



VILLAGE OF ST. BERNARD

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

Board of Zoning Appeals
December 8, 2025 @ 6:00pm
Council Chambers
110 Washington Ave
St Bernard, Ohio 45217

Chairperson

Ron Feldman
Board Member

Keith Geraci
Board Member

Brian Speed
Board Member

Gary Schildmeyer
Board Member

Kelly Valerius
Planning Commission

Roll Call:

1 Public Hearing(s)

Feldman	GERACI	SPEED	SCHILDMEYER	PC MEMBER

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

Feldman	GERACI	SPEED	SCHILDMEYER	VALERIUS

Roll Call of Vote

Feldman	GERACI	SPEED	SCHILDMEYER	VALERIUS



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Election of Chair for 2025

Motion

Feldman	GERACI	SPEED	SCHILDMEYER	VALERIUS

Roll Call Vote

Feldman	GERACI	SPEED	SCHILDMEYER	VALERIUS

Election of Vice Chair for 2024

Motion

Feldman	GERACI	SPEED	SCHILDMEYER	VALERIUS

Roll Call Vote

Feldman	GERACI	SPEED	SCHILDMEYER	VALERIUS

New Business:

Agenda Item #1

BZA 2025-12-001: Variance Request for 5289 Vine Street

The Applicant is requesting one (1) Variance under the St. Bernard Zoning Ordinance:

Variance Request 1: Section 1179.02: Fences, Walks and Hedges

Staff: Andrew Schweier

Motion

Feldman	GERACI	SPEED	SCHILDMEYER	VALERIUS

Roll Call of Vote

Feldman	GERACI	SPEED	SCHILDMEYER	VALERIUS



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Adjournment:

Motion

Feldman	GERACI	SPEED	SCHILDMEYER	PC MEMBER

Roll Call of Vote

Feldman	GERACI	SPEED	SCHILDMEYER	PC MEMBER



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REPORT TO THE VILLAGE OF ST. BERNARD BOARD OF ZONING APPEALS
FOR MEETING DATE OF DECEMBER 8, 2025
BZA 2025-12-001

CASE NO. BZA: 2025-12-001

PROPERTY ADDRESS: 5289 Vine Street and 5177 Vine Street

PARCEL ID # 582-0002-0041-00 and 582-0006-0030-00

APPLICANT: Karehma Simon, Triversity Construction

PROPOSED REQUEST:

The applicant is requesting a variance to construct a six (6) foot rod iron fence along their property line.

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 150%.

BACKGROUND INFORMATION

The subject property is located at 5289 Vine Street and 5177 Vine Street. The property is located on the west side of Vine between Beech to the west, Railroad Avenue to the south and Spring Grove Avenue to the north. The subject property is Zoned "M-1" General Manufacturing District.

According to the Hamilton County Auditor's website 5289 Vine Street (parcel 582-0002-0041-00) is 14 .148 acres in size and 5177 Vine Street (parcel 582-0006-0030-00) is 6.581 acres for a total lot area of 20.719 acres. The Auditors Office shows that the property was built in 2021. Staff believes that this date reflects substantial alterations to the property, not the actual building date. The County records show that Proctor and Gamble has owned the property since at least 1970.



