



**VILLAGE OF ST. BERNARD**  
 110 Washington Avenue, St. Bernard, Ohio 45217  
 Phone: (513) 242-7770 • Website: [www.cityofstbernard.org](http://www.cityofstbernard.org)

**Board of Zoning Appeals**  
**May 11, 2026 @ 6:00pm**  
 Council Chambers  
 110 Washington Ave  
 St Bernard, Ohio 45217

**Gary Schildmeyer**  
 Chairperson

<b>Gary Schildmeyer</b> Chair	<b>Kelly Valerius</b> Vice Chair	<b>Brian Speed</b> Board Member	<b>Keith Geraci</b> Board Member	<b>Ron Feldman</b> Board Member
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<b>Roll Call:</b>		<b>2 Public Hearing(s)</b>		
SCHILDMEYER	VALERIUS	SPEED	GERACI	FELDMAN

**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	FELDMAN

Roll Call of Vote

SCHILDMEYER	VALERIUS	SPEED	GERACI	FELDMAN



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**New Business:**

**Agenda Item #1**

**BZA 2026-05-006: Conditional Use Request for Library Parking Lot- McClelland Ave.**

**Section 1181.12 Accessory Off Street Parking**

Accessory off-street parking spaces shall be located in the same or a less restricted district as those in which the principal use is permitted, provided however that the Board of Zoning Appeals may authorize as a conditional use subject to the provisions of Chapter 1131 the establishment and operation of accessory off street parking facilities in such sections of any R-District which either abut either directly or across an alley any B or M-District subject to the following requirements:

- (a) Such parking area shall be accessory to one or more business or industrial establishments located in said adjoining B or M-district.
- (b) each entrance and exit of such parking area shall be distant at least twenty feet from any adjacent lot in any R district
- (c) No sign of any kind shall be established and maintained on such parking area except signs used for the direction of traffic.
- (d) No motor vehicle repair work or other services shall be conducted on such parking area.
- (e) Such parking area shall be subject to all applicable requirements of this chapter and to any additional requirements or conditions which may be determined necessary by the Board for the protection of adjacent property.

Applicant is requesting the Conditional Use to bring the subject property into compliance.

Staff: Andrew Schweier

**Motion**

SCHILDMEYER	VALERIUS	SPEED	GERACI	FELDMAN

**Roll Call of Vote**

SCHILDMEYER	VALERIUS	SPEED	GERACI	FELDMAN



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## New Business:

### Agenda Item #2

#### **BZA 2026-05-007: Variance Request for 5410 Vine Street**

#### **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 an eight (8) foot fence in the front and rear yard.

Staff: Andrew Schweier

#### Motion

SCHILDMEYER	VALERIUS	SPEED	GERACI	FELDMAN

#### Roll Call of Vote

SCHILDMEYER	VALERIUS	SPEED	GERACI	FELDMAN

## Approve April Minutes

#### Motion

SCHILDMEYER	VALERIUS	SPEED	GERACI	FELDMAN

#### Roll Call of Vote

SCHILDMEYER	VALERIUS	SPEED	GERACI	FELDMAN



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## Approve Notice of Decision 2026-04-004

Motion

SCHILDMEYER	VALERIUS	SPEED	GERACI	FELDMAN

Roll Call of Vote

SCHILDMEYER	VALERIUS	SPEED	GERACI	FELDMAN

## Adjournment:

Motion

SCHILDMEYER	VALERIUS	SPEED	GERACI	FELDMAN

Roll Call of Vote

SCHILDMEYER	VALERIUS	SPEED	GERACI	FELDMAN



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**BOARD OF ZONING APPEALS CASE NO: 2026-05-006**

**PROPERTY ADDRESS: McClelland Ave**

**PARCEL #: 582 0008 0061 00**

**APPLICANT: VILLAGE OF ST. BERNARD**

### **PROPOSED REQUEST:**

Staff is requesting a Conditional Use for the above listed Parcel to allow the parking lot to remain in the R-2 zoning district while the main parcel is located in the B-3 zoning district. The Hamilton County Auditor's Office does not have an address assigned to the parcel.

A Conditional Use is required under Section 1181.12 Accessory Off Street Parking of the St. Bernard Zoning Ordinance for the parking lot to remain in two different zoning districts

### **BACKGROUND INFORMATION**

The Village of St Bernard established the Zoning Ordinance in October 1966. The most recent update to Section 1181 was adopted by Planning Commission and approved by Council in 2025. The updates approved at that time did not include changes to Section 1181.12.

### **VILLAGE OF ST. BERNARD ZONING ORDINANCE**

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

Chapter 1181.12: Accessory off-street parking spaces shall be located in the same or a less restricted district as those in which the principal use is permitted, provided however that the Board of Zoning Appeals may authorize as a conditional use subject to the provisions of Chapter 1131 the establishment and operation of accessory off street parking facilities in such sections of any R-District which either abut either directly or across an alley any B or M-District subject to the following requirements:

- (a) Such parking area shall be accessory to one or more business or industrial establishments located in said adjoining B or M-district.
- (b) each entrance and exit of such parking area shall be distant at least twenty feet from any adjacent lot in any R district
- (c) No sign of any kind shall be established and maintained on such parking area except signs used for the direction of traffic.
- (d) No motor vehicle repair work or other services shall be conducted on such parking area.
- (e) Such parking area shall be subject to all applicable requirements of this chapter and to any additional requirements or conditions which may be determined necessary by the Board for the protection of adjacent property.



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### **STAFF COMMENTS:**

After reviewing the Zoning Ordinance, Staff recognized that the Public Library parking lot is located on two differently zoned parcels. One parcel contains the principal structure which is located in the B-3 Community Business District. The parking lot parcel is located in an R-2 One and Two Family Residence District.

Staff spoke with Molly DeFosse, Finance and Facilities Manager for the Public Library. Ms. DeFosse believed that these issues had all been dealt with in 2014, but she was unable to locate any documents to confirm.

Staff was unable to locate any information which indicated that the issue had been resolved at the time the library was built in 2014. Staff could not locate any BZA records or Planning Commission records for the subject property.

Staff presented this case to the Planning Commission on April 2, 2026 for a Map Amendment. Staff believed that the Map Amendment was the most appropriate choice in this situation.

The concerns raised by Planning Commission were based on the possibility that the parking lot parcel, if re-zoned to B-3, could be sold and additional businesses could develop the parking lot into a separate business. With the parking lot located directly next to residential uses, Planning Commission and residents were concerned about the close proximity of residences and an unknown business use. Several different scenarios were discussed as well as the requirements for parking for any business.

The Public Library even discussed that they have only sold one facility in over fifty years. The Planning Commission, after hearing the case and concerns from residents, requested that the case be tabled and presented to the Board of Zoning Appeals for the Conditional Use.

According to the code, the Board of Zoning Appeals can approve a Conditional Use and make a ruling allowing the parking to remain in the R-2 District while the principal business is in the B-3 district. Section 1181.12 grants the BZA this authority.



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There are five criteria for the Board to consider:

- (a) Such parking area shall be accessory to one or more business or industrial establishments located in said adjoining B or M-district. **The parking lot meets this requirement.**
- (b) each entrance and exit of such parking area shall be distant at least twenty feet from any adjacent lot in any R district. **There is one entrance and it meets this requirement.**
- (c) No sign of any kind shall be established and maintained on such parking area except signs used for the direction of traffic. **There is a sign on property which Staff considers directional. This requirement is met.**
- (d) No motor vehicle repair work or other services shall be conducted on such parking area. **Staff has never observed vehicles being worked on in the lot.**
- (e) Such parking area shall be subject to all applicable requirements of this chapter and to any additional requirements or conditions which may be determined necessary by the Board for the protection of adjacent property. **Staff has spoken to Ms. DeFosse about allowing the existing shrubbery to grow in order to screen the parking lot more appropriately. The property owner has agreed to allow the shrubs to grow. This is the only item Staff has observed not currently in compliance with the code. This issue will be resolved by time.**

### **NEIGHBOR COMMENTS**

The Agenda was posted to the Village website twenty (20) days prior to the meeting date and the Staff Report was posted seven (7) days prior to the meeting date.

A two hundred (200) foot radius from outer property lines identified approximately 20 property owners. A written notification about the conditional use request was sent to all property owners.

