



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



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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	STAVER

Roll Call of Vote

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAVER

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 and rear yard.

Staff: Andrew Schweier



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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.)

Approve May Minutes

Motion

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAVEN

Roll Call of Vote

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAVEN



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Approve Notice of Decision 2026-05-006

Motion

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAVES

Roll Call of Vote

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAVES

Approve Notice of Decision 2026-05-007

Motion

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAVES

Roll Call of Vote

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAVES

Adjournment:

Motion

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAVES

Roll Call of Vote

SCHILDMEYER	VALERIUS	SPEED	GERACI	STAVES