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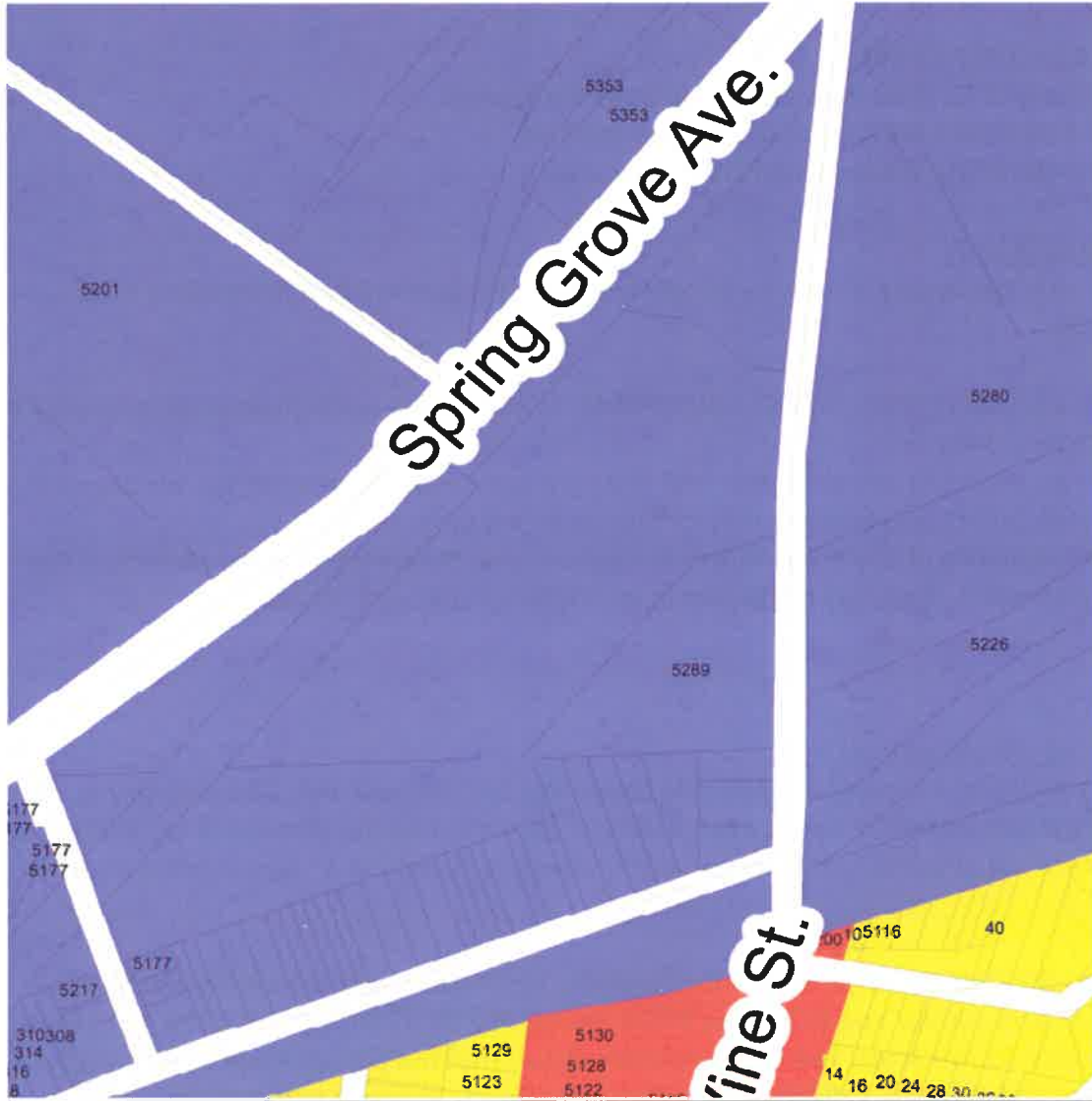


Figure 1: Zoning Map. Shows that the subject property and all properties connected are within the M-1 General Manufacturing Zoning District (purple)

The properties in yellow to the South are zoned “R-2” One- and Two-Family Residence. The properties in red are zoned B-3 Community Business. Staff notes that the properties to the South are all separated from the subject property by Interstate 75. The properties to the West, North, and East in purple are all zoned M-1, General Manufacturing.

St. Bernard Zoning Ordinance:



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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.

STAFF COMMENTS:

Staff met with Karehma Simon and Nick Figgins of Triversity Construction in August/ September 2025 to discuss the construction of a fence in the front yard of the subject property. At that time, Triversity advised that they planned on installing a six foot black rod iron fence along Beech, Railroad and Vine Street.

Staff advised that a Zoning Permit would be required for the project. Staff advised that the permit could not be approved and that a Board of Zoning Appeals hearing would be required for the project. Staff advised that the fence would require a variance due to the zoning code requiring fences in front yards be no higher than four (4) feet in height. Staff advised that based on the conversations and plans presented, the fence would be on three different street frontages which limited height to four feet. Based upon the property as currently situated, Staff provided a drawing showing where a six-foot fence would be permitted by code. Triversity advised that the location of that fence would not meet the needs of the property owner.

Staff advised Triversity representatives that the Appeal application was currently being revised and asked what their time frame was for constructing the fence. Triversity advised that they would like to begin construction by December 2025. Staff advised Triversity that a December time frame was feasible.

Staff advised that Triversity would need to submit a permit request which would be denied by Staff, and within twenty days of the denial Triversity would need to submit an application for the BZA.

On October 21, 2025 Triversity submitted an application for the fence. Staff denied the application and sent notice to Triversity on October 24, 2025. Staff spoke with representatives



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from Triversity regarding the denial. Staff provided an application form to Triversity for the BZA. On November 4, 2025 Staff met with Triversity in regards to the application and received a completed application on November 6, 2025.

The Applicant has advised that the fence will be located off of Beech Street approximately one hundred and eighty-four (184) feet. The fence will be setback from railroad approximately twenty-four (24) feet, and on Vine Street the fence would be setback one (1) foot. Staff has advised that at any ingress or egress that the fence would need to be setback ten (10) feet to provide for site lines.

The Applicant has advised that the fence will be a black rod iron fence which closely resembles fencing currently located on the property.

Neighbor Comments

There are fourteen 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.



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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: Yes, however, visitor and employee personal property are at risk, which itself is a disruption to operations and increase need for public safety resources.

Staff Comment: Yes, there can be a beneficial use of the property without the Variance. However, Staff believes the property meets the variance criteria due to three frontages.