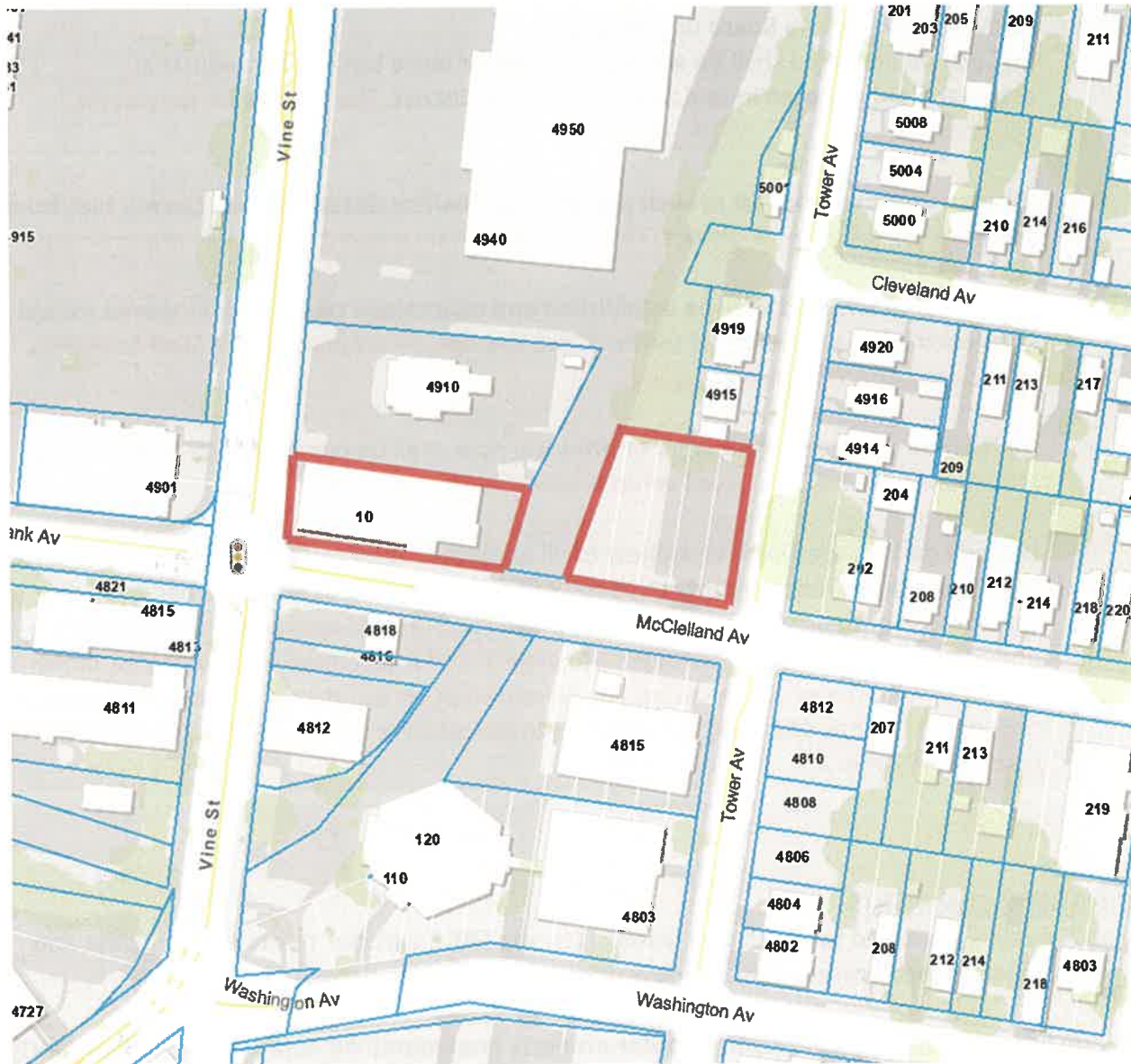
This was from the Planning Commission Case:

Staff received one comment. Staff spoke with Hayfaa Wadih, 100 Angels Way, who understands that the change is to bring the parking lot into compliance but requests a condition that the lot can only be used for parking; concerned about a possible business opening on the lot.



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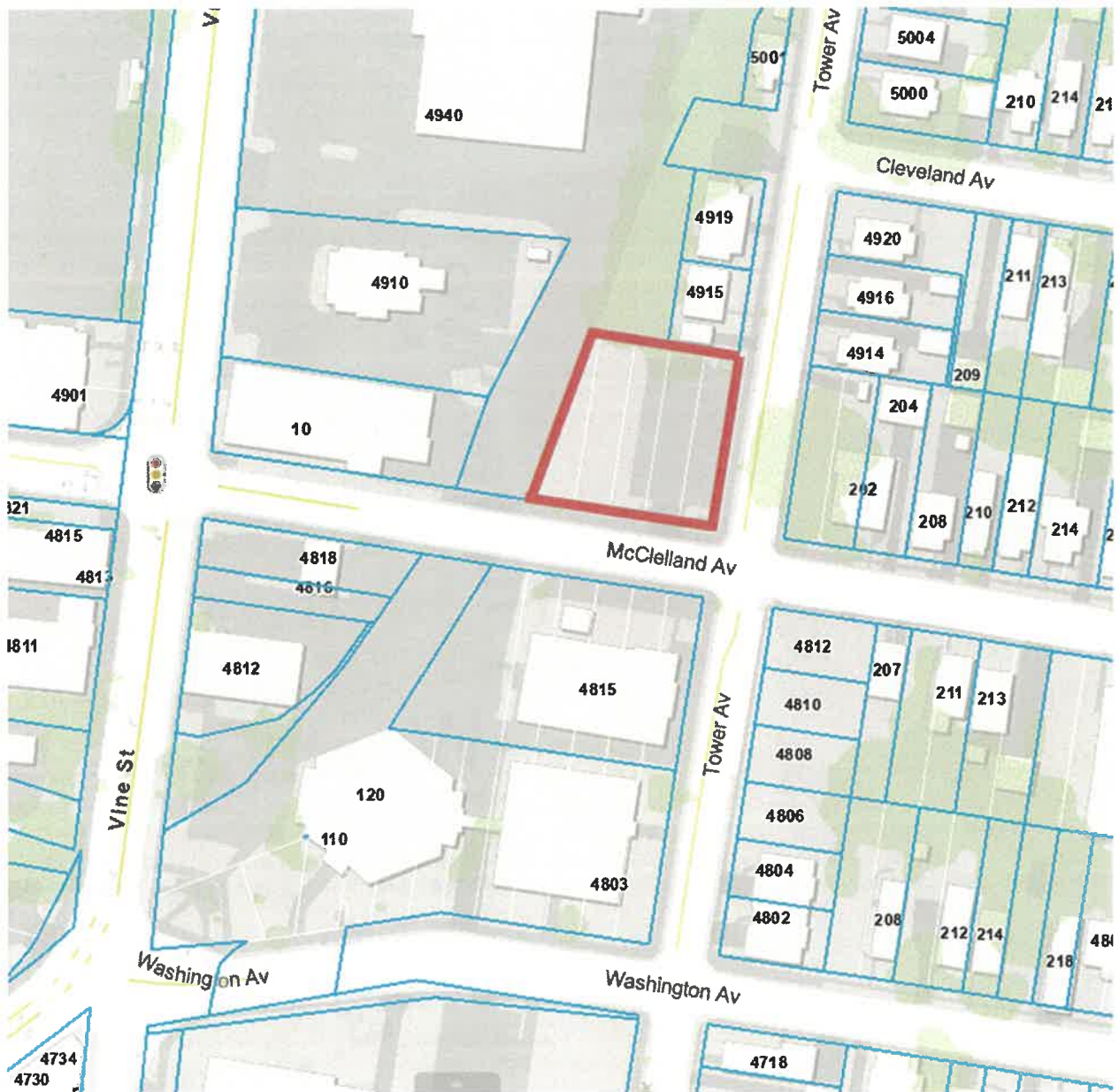


The properties outlined in red are the library on the left and the parking lot on the right. A conditional Use would be granted to the parking lot parcel to allow it to remain R-2



