02 CONDITIONAL USES.

The following uses shall be permitted only if expressly authorized by the Board of Zoning Appeals.

(a) General. Any other use that is determined by the Board to be of the same general character as the above permitted uses and is so regulated.

(b) Within 500 Feet of Any R-District or 200 Feet of Any Other District. The following uses are permitted as a conditional use when located not less than 500 feet from any R-District, and not less than 200 feet from any other district and subject to such conditions and requirements as may, in the opinion of the Board, be necessary to protect adjacent property and prevent conditions which may become noxious or offensive:

- (1) Ammonia, chlorine or bleaching powder manufacture;



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-010

- (2) Animal black, lamp black, bone black or graphite manufacture;
 - (3) Celluloid or pyroxyline manufacturing, or explosive or inflammable cellulose or pyroxyline products manufacturing or storage;
 - (4) Cement, lime, gypsum or plaster of Paris manufacture;
 - (5) Crematory;
 - (6) Creosote manufacture or treatment;
 - (7) Distillation of coal, petroleum, refuse, grain, wood, or bones, except in the manufacture of gas;
 - (8) Explosives manufacture or storage except for small arms ammunition;
 - (9) Fertilizer, compost: manufacture or storage;
 - (10) Fish curing, smoking or packing, fish oil manufacture or refining;
 - (11) Garbage, offal, dead animals, refuse, rancid fats: incineration, reduction or storage;
 - (12) Glue manufacture, size or gelatin manufacture where the processes include the refining or recovery of products from fish, animal refuse or offal;
 - (13) Hog farm;
 - (14) Livestock feeding yard;
 - (15) Petroleum or inflammable liquids production, refining and storage above ground;
 - (16) Rubber, caoutchouc or gutta percha manufacture and treatment from crude or scrap material or the manufacture of balata;
 - (17) Slaughtering of animals or stockyards;
 - (18) Smelting of ferrous or nonferrous ores;
 - (19) Storage, curing or tanning of raw, green or salted hides or skins;
 - (20) Sulphurous, sulphuric, nitric, picric, carbolic or hydrochloric or other corrosive acid manufacture;
 - (21) Any other use which, in the opinion of the Board, is of a similar character as those specified above.
- (Ord. 12-1966. Passed 10-10-66.)

STAFF COMMENTS:

Staff has been working with the Applicant since October 2025 in reference to expansion of the existing recycling facility. The project is likely to be done in three phases.

Staff recently approved Phase 1 which was a partial demolition of a building and new construction to the remaining portions of the existing building to create a garage area for the Rumpke recycling trucks. While recycling is a Conditional Use within the M-1 Zoning District, Staff concluded that the creation of the garage, which is on a separate parcel, was a separate and independent request. Garages are a permitted use within the district, so no Board approvals were required and the request was approved through zoning and building



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-010

departments. Construction has begun on this project. The Building Inspector and Fire Marshal are currently conducting inspections.

In March 2026, this Board approved a Compressed Natural Gas (CNG) facility which is an above ground facility which will distribute CNG throughout the parking lot. As part of the Conditional Use request, the applicant was granted a variance to secure the CNG facility with an eight-foot fence.

The request before the board tonight is a Conditional Use for the expansion of the recycling facility located at the subject property. The Applicant is requesting the demolition of two buildings on an adjoining parcel to the south of the principal structure.

When the demolition is complete, the Applicant is proposing a building in Phase 2A which will be generally located in the area of the two demolished structures. The new building will be attached to the primary structure and additional parking will also be added. The proposed structure will be approximately 142 feet by 142 feet or approximately 20,164 sq ft. (Shown in purple on the included diagrams)

The drawings provided indicate that there will be approximately nine new dock doors for the loading/unloading of trucks in this portion of the building.

Phase 2B of the expansion is an additional building on the southwest portion of the principal structure which is 66 feet by 116 feet or approximately 7,656 sq ft. (Shown in red on the included diagrams)

The principal structure is approximately 102,000 square feet. The two structures which will be demolished are approximately 19,700 square feet combined. The total increase in square feet for this project is approximately 8,100 sq ft.

The Applicant will need to submit final plans for Fire Department review, Building review and Engineer review. Those reviews have not been completed as the Applicant is awaiting approval of the Conditional Use first.

The Board of Zoning Appeals may approve the Conditional Use if the Board finds that the proposed use meets Section 1161.02(b)(11) or Section 1161.02(b)(21).