II. Is the Variance substantial?

APPLICANT'S RESPONSE: No. Installing a six feet tall fence vs. a four feet tall fence is not "substantial" Commercial/ Industrial property have no distinction from residential property in the current ordinance regulations regarding fences.

Staff Comment: The variance request is substantial if only looking at the percentage. This property is unique and faces challenges that other properties in the Village do not face in that it has street frontages on three sides of the property. The Applicant is correct that the current code does not differentiate between residential, business or manufacturing zoning districts.

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. The property currently has sections of similar fence along Vine Street.



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Staff believes that a text amendment for the Manufacturing district to allow taller fences would be appropriate.

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

APPLICANT'S RESPONSE: No

Staff Comment: No, government services would not be affected. The Applicant is installing controlled access gates at various entry points. Staff simply requests that police and fire have codes or means for entry.

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

APPLICANT'S RESPONSE: No. There are actually sections of existing six feet fence along Vine Street along this property.

Staff Comment: The Hamilton County Auditor's website shows that the current owner of the property has owned it since 1970. The owner could have owned the property prior to that time frame, but online records only go back to 1970. 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. Owner believes the variance will effectively improve safety and security of the business interest.

Staff Comment: The Applicants could comply with the Zoning Ordinance by constructing a four-foot fence. However, the unique situation of having three frontages on the property is a valid reason to approve the variance request. Staff also believes that amending the code to allow taller fences in this zoning district is appropriate.



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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. Commercial/ Industrial property have no distinction from residential property in the current ordinance regulations regarding fences.

Staff Comment: Staff believes that the granting of the variance does preserve the spirit and intent of the zoning code for the reasons previously stated- the property is unique with three frontages and 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 Applicant shall grant access codes to St. Bernard emergency services (Police and Fire) to access any gates installed on the property.