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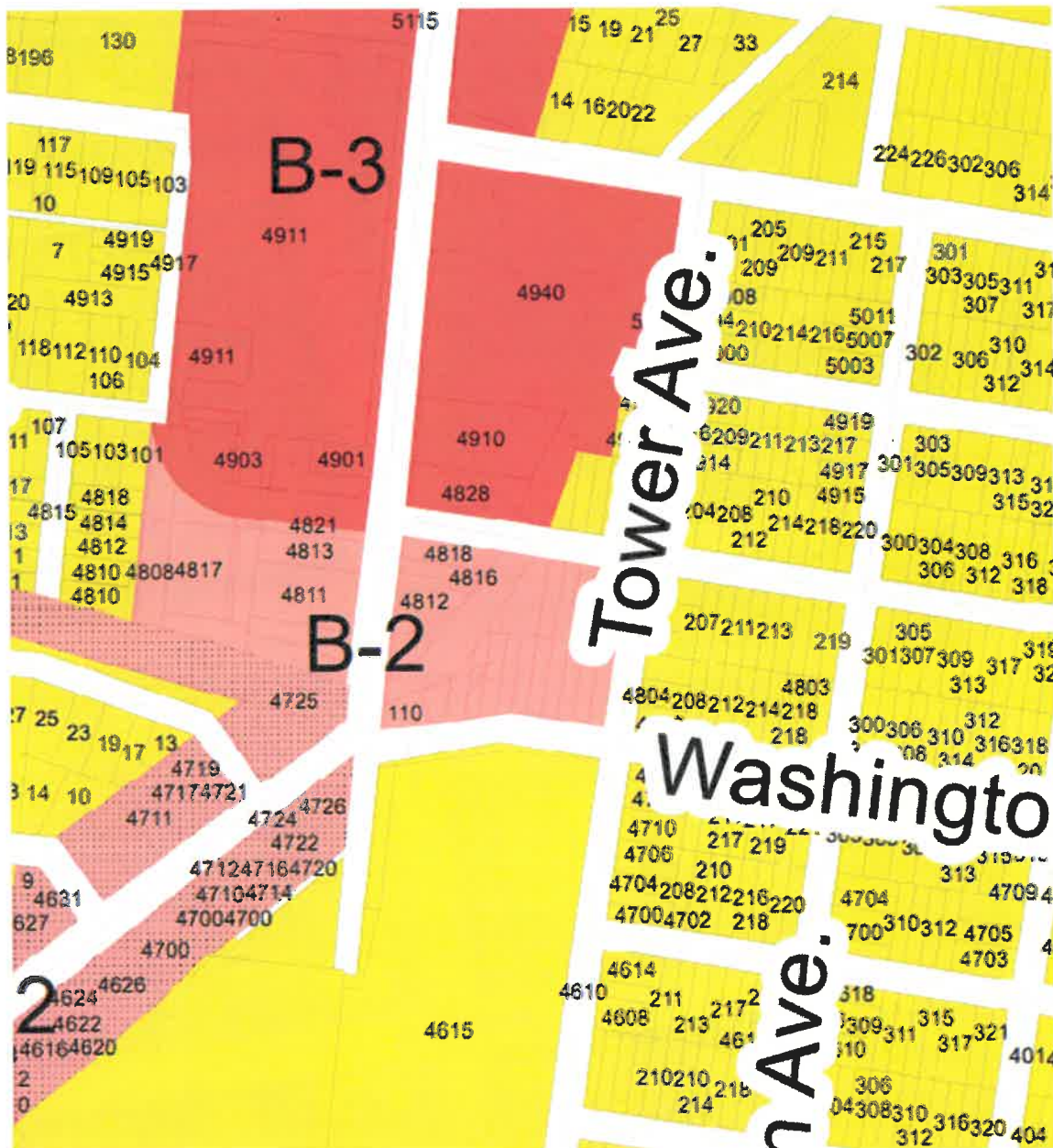


The parking lot appears on the map to be multiple parcels, but it is listed as a single parcel by the Auditor.



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The areas shaded yellow are the R-2 Zoning District. The parcel in question is located where Tower Ave is identified, to the left. 4828 shaded in red is the library.



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REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS  
FOR MEETING DATE OF MAY 11, 2025  
BZA 2026-05-007

**CASE NO. BZA: 2026-05-007**

**PROPERTY ADDRESS: 5410 Vine Street**

**PARCEL ID # 582 0002 0003 00**

**APPLICANT: UGI Energy Services**

### PROPOSED REQUEST:

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

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 100%.**

### BACKGROUND INFORMATION

The subject property is located at 5410 Vine Street. The property is located on the east side of Vine between Spring Grove Ave to the south and Murray Rd. to the north. The subject property is Zoned "M-1" General Manufacturing District.

According to the Hamilton County Auditor's website 5410 Vine Street (parcel 582-0002-0003-00) is 3.2 acres in size. A second parcel located at 5400 Vine Street (parcel 582-0002-0004-00) is also owned by the applicant and is connected to the subject parcel. 5400 Vine St is listed as 1.067 acres in size. No activity related to the variance request is occurring on this parcel

The Auditors Office shows that the property was purchased by the Applicant in 2023 and structures built in 2024.



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BZA 2026-05-007

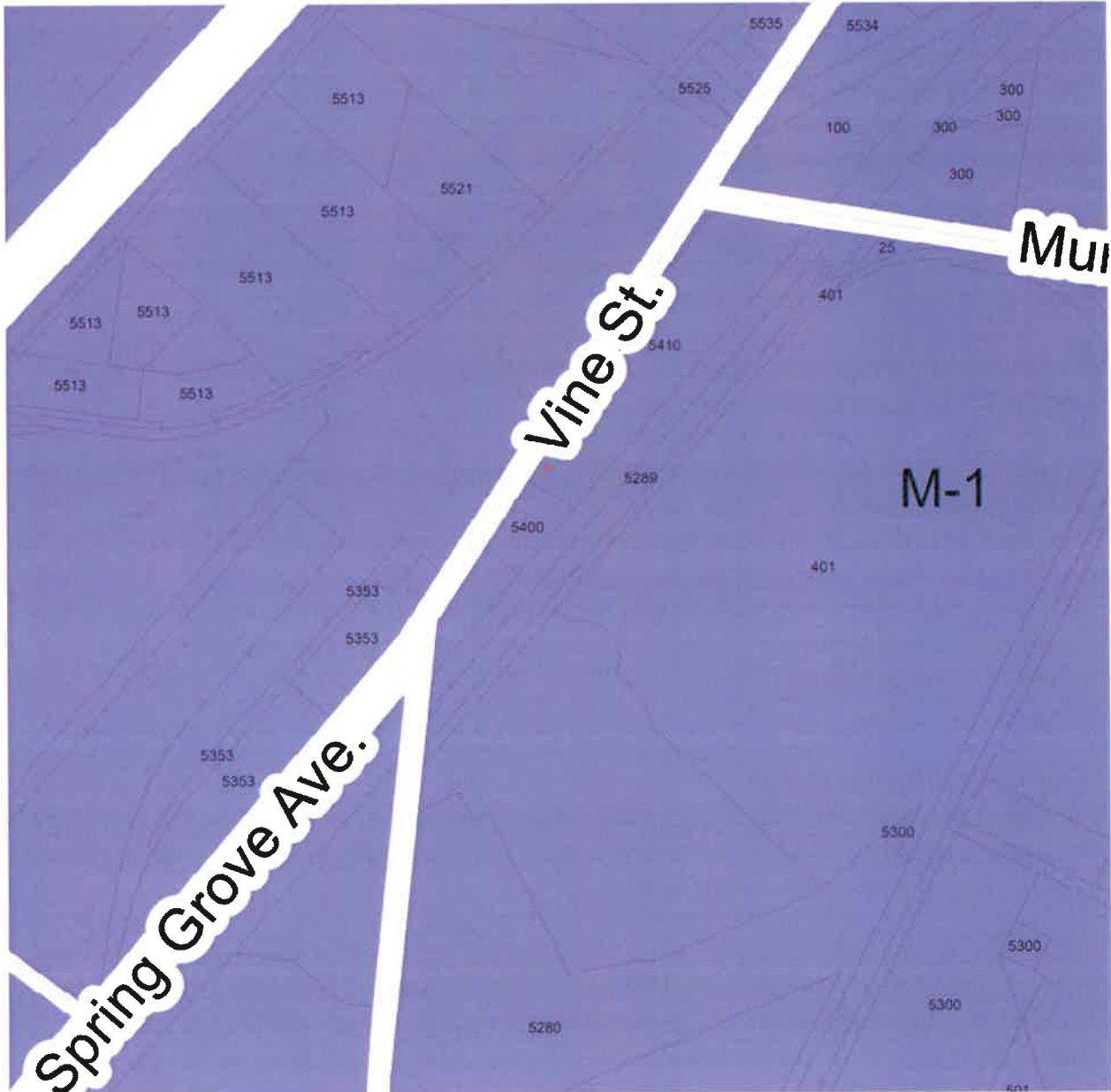


Figure 1: Zoning Map. Shows that the subject property and all properties connected are within the M-1 General Manufacturing Zoning District (purple)

The properties to the North, South, East and West in purple are all zoned M-1, General Manufacturing.