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-010

Criteria that the Board may want to consider when deciding on the appropriateness of a Conditional Use:

- The compatibility with surrounding uses and surrounding neighborhood.
The property is already being used as a recycling facility. This is merely an expansion of the current use. Staff believes that the proposed use is compatible with the surrounding area.
- The comparative size, floor area, and mass of the proposed structure as related to surrounding buildings.
The size, floor area, and mass of proposed structure is similar in nature to the surrounding structures.
- The number of transit movements generated by the proposed use as related to any significant increase in traffic volume.
The number of transit movements will not be greatly affected.
- The added noise level created by activities associated with the proposed use.
Staff does not anticipate added noise level associated to this proposed use
- The effect on the general appearance of the neighborhood by the location of the proposed use.
The appearance of the neighborhood will not change with this use.
- The potential for the proposed use to remain in existence for a reasonable time period and not become vacant or unused.
The likelihood that the use will continue for years is strong as the applicant is investing significant amounts of time and money to expand and improve their property.

Comments from Other Departments:

Police had no issue with the request.

Fire reiterated that they are concerned about the completion of the repairs to the leaking hydrant. The board made a condition of approval for the CNG facility that the hydrant be fixed.

Neighbor Comments

There are approximately seventeen different property owners within 200 feet of the subject property. Staff mailed out a Notice of Public Hearing to each property owner. Staff also posted the notice of the Public Hearing to the Village website.

Staff has not received any comments at the writing of the Staff Report



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-010

Decision Of Board of Zoning Appeals:

The Board shall act by resolution; and the concurring vote of three (3) members of the Board shall be necessary to reverse any order or determination of the Zoning Administrator, to decide in favor of an applicant in any matter on which the Board has original jurisdiction under this Zoning Ordinance, or to grant any variance from the requirements stipulated in this Zoning Ordinance. In exercising its power, the Board of Zoning Appeals may, in conformity with the provisions of statute and of this Zoning Ordinance, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination as ought to be made, and to that end shall have all powers of the officer from whom the appeal is taken.

ACTION:

The Board of Zoning Appeals shall approve, approve with conditions, or deny the applicants variance request.

Should the BZA approve the applicant's request, the following conditions should be considered for each request:

1. The BZA approves waiving the thirty (30) day waiting period to allow the applicant to receive any needed permits. The applicant hereby acknowledges that any work completed prior to the end of the appeal period is at their own risk.
2. The Fire Hydrant located at the end of the private drive which is owned by Rumpke must be replaced/ fixed to the Fire Departments satisfaction in order to stop the leak prior to any permits being issued.
3. All Fire Department concerns are resolved to the Fire Departments satisfaction as part of the final plan submission for the CNG facility.
4. Submission of final plans for the project must be submitted and comply with the Zoning Ordinance which has not received a Conditional Use or Variance to receive the Zoning Permit.
5. All building permits must be obtained through Hamilton County.
6. Parking lot meets review of Village Engineer.