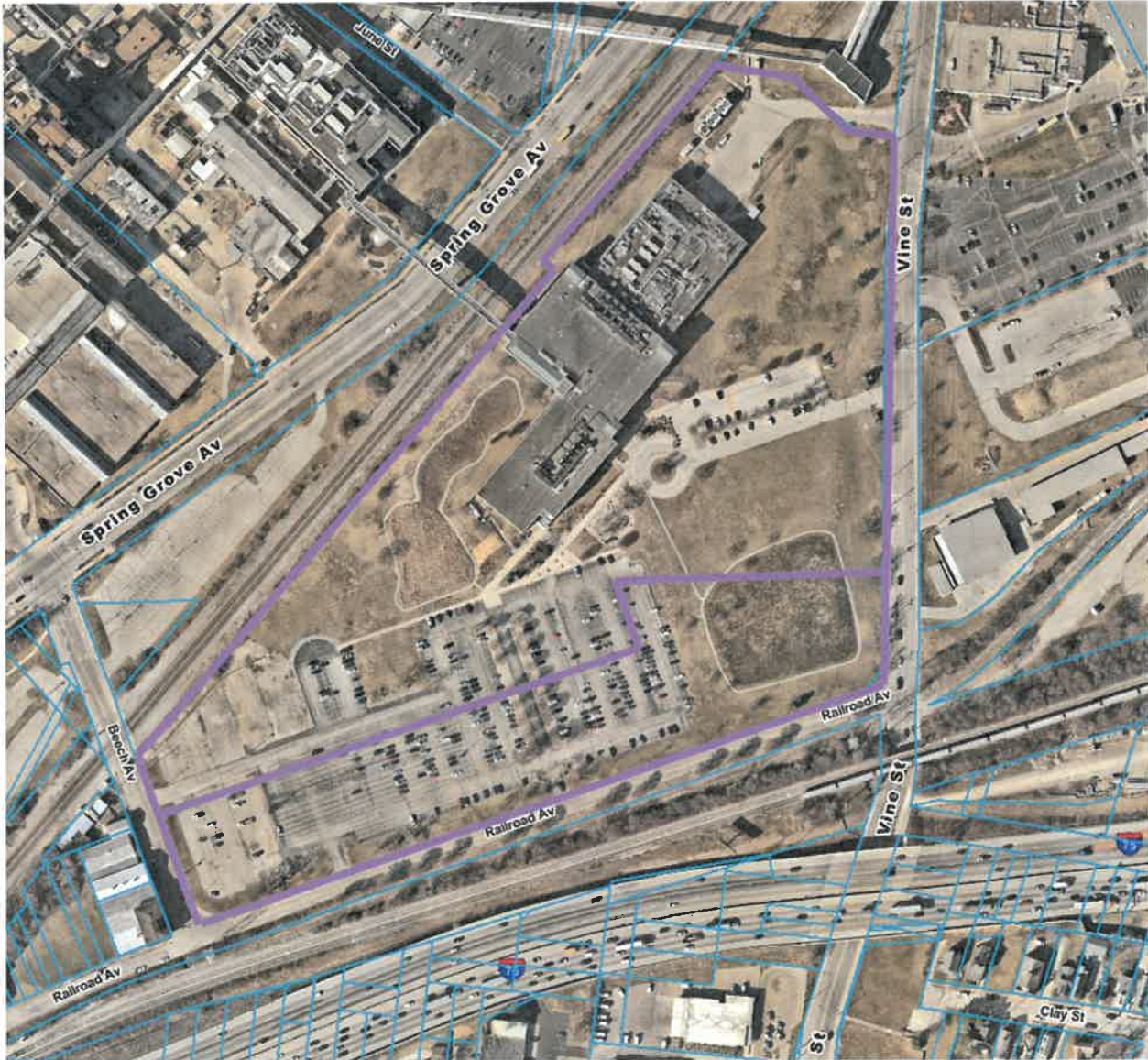


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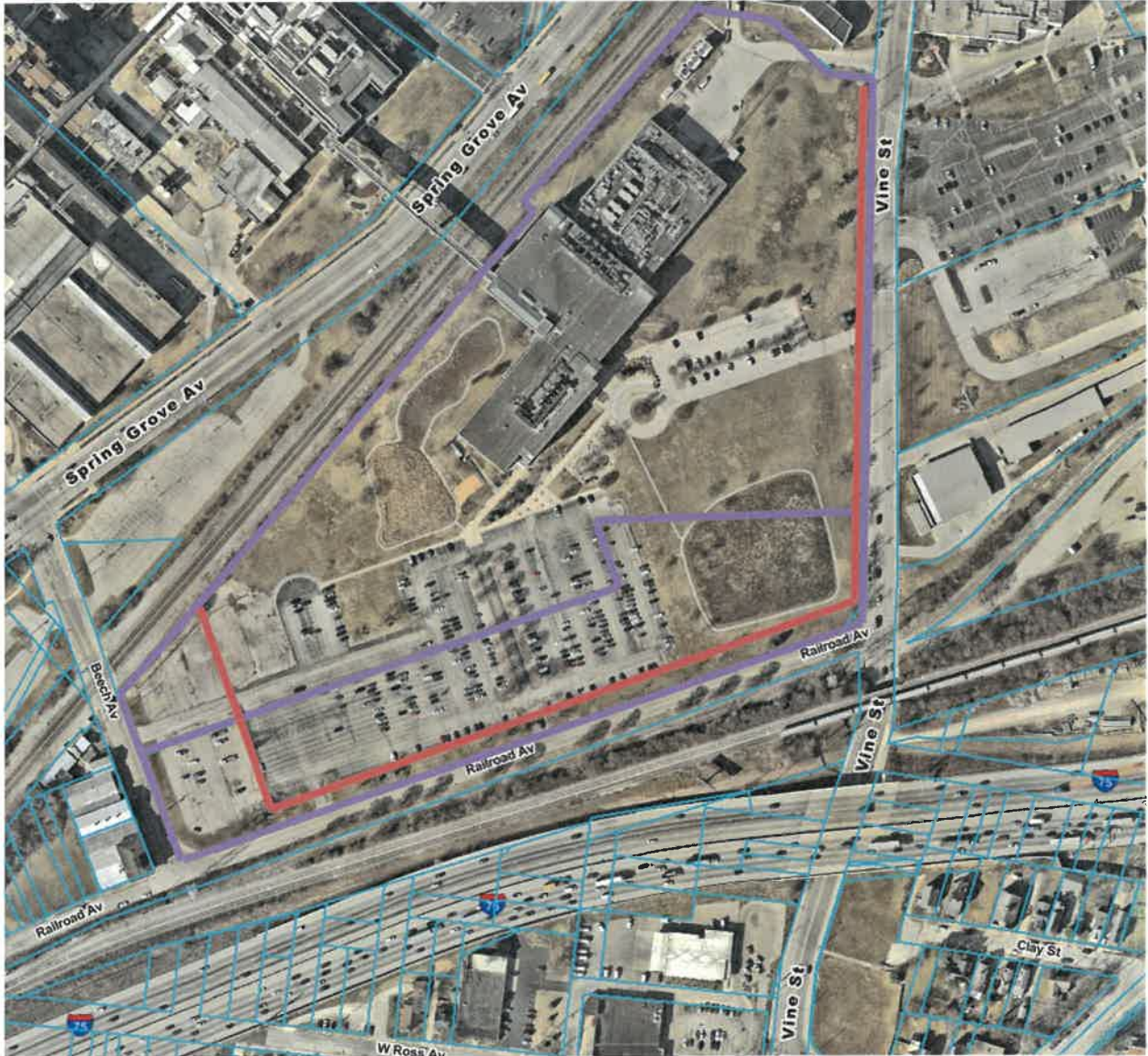
The subject parcels are outlined in purple.