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BZA 2026-05-007

### **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.

### 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 January 14, 2026 Staff met with representatives of UGI to discuss concerns at the facility. One of the concerns raised at that time was the height of the fence along Vine and Murray and the barbed wire atop the fence.

UGI representatives stated that the facility had a barbed wire fence at the time that they purchased the property and they merely replaced the fence. UGI representatives also advised that building code required the fence be at a certain height. They agreed to provide the code for review.

Staff explained that the existing fence may have been a pre-existing non-conforming fence, which when it was removed, eliminated the status as non-conforming.

UGI advised that the fence was on the original submitted building plans which received approval. Staff confirmed that the fence was listed on the original plans. However, the fence should not have been approved as submitted without receiving BZA approval.

Staff had several conversations concerning the fence and the remedies. Staff advised that the BZA was not authorized to permit the barbed wired as that would constitute a use variance which was not permitted by code.



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UGI provided the following information related to the fence height:

**NFPA 70 110.31:**

Enclosure for Electrical Installations. Electrical installations in a vault, room, or closet or in an area surrounded by a wall, screen, or fence, access to which is controlled by a lock(s) or other approved means, shall be considered to be accessible to qualified persons only. The type of enclosure used in a given case shall be designed and constructed according to the nature and degree of the hazard(s) associated with the installation.

For installations other than equipment as described in 110.31(D), a wall, screen, or fence shall be used to enclose an outdoor electrical installation to deter access by persons who are not qualified. A fence shall not be less than 2.1 m (7 ft) in height or a combination of 1.8 m (6 ft) or more of fence fabric and a 300 mm (1 ft) or more extension utilizing three or more strands of barbed wire or equivalent. The distance from the fence to live parts shall be not less than given in Table 110.31.

Table 110.31 Minimum Distance from Fence to Live Parts:

<u>Nominal Voltage</u>	<u>m</u>	<u>ft</u>
1001–13,799	3.05	10
13,800–230,000	4.57	15
Over 230,000	5.49	18

Note: For clearances of conductors for specific system voltages and typical BIL ratings, see ANSI/IEEE C2-2012, National Electrical Safety Code.

Staff reviewed the code and concurs with the Applicants assessment that the Building Code requires a minimum fence height of seven (7) feet. Staff also believes that Table 110.31 requires a separation of at least ten (10) feet from the fence to the equipment. The applicants request for height and distance exceeds the minimum standards set out by the NFPA. Staff believes the eight (8) foot fence surrounding the entire property is appropriate.

The NFPA guidelines do not require the barbed wire, but allow it as an alternative. The zoning code prohibits the barbed wire along the street and sidewalk. As a result the applicant was asked to remove the barbed wire on the frontages along Vine St and Murray Rd. The barbed wire is permitted on the east side of the property, abutting the railroad tracks, and is not in violation of the zoning code.



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REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS  
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The Applicant has advised that they would remove the three-strand barbed wire along Vine St and Murray Rd.

### Departmental Review

There were no comments from other Village Departments.

### Neighbor Comments

There are six 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:



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

**APPLICANT'S RESPONSE:** There will not be beneficial use of the property without the variance. For installations other than equipment as described in NFPA 110.31(D), a wall, screen, or fence shall be used to enclose an outdoor electrical installation to deter access by persons who are not qualified. A fence shall not be less than 2.1 m (7 ft) in height or a combination of 1.8 m (6 ft) or more of fence fabric and a 300 mm (1 ft) or more extension utilizing three or more strands of barbed wire or equivalent. The distance from the fence to live parts shall be not less than given in Table 110.31

**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.

### II. Is the Variance substantial?

**APPLICANT'S RESPONSE:** No, the variance is not substantial.

**Staff Comment:** The variance request is substantial if only looking at the percentage. However, the NFPA 70 requires a minimum of a seven (7) foot fence for facilities with nominal voltages that are present at this location. Based on the Building requirements, this is not a substantial request.

### 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:** Neighboring property owners already have similar fencing installations and therefore our fencing would not present a substantial alteration to the essential character of the neighborhood.

**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



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**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: Yes

**Staff Comment: The Hamilton County Auditor's website shows that the property was purchased by the current owner in 2023. 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. Due to NFPA requirements, the minimum fencing requirement is above and beyond the City Guidelines where Outdoor installations with exposed live parts require a fence or wall at least 7 feet (2.1 meters) high.

**Staff Comment: Staff does not believe that the problem can be solved in any other manner other than granting the variance in order to meet the requirements of the building code.**

**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, granting the requested fencing variance would preserve the spirit and intent of the zoning requirement, and substantial justice would be served. While the proposed fencing may differ from the ordinance, it does not undermine the underlying intent of the regulation. Instead, it enhances facility safety and functionality without adverse effects. Granting the variance would result in a reasonable balanced outcome by allowing the property to be secured properly given its operational needs while respecting the zoning principles.

**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. The property is required by**



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NFPA 70 to have a minimum seven (7) foot fence. Staff does not have an issue with the fence being eight (8) feet. Staff believes that the zoning code should be updated for the Manufacturing district to allow taller fences.

### **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 three-strand barbed wire which abuts Vine St and Murray Rd shall be removed by July 10, 2026.



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The subject parcel is outlined in red. There is an eight-foot chain link fence surrounding the property which is the subject of the variance request.



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The area outlined in red along Vine Street and Murray Road is an eight (8) foot chain link fence with barbed wire. The three strand barbed wire in this location must be removed as it is in violation of the code and the BZA does not have authority to approve. The area outlined in orange is also an eight (8) foot chain link fence with barbed wire. Staff believes that this area of barbed wire should be permitted as it does not abut the street or sidewalk. The area outlined in green is an eight (8) foot chain link fence with barbed wire which is permitted by code.