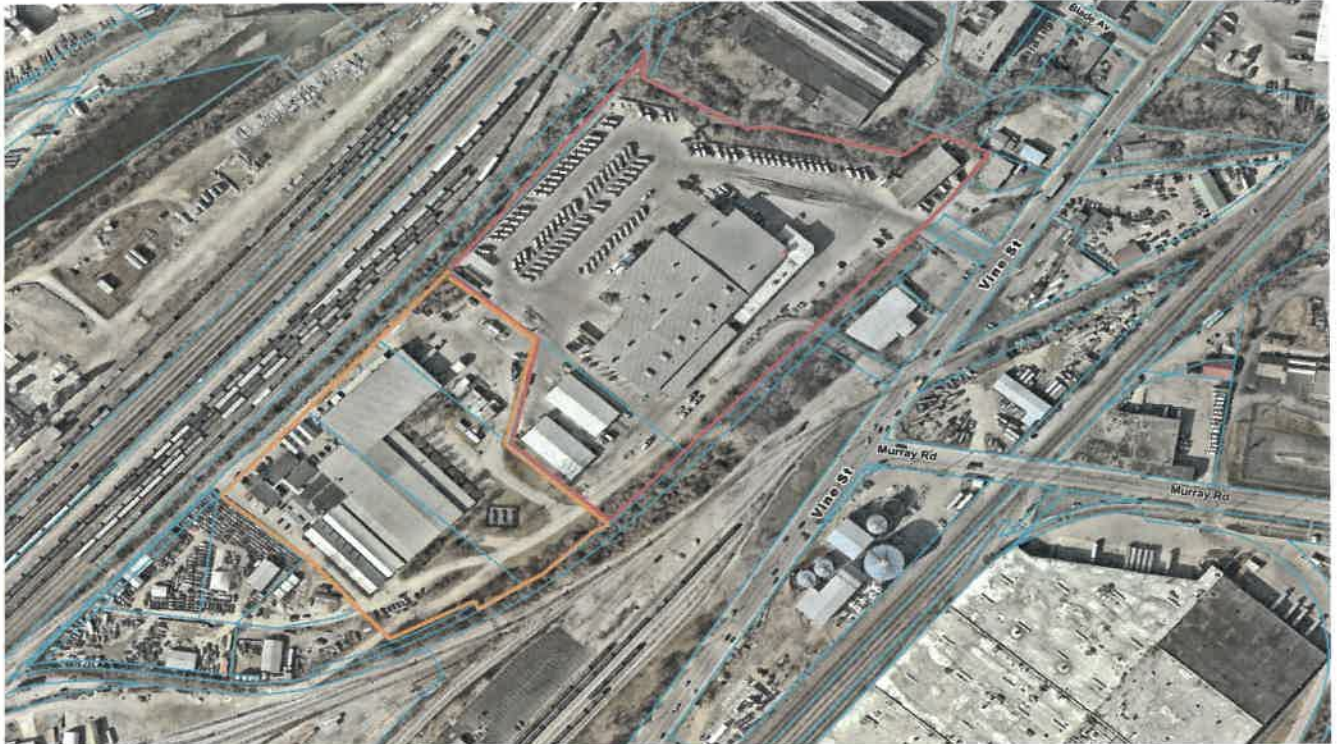


VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-010



The subject parcel is outlined in red. Rumpke also owns the adjacent parcels to the south which are outlined in orange. Phase 1 of the project is occurring on the parcels outlined in orange.



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-010



The parcel outlined in purple shows the two building slated for demolition and the general area where Phase 2A will be constructed.



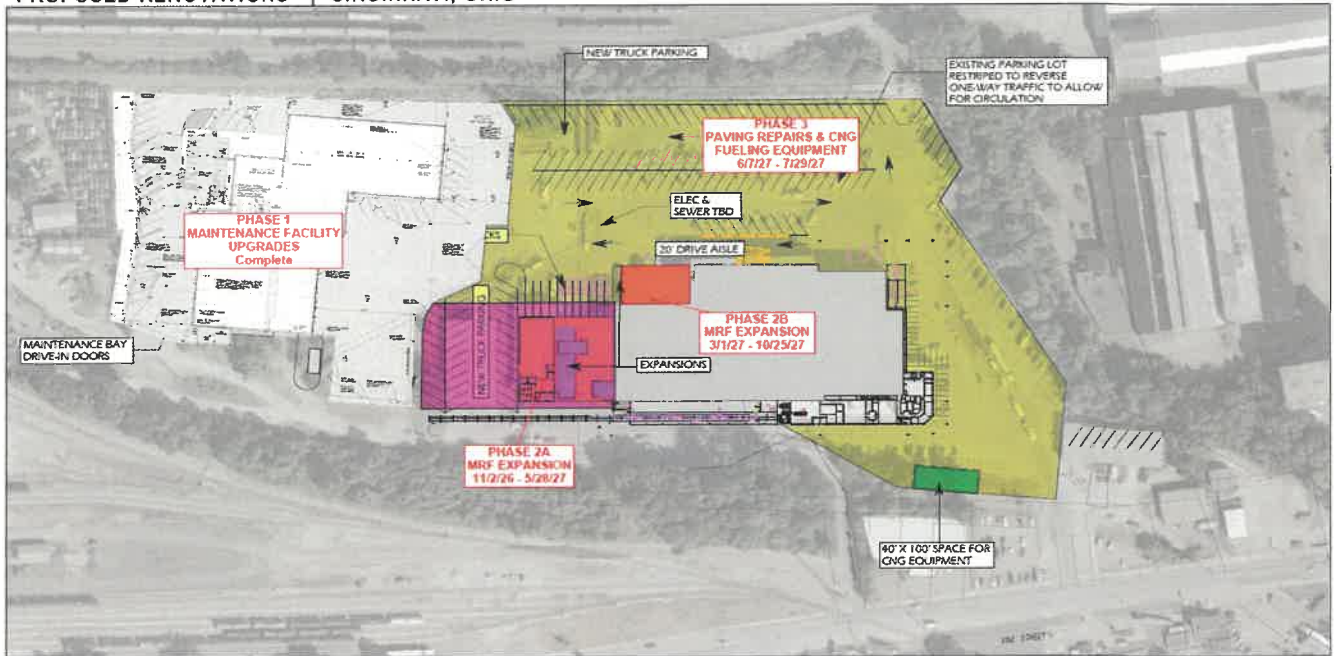
VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF JUNE 8, 2026
BZA 2026-06-010

PROPOSED RENOVATIONS | CINCINNATI, OHIO

GMA JOB NUMBER: GAP1587 | DATE: 02.16.2026 | SCALE: 1" = 120'-0"



A.1 | PRELIMINARY SITE PLAN



Proposed site plans for the expansion of the Recycling Facility. These are not final plans which must be submitted.