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The subject property outlined in purple with the approximate fence location added in red. The fence along Beech will be attached to an existing chain link fence in the rear of the property.

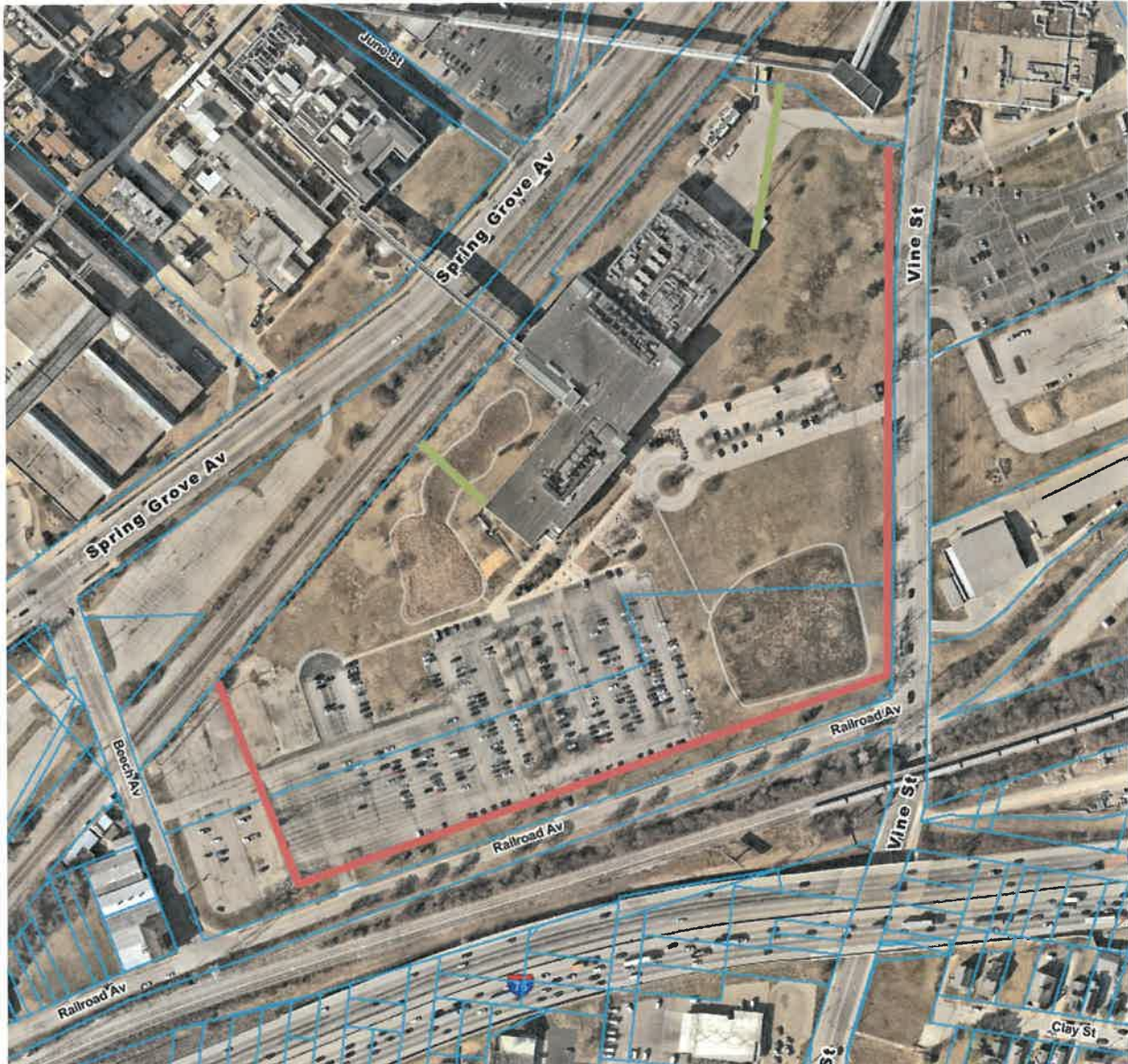


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The green lines are the permitted six foot fence per the current zoning code as it currently exists



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The proposed fence will run through this parking area to connect to a fence on the back side. The left side of the picture would be Beech Street



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This is the view from P&G property across Railroad Ave. The property is entirely screened