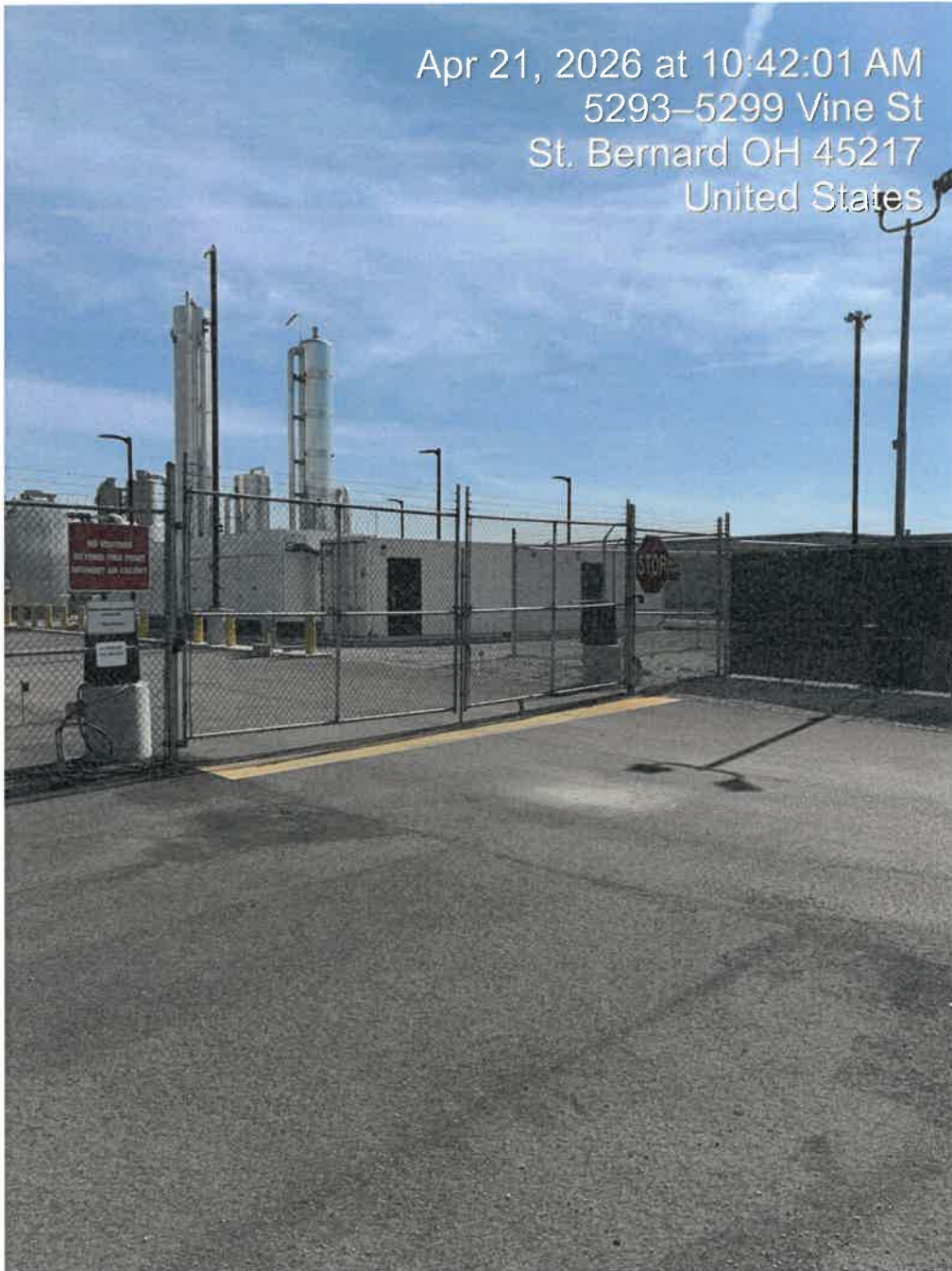


## VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

Phone: (513) 242-7770 • Website: [www.cityofstbernard.org](http://www.cityofstbernard.org)

REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS  
FOR MEETING DATE OF MAY 11, 2025  
BZA 2026-05-007



This photo is the area depicted in orange where staff believes that the three-strand barbed wire is permitted.

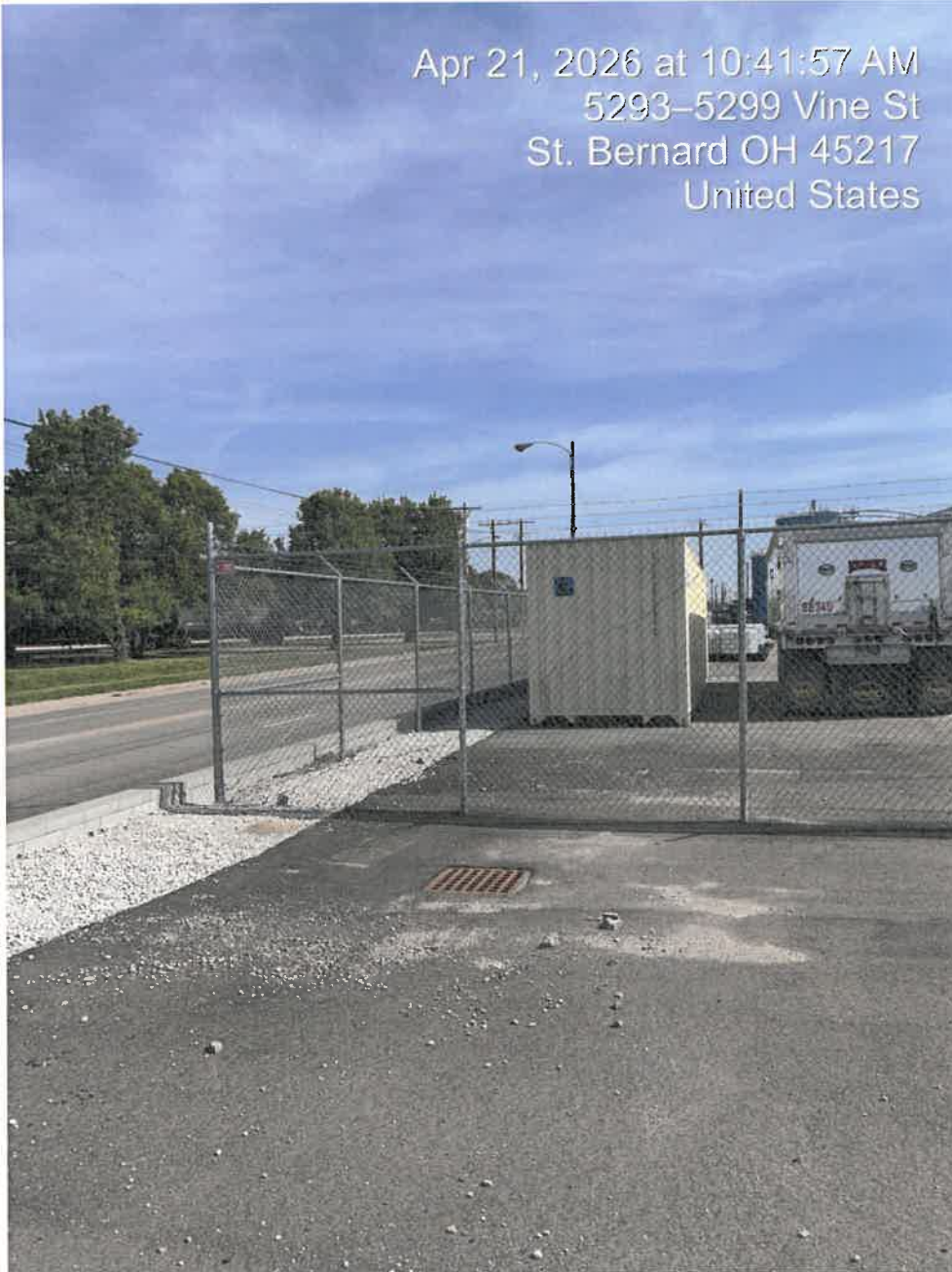


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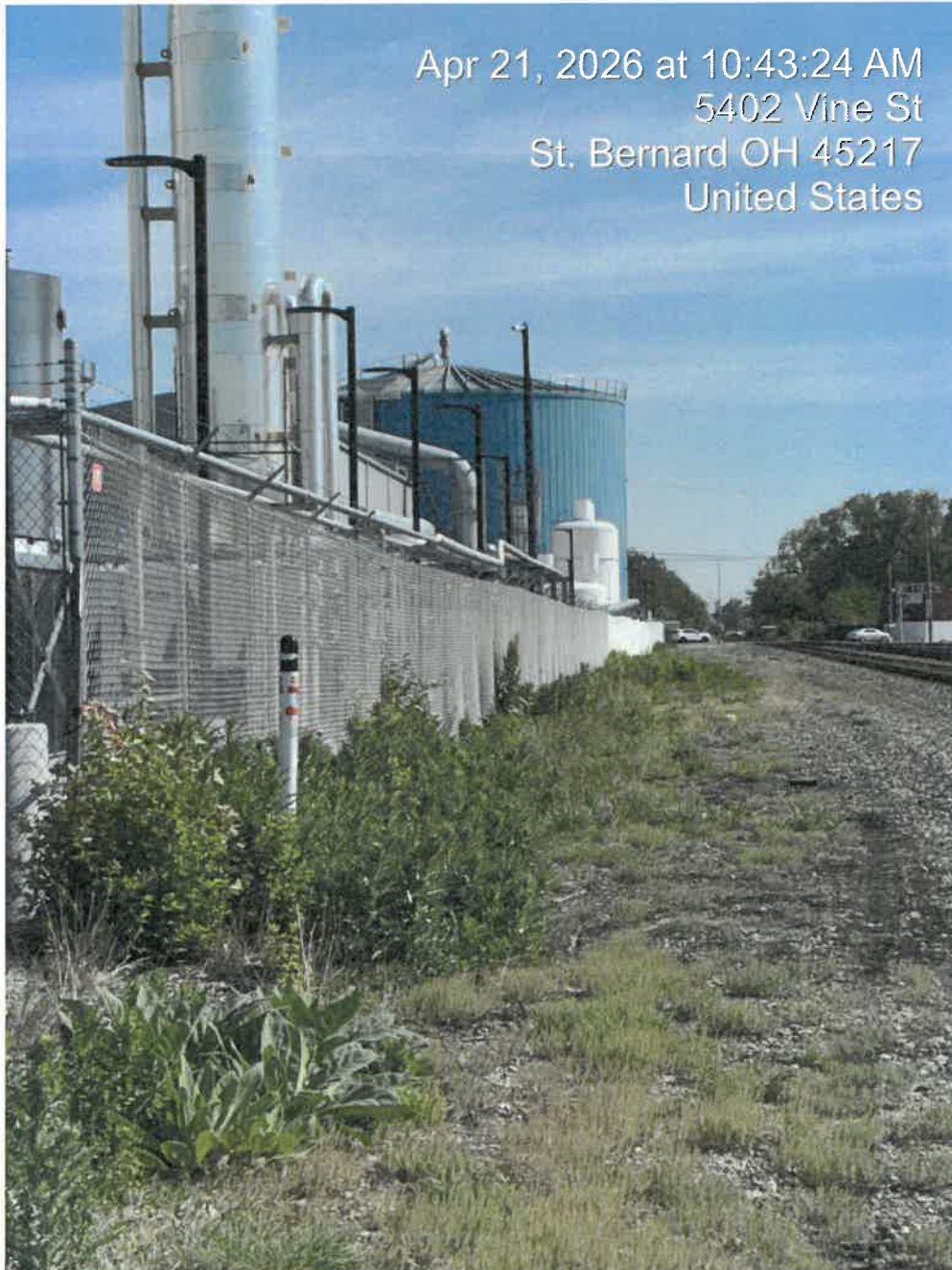
This photo is the area depicted in orange, just to the left of the previous picture, where staff believes that the three-strand barbed wire is permitted.