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

NOTICE OF PUBLIC HEARING

A public hearing will be held before the Village of St Bernard Board of Zoning Appeals on Monday June 8, 2026 at 6:00pm in Council Chambers, 110 Washington Ave, St Bernard Ohio 45217. The following case is scheduled to be presented:

CASE NO. BZA: 2026-06-010

PROPERTY ADDRESS: 5535 Vine Street

PARCEL ID # 582-0001-0172-00

APPLICANT: Arco Construction for Rumpke

PROPOSED REQUEST:

The applicant is requesting to expand their Conditional Use (Recycling) within the M-1 Zoning District

VILLAGE OF ST. BERNARD ZONING ORDINANCE

The following are the applicable sections of the St Bernard Zoning Ordinance:

1161.02 CONDITIONAL USES.

The following uses shall be permitted only if expressly authorized by the Board of Zoning Appeals.

(b) Within 500 Feet of Any R-District or 200 Feet of Any Other District. The following uses are permitted as a conditional use when located not less than 500 feet from any R-District, and not less than 200 feet from any other district and subject to such conditions and requirements as may, in the opinion of the Board, be necessary to protect adjacent property and prevent conditions which may become noxious or offensive:

(11) Garbage, offal, dead animals, refuse, rancid fats: incineration, reduction or storage;

(21) Any other use which, in the opinion of the Board, is of a similar character as those specified above.

(Ord. 12-1966. Passed 10-10-66.)

You are receiving this notice because you own or reside in a property located within 200 feet of the subject properties. If you have any comments concerning this matter, you may appear at the public hearing or you may forward your comments to the Planning Department in writing for presentation at the meeting. Any written comments must include your name and address in order to be presented to the Planning Commission.