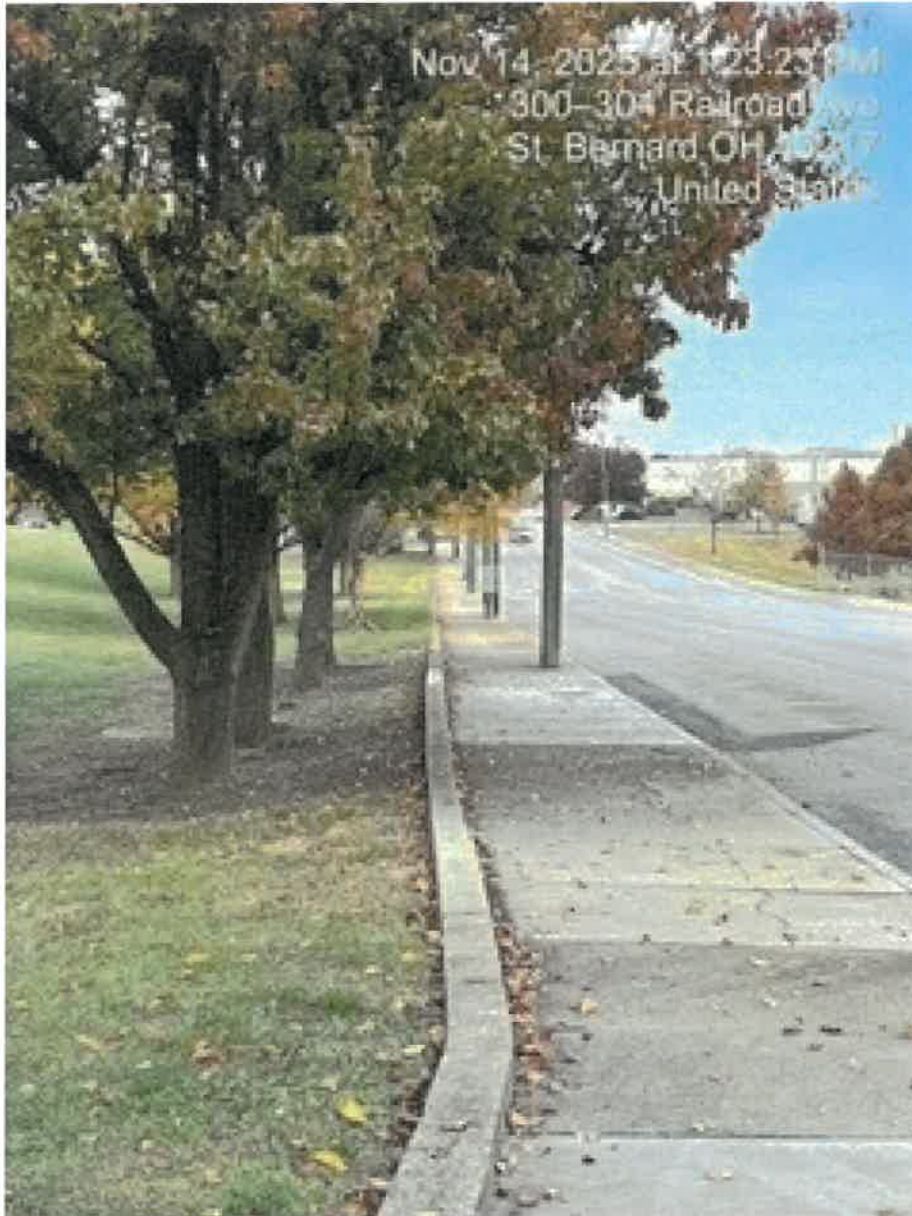


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This is the view from Railroad looking north down Vine Street. The applicant is requesting to place the fence immediately behind the current curb.



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Staff believes that this curb used to be the base for a previous fence along Vine Street on the applicants property.



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This is a current fence which exists on the applicants property on Vine. The applicant is matching the current fence as close as possible.



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NOTICE OF PUBLIC HEARING

A public hearing will be held before the Village of St Bernard Board of Zoning Appeals on Monday December 8, 2025 at 6:00pm in Council Chambers, 110 Washington Ave, St Bernard Ohio 45217. The following case is scheduled to be presented:

Board of Zoning Appeals Case No: 2025-12-001

PROPERTY ADDRESS: 5289 Vine Street and 5177 Vine Street

PARCEL #: 582-0002-0041-00 and 582-0006-0030-00

APPLICANT: Triversity Construction, P&G

PROPOSED REQUEST:

The applicant is proposing to construct a six (6) foot fence in a front yard.