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This is the rear portion of the property looking from south to north. The three strand barbed wire is permitted. Staff believes that the eight foot fence is appropriate based on NFAP guidelines

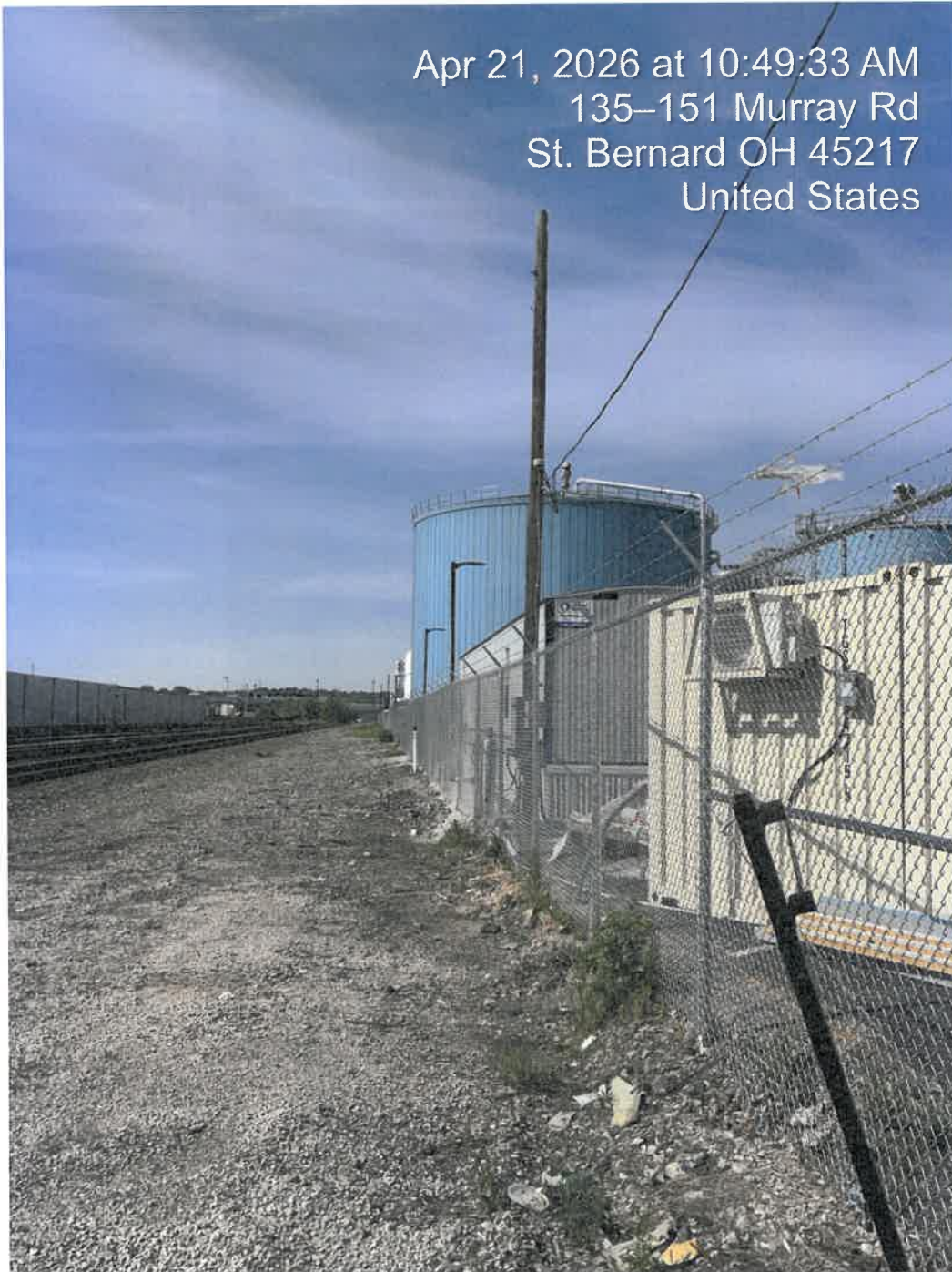


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Again, this is the rear of the property looking north to south. Three strand barbed wire is permitted here. Staff believes that the eight foot fence is appropriate based on NFAP guidelines

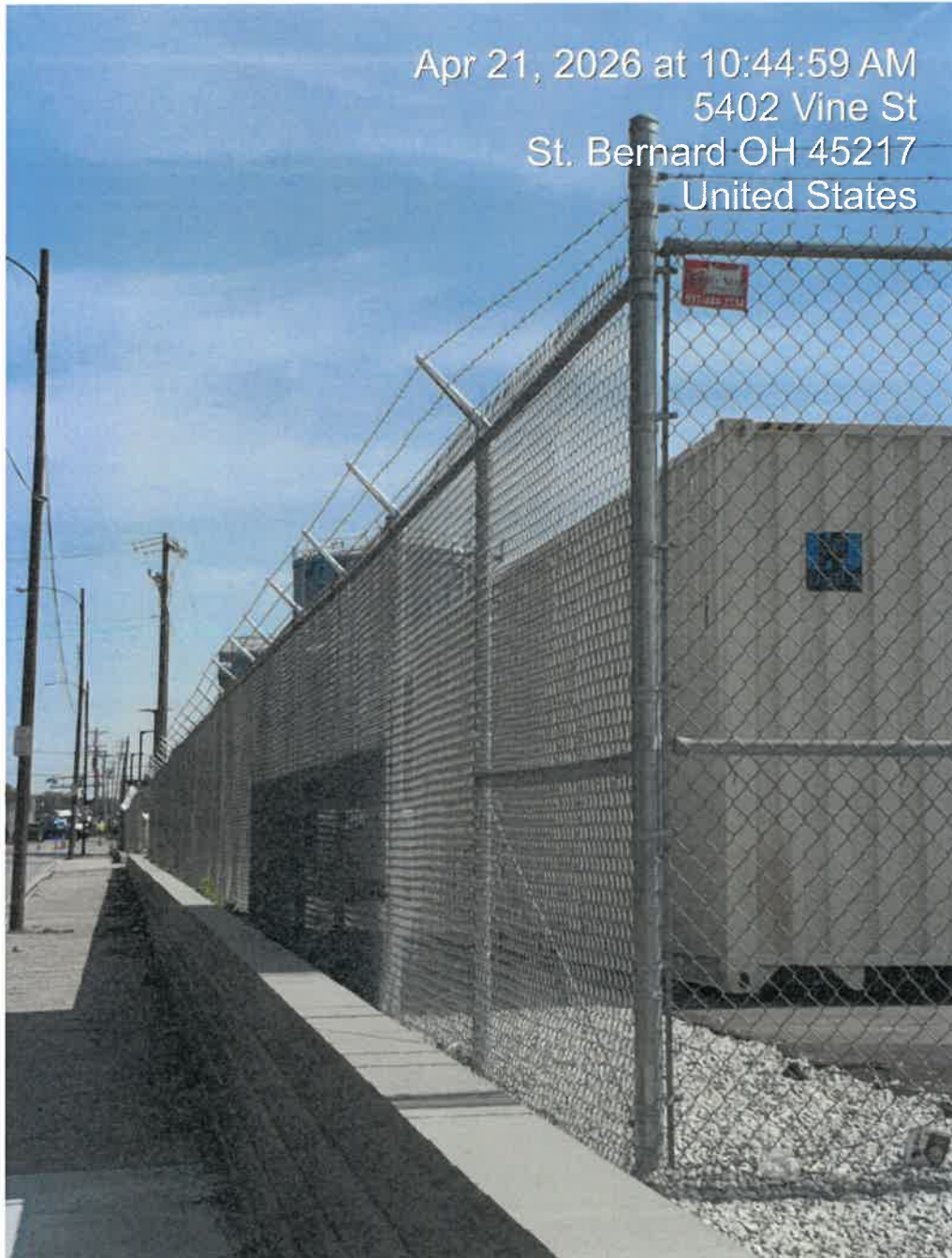


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The following photos show the fence line along Vine St looking from the south to the north. The three-strand barbed wire is not permitted in these areas. Staff believes that the eight-foot fence is appropriate based on NFAP guidelines