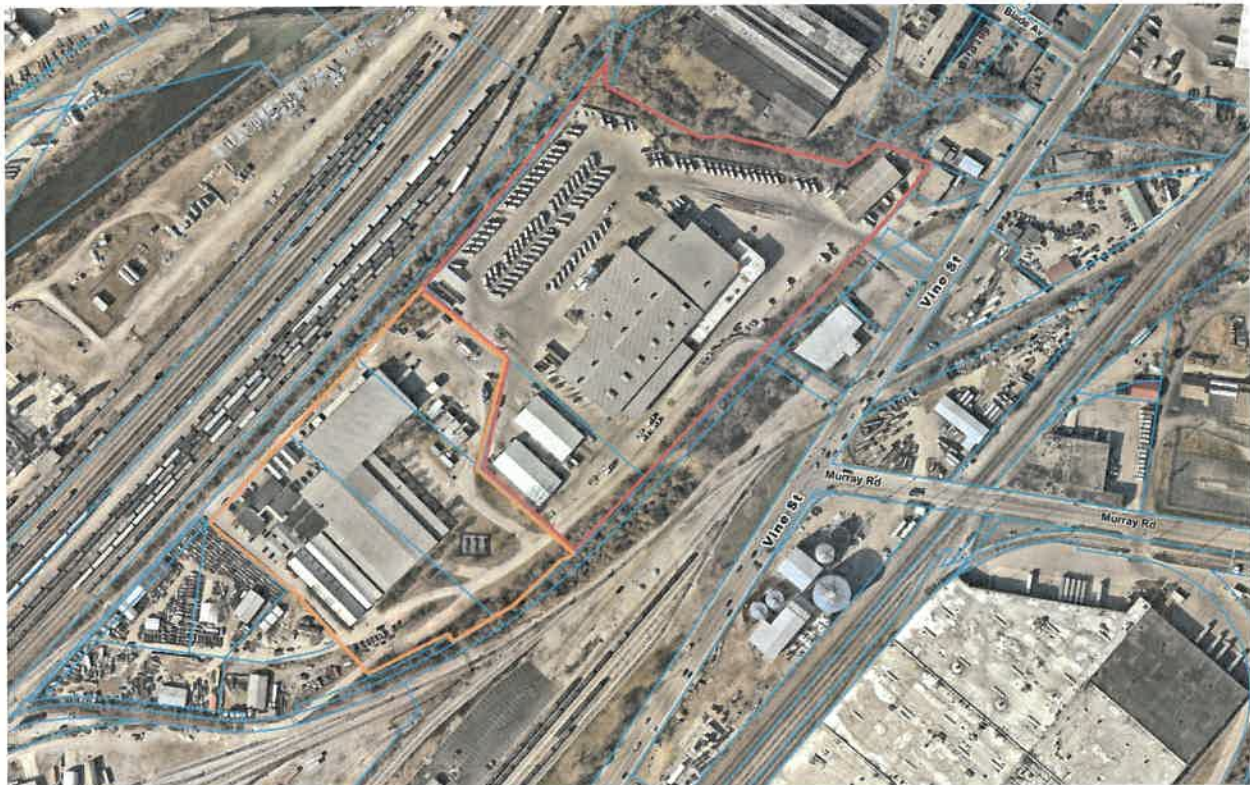


VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

Comments and concerns may be forwarded to AJ Schweier at 513-482-5684 or aschweier@stbernard-oh.gov

Andrew J. Schweier
Zoning Administrator
Village of St Bernard
513-482-5684





BZA Application

Date: 05/11/2026

Applicant / Owner

Applicant Name: ARCO National Construction -
Ohio Valley
Address: 8180 Corporate Park Dr.,
Suite 340
City, State, Zip: Cincinnati, OH 45242
Phone: (513) 272-2333
Email: akoenig@arco1.com

Owner Name: Rumpke of Ohio
Address: 5535 Vine Street
City, State, Zip: Cincinnati, OH 45217
Phone: (800) 828-8171
Email: kyle.lawrence@rumpke.com

Project

Project Type: Board of Zoning Appeals
Project Location: 5535 Vine St.
City, State, Zip: St. Bernard, OH 45217

Other Variance:
Request waiver of 30 days waiting period: ☒
I understand and agree that payment of fees will
be due prior to scheduling the review of this
request with the Planning Commission. I will be
sent an invoice and agree to pay upon receipt: ☒

Parcel Number(s): 582-0001-0172-00

Conditional Use Request: Expansion of conditional use facility to increase capacity of existing recycling facility. Addition to include storage space, small office area, and maintenance area. Improvements are not expected to increase noise level, increase transit movements, or effect the general appearance of the neighborhood in any noticeable way. Rumpke has a strong likelihood to remain in existence for the foreseeable future due to the time and money to expand and improve the property.

Conditional Code Sections: 1162.02 - Conditional Use

Variance Request:

Variance Special Circumstances:

Reasonable Return:

Substantial:

Alteration:

Adverse Affects:

Knowledge of Zoning Restriction:

Solvable in Some Manner:

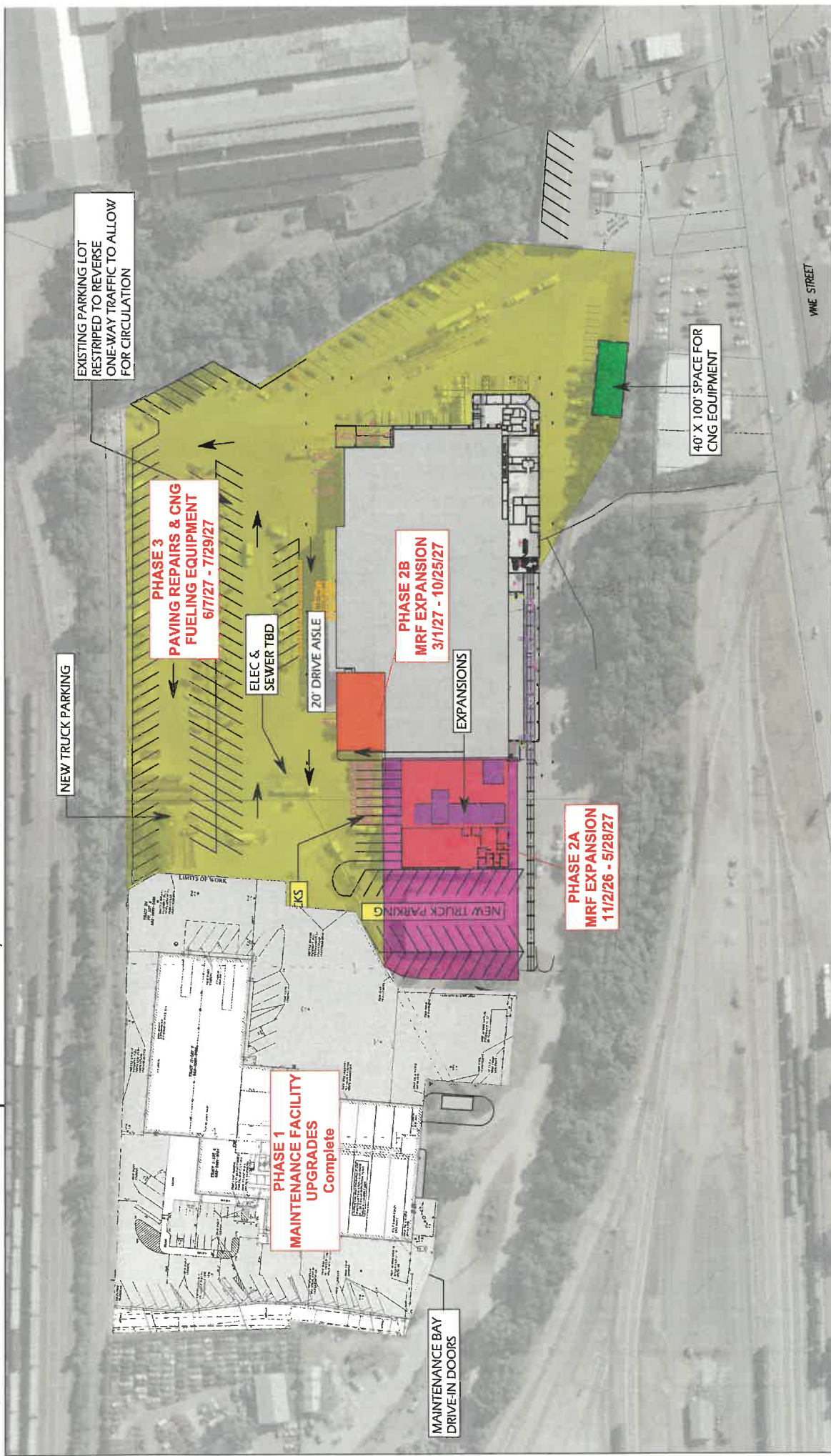
Preserves intent of Zoning:

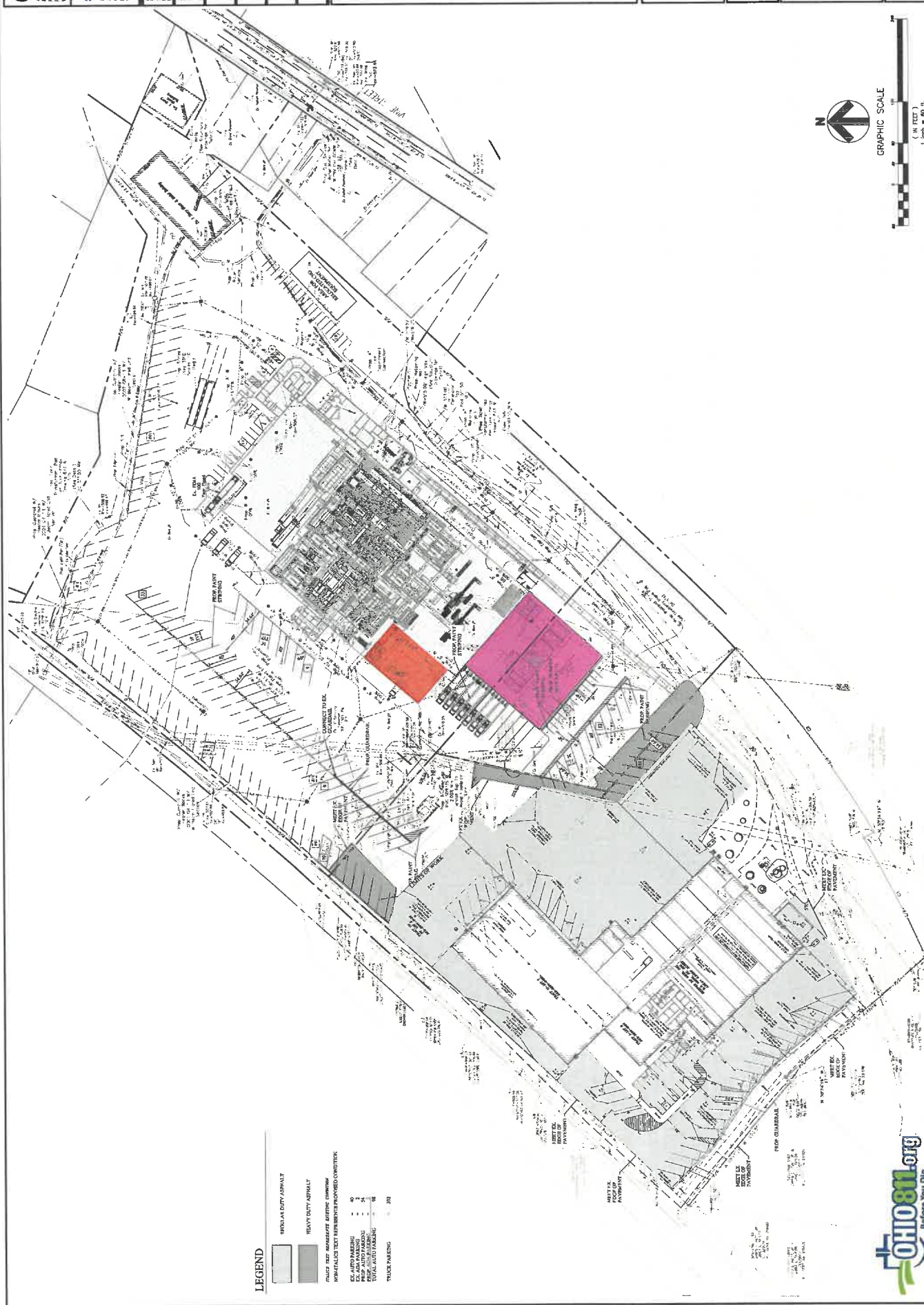
Reason for Appeal:

I do hereby certify that the information contained herein is true and correct.

Name

05/11/2026
Date





FLOOR PLAN KEYNOTES

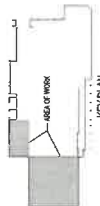
- [illegible]

FLOOR PLAN GENERAL NOTES

- [illegible]

FLOOR PLAN LEGEND

EXISTING PARTITION TO REMAIN
NEW PARTITION



TRUE NORTH PLAN NORTH

1 OVERALL FLOOR PLAN

RUMPKE CENTER CITY RECYCLING UPGRADES



MRF UPGRADES



St. Bernard Board of Zoning Appeals
May 11, 2026
6:00 p.m.
MEETING MINUTES

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

Upon call of the roll, members in attendance were Mr. Gary Schildmeyer, Ms. Kelly Valerius, Mr. Keith Geraci and Mr. Brian Speed. Also in attendance was Andrew Schweier, Zoning Administrator, presenting for staff.

Mr. Schildmeyer reviewed the hearing procedures and performed a group swearing in.

Staff read the conflict-of-Interest statement and no conflicts were noted. Commissioner Geraci made a motion and Commissioner Schildmeyer seconded the conflict of interest statement. No conflicts were noted. The motion was passed unanimously.

New Business

Case 2026-05-006 was presented by staff. Staff read the Conditional Use request for the Cincinnati Public Library parking lot. Staff read the staff report related 1181.12 Accessory Off Street Parking. The staff report is submitted as part of the minutes for the record.

Staff is the applicant on this request.

Hayfaa Wadih spoke in favor and advised that she was present at Planning Commission. She is pleased that the properties are being brought into compliance but believed that the zone map change was not the best interest of residents. She is in support of this proposal.

No one spoke against and the public portion of the meeting was closed.

Commissioner Valerius spoke about the Planning Commissioners process to request the Conditional Use based on what could potentially happen in the future and the response from the community that it not be rezoned.

Commissioner Schildmeyer stated that he preferred to see it remain as a residential with the Conditional Use.

Commissioner Geraci asked about the parking area requirements under (a) accessible to one or more if the library was the only one who could use it. Staff advised that the library is using the lot for parking so the requirement is met. If the library was closed and others used it, and the library did not object, then other people could use the lot as well.

Commissioner Geraci asked if it could be posted as Library only and staff advised that the library could limit it.

A motion was made to approve the Conditional Use with conditions by Commissioner Schildmeyer and seconded by Commissioner Valerius. A roll call vote was taken and the motion passed unanimously: Commissioner Schildmeyer yes; Commissioner Valerius yes; Commissioner Speed yes; Commissioner Geraci yes.

New Business

Case 2026-05-007 was presented by staff. Staff read the Staff report for 5410 Vine St, Synthica. The variance request is from Section 1179.02 Fences Walks and Hedges. The Applicant is requesting an eight (8) foot fence based on NFPA 70. The staff report is submitted as part of the minutes for the record.

Commissioner Valerius asked what NFPA is. At minimum it is State regulation. Commissioner Schildmeyer advised it is specifically related to Electric code

Logan Randles presented on behalf of the Applicant. He advised that he did not have a presentation but was there to answer questions.

Commissioner Schildmeyer asked about how the NFPA is applicable to this situation, not sure that the voltage or exposed parts apply. Randles advised that the voltage is at 13000 but he was not sure if there were live parts or how that was defined by code.

Commissioner Schildmeyer asked about a sub fence around the area and Randles advised that there is no sub fence. Commissioner Schildmeyer asked if the transformers were theirs or Duke owned. Randles advised that the transformers are theirs (Synthica's). Staff advised that there was no secondary fence on property and that Duke has a separate fence around their power.