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 zoning@cityofstbernard.org

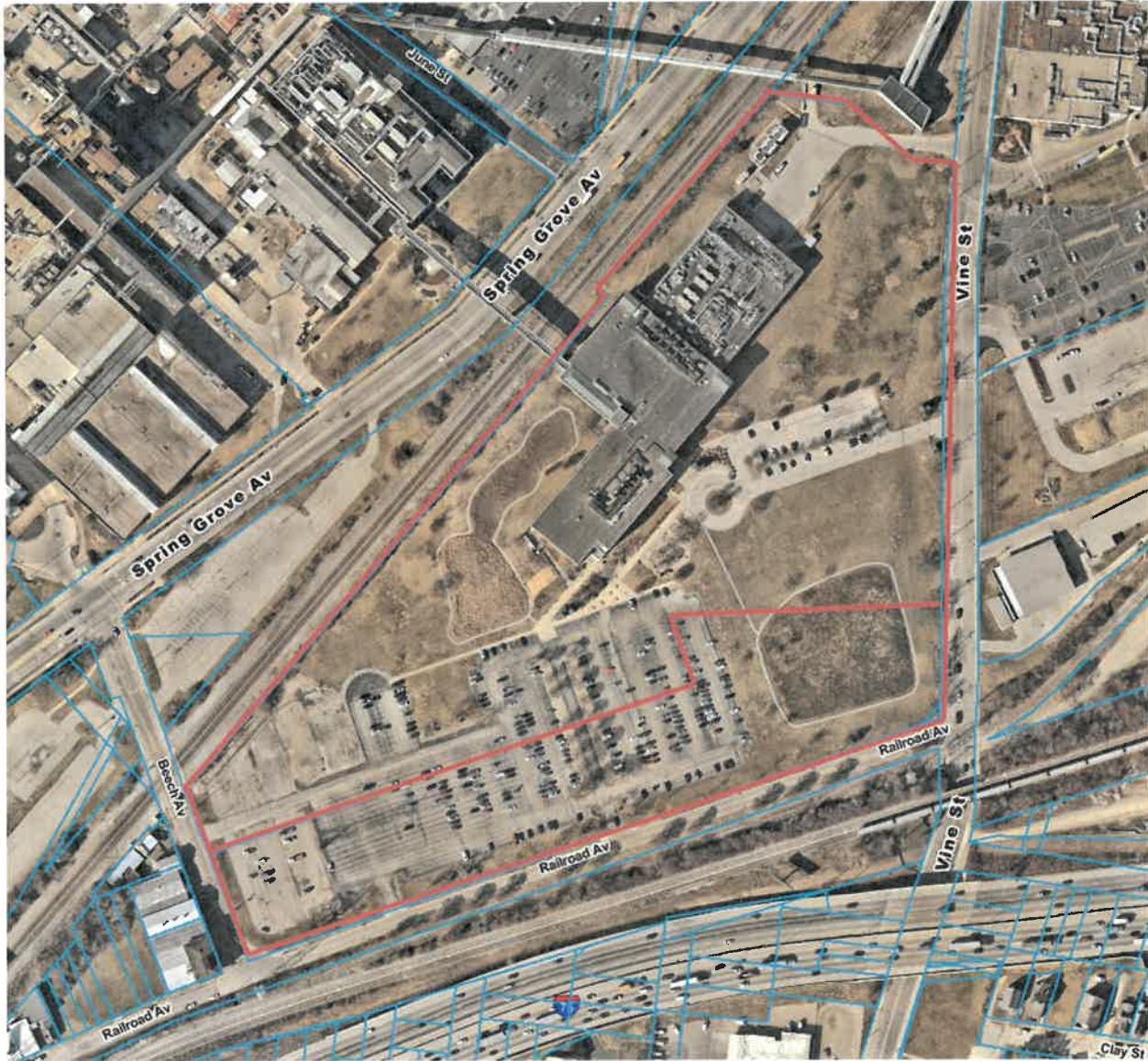
Andrew J. Schweier
Zoning Administrator
Village of St Bernard
513-482-5684
zoning@cityofstbernard.org



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BOARD OF ZONING APPEALS APPLICATION

A. APPLICANT INFORMATION

NAME: Karehma Simon on behalf of Triversity Construction

PHONE: (513)_672-5025

ADDRESS:___921 Curtis St._____

CITY/ST/ZIP__Cincinnati, OH 45206_____

EMAIL:___ksimon@trivc.com_____

APPLICANT IS THE: ___PROPERTY OWNER X_AGENT

B. PROPERTY INFORMATION

PROPERTY OWNER: __Procter & Gamble_____

PROPERTY ADDRESS: __5289 Vine St. _____

CITY/ST/ZIP Cincinnati, OH 45217_____

SECTION____ TOWN____ RANGE____ PARCEL ID#__058200020041 _____



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D. PURPOSE OF APPLICATION

____ REQUEST CONDITIONAL USE (PAGE 3)

 X REQUEST A VARIANCE FROM THE ST BERNARD ZONING CODE (PAGE 4-6)

MOST COMMON VARIANCE REQUESTS

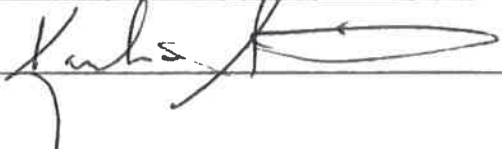
 X FENCES ____ SETBACKS ____ SIGNAGE ____ ACCESSORY STRUCTURE

____ OTHER (EXPLAIN BELOW)

____ APPEAL STAFF INTERPRETATION OF THE ZONING ORDINANCE (PAGE 7)

I hereby certify that all the statements, submitted information and drawings to be factual and representative of the existing and proposed conditions of the property relative to this application. I agree to comply with the Liberty Township Resolution and the conditions placed upon the property by the Liberty Township Board of Zoning Appeals in regards to the use of this property. I understand that all information submitted with this application will be assumed to be correct and the Applicant shall assume responsibility for any errors and/or inaccuracies resulting in an improper application.