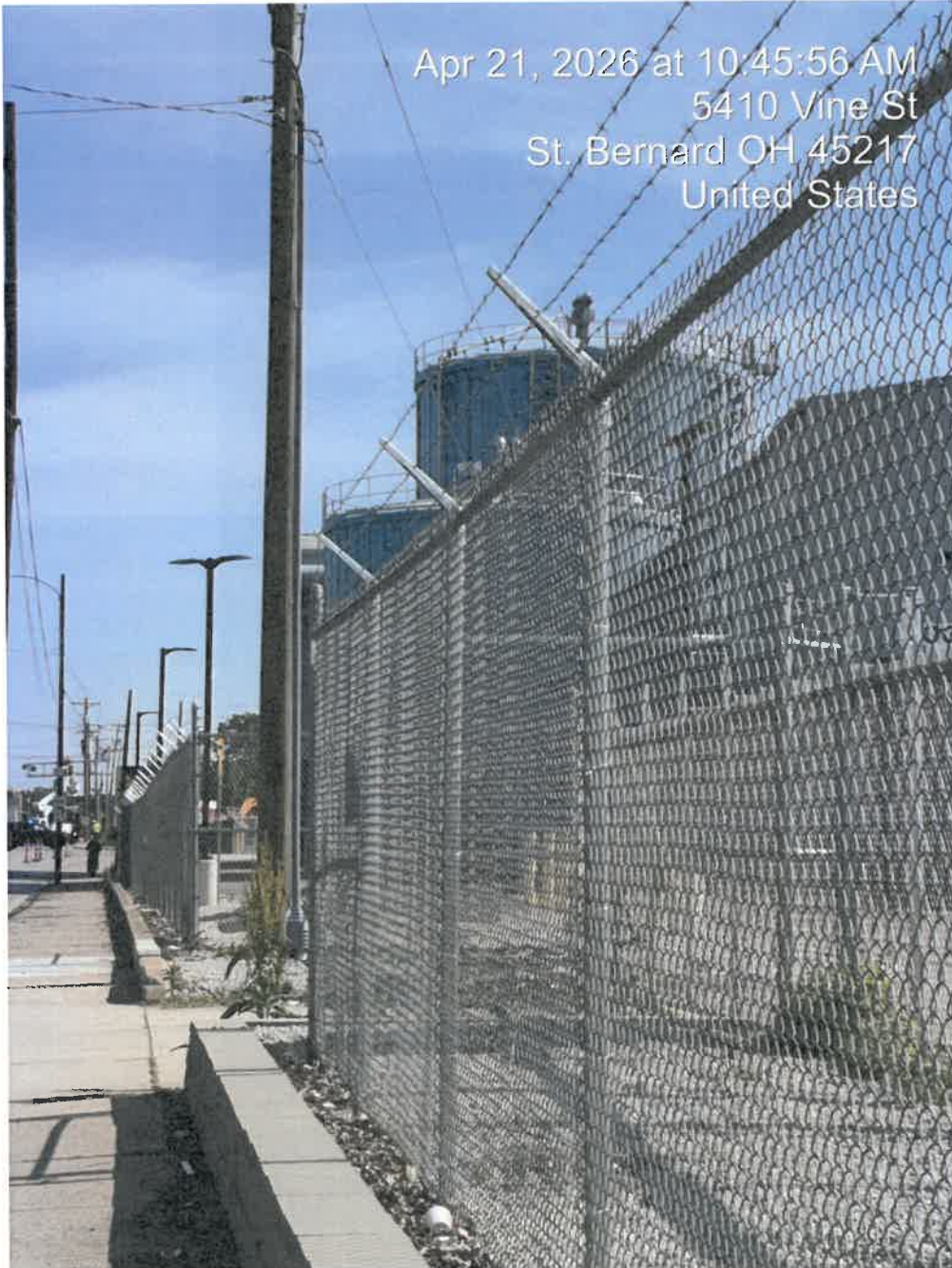


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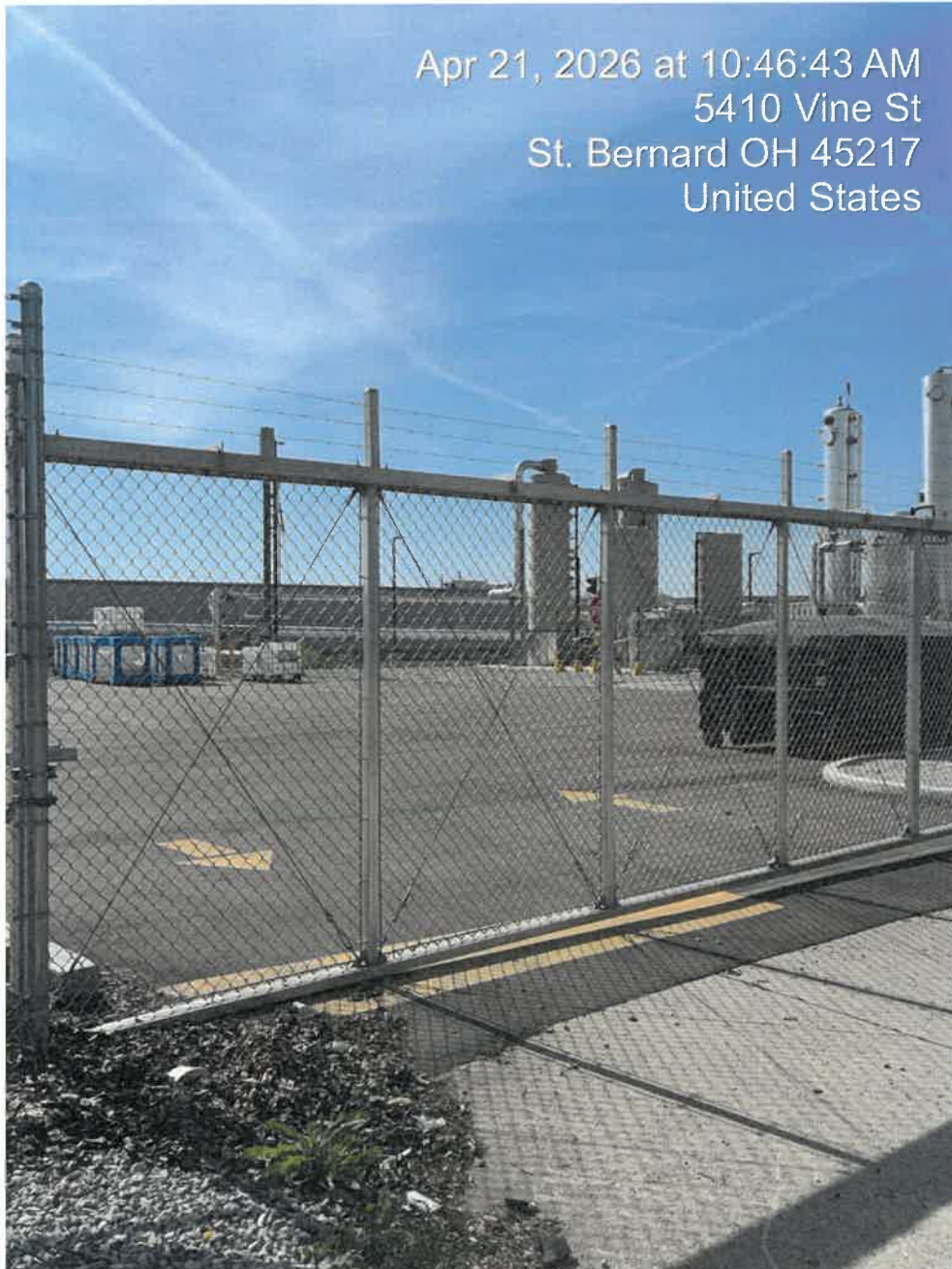




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The gate faces Vine St so the barbed wire would need to be removed.