Commissioner Schildmeyer questioned if the Section was actually applicable to this situation, but he did not have enough information about the property.

Commissioner Speed asked if the fence had step ups/downs. Randles advised that their fence was the same height all the way around.

There was no one in the audience to speak in favor or against the variance request. The public portion of the meeting was closed.

Commissioner Schildmeyer questioned if the Section was actually applicable. But without first hand knowledge, cannot make a determination.

Commissioner Geraci asked about changing the code for fence height. Staff commented that it is under consideration, but it is not in place right now. Staff advised that an eight foot fence would be permitted or not permitted, but in this case believes it is appropriate based on NFPA

A motion was made to approve the variance request with conditions by Commissioner Schildmeyer and seconded by Commissioner Valerius. A roll call vote was taken and the motion passed unanimously: Commissioner Schildmeyer yes; Commissioner Valerius yes; Commissioner Speed yes; Commissioner Geraci yes.

A motion was made by Commissioner Valerius and seconded by Commissioner Geraci to approve the meeting minutes from April 13, 2026. The motion was passed unanimously by roll call vote. Mr. Speed abstained

A motion was made by Commissioner Valerius Commissioner Schildmeyer and seconded by Commissioner Schildmeyer to approve the Notice of Decision for BZA 2026-04-004. The motion passed unanimously by roll call vote. Mr. Speed abstained.

Old Business

There were no old business items.

Miscellaneous

Three cases on the agenda for June meeting.

Mr. Feldman advised that he was resigning from the board. Staff was not sure if he had told the other members. Staff and the Mayor had reached out to a potential replacement.

A motion was made by Commissioner Valerius and seconded by Commissioner Geraci to adjourn.

Respectfully submitted,

Gary Schildmeyer, Chairman

Andrew Schweier, Secretary



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

Board of Zoning Appeals Case 2026-05-006

Notice of Decision and Resolution: To Approve X

To Deny

A public hearing was held by the Village of St. Bernard Board of Zoning Appeals on Monday, May 11, 2026 on the following application:

APPLICANT: Village of St. Bernard

OWNER: Public Library of Cincinnati

REQUEST: A Conditional Use is required under Section 1181.12 Accessory Off Street Parking

Description: The applicant is requesting a Conditional Use to allow a parking lot to remain in a R-2 district while the primary building is located in a B District.

Location: 4828 Vine Street

DECISION: After the hearing, the Board of Zoning Appeals deliberated on the above application and passed a motion to approve the Conditional Use request with conditions noted by staff.

FINDINGS OF FACT: The BZA finds that the Conditional Use request meets the zoning code requirement for Off Street Parking Requirements

Upon call of the roll to APPROVE the Conditional Use resulted as follows:

Motion:	Mr. Schildmeyer	Yes
Second:	Mrs. Valerius	Yes
	Mr. Speed	Yes
	Mr. Geraci	Yes



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

The motion was carried and the Conditional Use request was Approved.

Gary Schildmeyer Chair

I Andrew J. Schweier, Secretary of the Village of St Bernard Planning Commission, do hereby certify that the forgoing is a true and accurate record of the action taken by the Village of St Bernard Planning Commission on the referenced application.

Effective Date: May 11, 2026

Andrew J. Schweier



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

Board of Zoning Appeals Case 2026-05-007

Notice of Decision and Resolution: To Approve X

To Deny

A public hearing was held by the Village of St. Bernard Board of Zoning Appeals on Monday, May 11, 2026 on the following application:

APPLICANT: UGI Energy Services

OWNER: UGI Energy Services, Synthica

REQUEST: A Variance is required under 1179.02 FENCES, WALKS AND HEDGES

Description: The applicant is requesting a variance to construct an eight (8) foot fence along their property line which includes the front yard area.

Location: 5410 Vine Street

DECISION: After the hearing, the Board of Zoning Appeals deliberated on the above application and passed a motion to approve the Variance request with conditions noted by staff.

FINDINGS OF FACT: The BZA finds that the Variance request meets the zoning code requirement for Variance Review Criteria.

Upon call of the roll to APPROVE the Conditional Use resulted as follows:

Motion:	Mr. Schildmeyer	Yes
Second:	Mrs. Valerius	Yes
	Mr. Speed	Yes
	Mr. Geraci	Yes



VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: www.cityofstbernard.org

The motion was carried and the Variance request was Approved.

Gary Schildmeyer Chair

I Andrew J. Schweier, Secretary of the Village of St Bernard Planning Commission, do hereby certify that the forgoing is a true and accurate record of the action taken by the Village of St Bernard Planning Commission on the referenced application.

Effective Date: May 11, 2026

Andrew J. Schweier