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The following photos are looking east down Murray Rd from Vine St. The three-strand barbed wire is not permitted in these areas. Staff believes that the eight-foot fence is appropriate based on NFAP guidelines



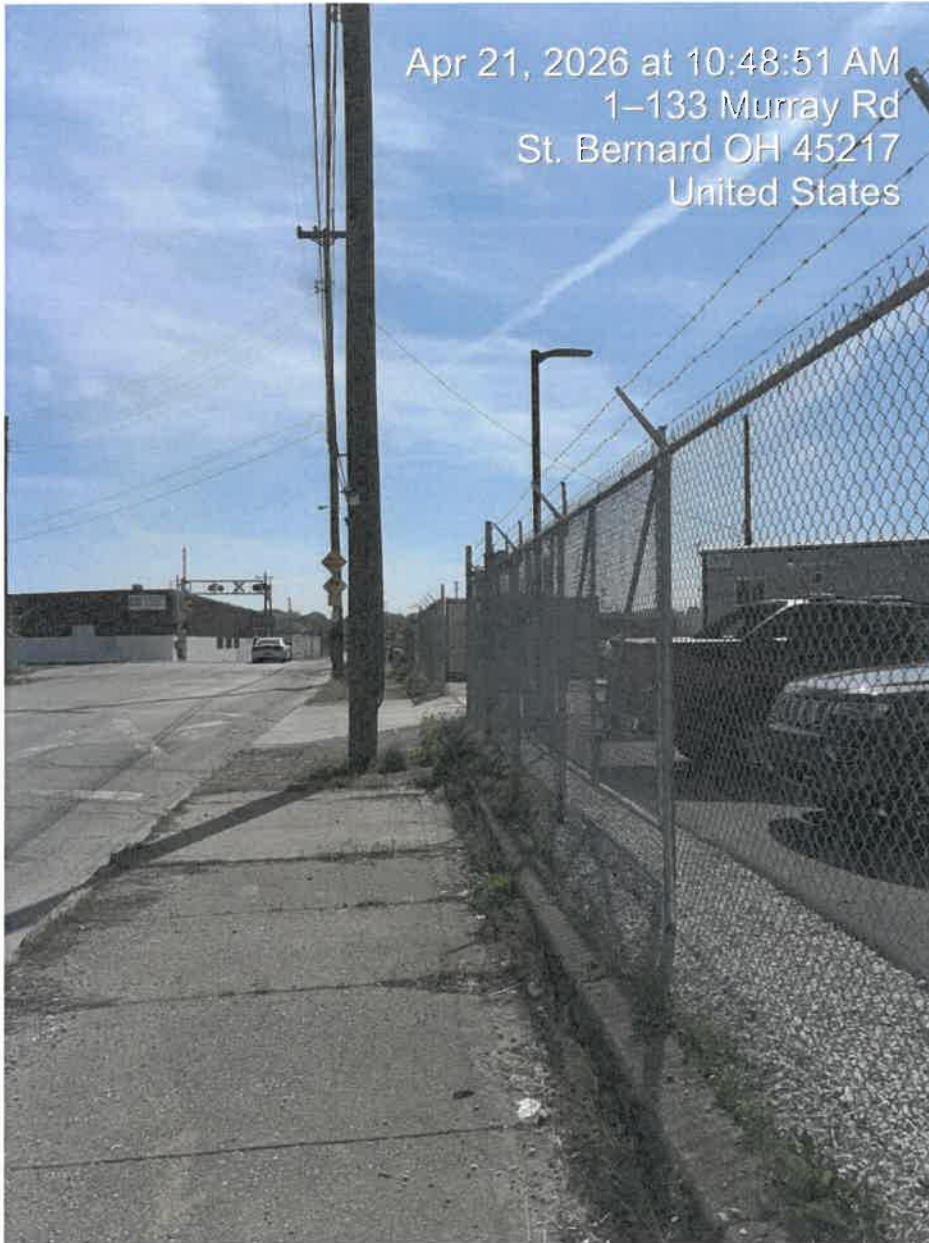


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REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS  
FOR MEETING DATE OF MAY 11, 2025  
BZA 2026-05-007





**St. Bernard Board of Zoning Appeals**  
**April 13, 2026**  
**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. 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. Ron Feldman. Mr. Brian Speed was absent. Also, in attendance was Andrew Schweier, Zoning Administrator, presenting for staff.

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

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The conflict-of-Interest statement was read by Mr. Schildmeyer. No conflicts were noted by members of the Board. Commissioner Valerius made a motion to approve and Commissioner Schildmeyer seconded the conflict of interest statement. The motion was passed unanimously.

New Business

Case 2026-04-004 was presented by staff. Staff read the variance request and code section which applied. Staff read each of the seven requirements with the Applicant response and Staff Comment. The staff report is submitted as part of the minutes for the record.

Steve Schad presented for the applicant, Roger Bacon. In the application I mentioned that the sign is three distinct signs, I realize that is not how its measured by code. Of the 180 sq ft, 47% is actual wall, not sign. The letters are only about two feet high so the real issue is the logo which is six feet. Just having the letters would look silly on the wall so the logo is important.

There will be no independent lighting on the sign. The wall is 32 feet high, so this will not be a dense sign. The sign wont be a distraction because it is so far off the roadway. We can adjust if the BZA decides that.

I am happy to answer any questions. There were no questions from the board.

Chair Schildmeyer called for anyone to speak in favor or against and no one rose. Allen Gibboney, 4242 Leonard asked if the board would take questions. He asked what side of the building the sign was going on, Leonard or Vine. Chair Schildmeyer advised that it was on Vine Street side.

Mr. Gibboney made a comment that it was curious that a hearing was being held for a sign so far off the road, but nothing was mentioned about the parking lot which is now going in across from his house. Staff advised that a mailing was sent out and the same process was followed for the parking lot.

Sosena Erco, 4233 Leonard, stated that she did not know that the houses being torn down were for a parking lot until a few days ago. She stated that she did receive a letter in January time frame but she was travelling out of the country so she did not attend the meeting. Felt that this was blindsiding.

Applicant was given the chance to respond but declined. The public hearing was closed.

Mr. Schildmeyer asked the applicant if any trees were being cut down which the applicant stated no.

Commissioner Valerius asked if the primary issue was the logo or the square feet. Staff explained that it wasn't just the logo, but the overall height of the logo and lettering. The code does not take into consideration the naming of a building with three different lines and a logo.

Commissioner Valerius asked about the ground sign, she understood that its included in the information, but is not part of the decision before the board. Staff advised that was correct.

Commissioner Schildmeyer asked if the logo on the Fogarty Center went through BZA as well or was not applicable. Staff advised that it was probably not applicable, but if it was, it was a loophole. Commissioner Schildmeyer asked if it was part of the overall signage package also? Staff advised that they did not attempt to get a size on the logo or include it as part of the signage numbers, but it would count toward signage. Staff believes that the school would still be within the code.

Commissioner Valerius made a motion and Commissioner Feldman seconded to approve the variance request for case 2026-04-004 for reasons noted by staff, with conditions noted by Staff.

A roll call vote was taken and the motion passed unanimously:

Commissioner Valerious yes; Commissioner Feldman yes; Commissioner Geraci yes,  
Commissioner Schildmeyer yes

Case 2026-04-005 was presented by staff. Staff advised that this was not a public hearing because the item before the Board was to approve the Policies and Procedures for the BZA.

A roll call vote was taken and the motion passed unanimously:

Commissioner Geraci yes; Commissioner Schildmeyer yes; Commissioner Valerious yes,  
Commissioner Feldman yes

Old Business:

Approval of March minutes. Approval of Notice of Decision for 2026-03-003.

Miscellaneous

Two cases on the agenda for May.

A motion was made and seconded to Adjourn. All voted in favor. The meeting was closed.

Respectfully submitted,

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Gary Schildmeyer, Chairman

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Andrew Schweier, Secretary



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Board of Zoning Appeals Case 2026-04-004

Notice of Decision and Resolution: To Approve

To Deny

A public hearing was held by the Village of St. Bernard Board of Zoning Appeals on Monday April 13, 2026 on the following application:

**APPLICANT:** Roger Bacon High School

**OWNER:** Providence of St John

**REQUEST:** 1185.02 Business Signs

**Description:** The applicant is requesting one (1) variance for the construction of a business sign which exceeds four feet in height.

**Location:** 4320 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 spirit and intent of the zoning code and will not cause a substantial alteration to the character of the neighborhood.

Upon call of the roll to APPROVE the requested Variance resulted as follows:

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



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The motions were carried and the Variance request was Approved.

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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: April 13, 2026

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Andrew J. Schweier