Printed Name: Karehna Simon Date: 11/6/25

Applicant Signature: 



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

THE UNDERSIGNED APPLICANT, _____, HEREBY APPLIED
FOR A CONDITIONAL USE UNDER SECTION(S) _____ OF
THE ST BERNARD ZONING CODE.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

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VARIANCE REQUEST

THE APPLICANT(S) HEREBY REQUEST PERMISSION TO MAKE THE FOLLOWING IMPROVEMENTS TO THE SUBJECT PROPERTY LISTED ABOVE:

Requesting installation of a six (6) – foot fence along Beech, Railroad, and Vine streets.

Property is experiencing issues with vehicle break-ins and property Owner is looking to improve safety and security measures to protect parking facilities and property for ALL visitors and employees.

THE FOLLOWING SPECIAL CIRCUMSTANCES, CONDITIONS, OR HARDSHIPS EXIST AT THIS PROPERTY BUT DO NOT GENERALLY APPLY THROUGHOUT THE ZONING DISTRICT:

Large commercial / industrial property.

Property has three (3) frontages: Beech St., Railroad Ave. and Vine St.

THE APPLICANT HEREBY REQUESTS A WAIVER OF THE THIRTY (30) DAY WAITING PERIOD X



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VARIANCE REQUEST

REQUIRED: VARIANCE FINDINGS OF THE BZA: No variances of the provisions or requirements of the St Bernard Zoning Code shall be authorized by the BZA unless the BZA finds that practical difficulties exist sufficiently to warrant a variance. In making this determination the Board shall consider and weigh the following factors: Please address each item below in the space provided.

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

Yes, however, visitor and employee personal property and safety are at risk, which itself is a disruption to operations and increase need for public safety resources.

ii. Is the Variance substantial?

No. Installing a six feet tall fence vs. a four feet tall fence is not "substantial". Commercial / Industrial property have no distinction from residential property in the current ordinance regulations regarding fences.

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

No.



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

No.

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

No. There are actually sections of existing six feet tall fence along Vine Street along this property.

vi. Could the problem be solved in some other manner other than the granting of the variance?

No. Owner believes the variance will effectively improve safety and security of the business interest.

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

Yes. Commercial / Industrial property have no distinction from residential property in the current ordinance regulations regarding fences.



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APPEAL STAFF INTERPRETATION OR PLANNING COMMISSION DECISION

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Explain reason for the appeal in the box above. All appeals must be filed within twenty (20) days of denial.



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ADJACENT PROPERTY OWNERS

ALL PROPERTY OWNERS WITHIN TWO HUNDRED (200) FEET OF THE SUBJECT PROPERTY SHALL BE LISTED. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE A COMPLETE AND ACCURATE LIST. THE PLANNING AND ZONING DEPARTMENT WILL APPROPRIATELY NOTIFY THE ADJOINING PROPERTY OWNERS OF THE SCHEDULED PUBLIC HEARING.

PROPERTY OWNER	TAX MAILING ADDRESS	PARCEL #
B&G Food North America Village of St. Bernard	4 Gatehall Drive, Parsippany, NJ 07054 110 Washington Ave. Cincinnati, OH 45217	058200020098 058200020017
5217 Beech St. Properties 058200060029 The Procter & Gamble Company PO Box 599	5217 Beech St. Cincinnati, OH 45217	058200020007
CAI Investments Healthcare Products 9325 Sahara Ave. Las Vegas 89117 058200020095		
Pennsylvania Lines LLC 110 Franklin, Roanoke, VA 24042 058200020056		
The Norfolk Western RY Company 110 Franklin, Roanoke, VA 24042 058200020082		
KC Real Estate LLC 1800 Murray Ave. Cincinnati, OH 45217 058200010177		
Synthica St. Bernard 835 Knitting Mills Way Reading, PA 19610 058200020004		
Baltimore & Ohio Railroad Company 500 Water St. Jacksonville, FL 32202 058200060181		
CSX RR 058200060209		
Brown Lilian 10068 Oak Crest Ave. Cincinnati, OH 45215 05820006008845215		



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110 Washington Avenue, St. Bernard, Ohio 45217

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The Byrnes Conway Company _____ 11399 Grooms Rd. Cincinnati, OH 45242
058200060095 _____

SCHAEFER LOUIS T SR 138 E COURT ST CINCINNATI OH 45202 058200060094

HUEBNER JOHN 208 W ROSS AVE CINCINNATI OH 45217
058200060098 _____

MILLER EARL W
222 W ROSS AVE CINCINNATI OH 45217
058200060101 _____

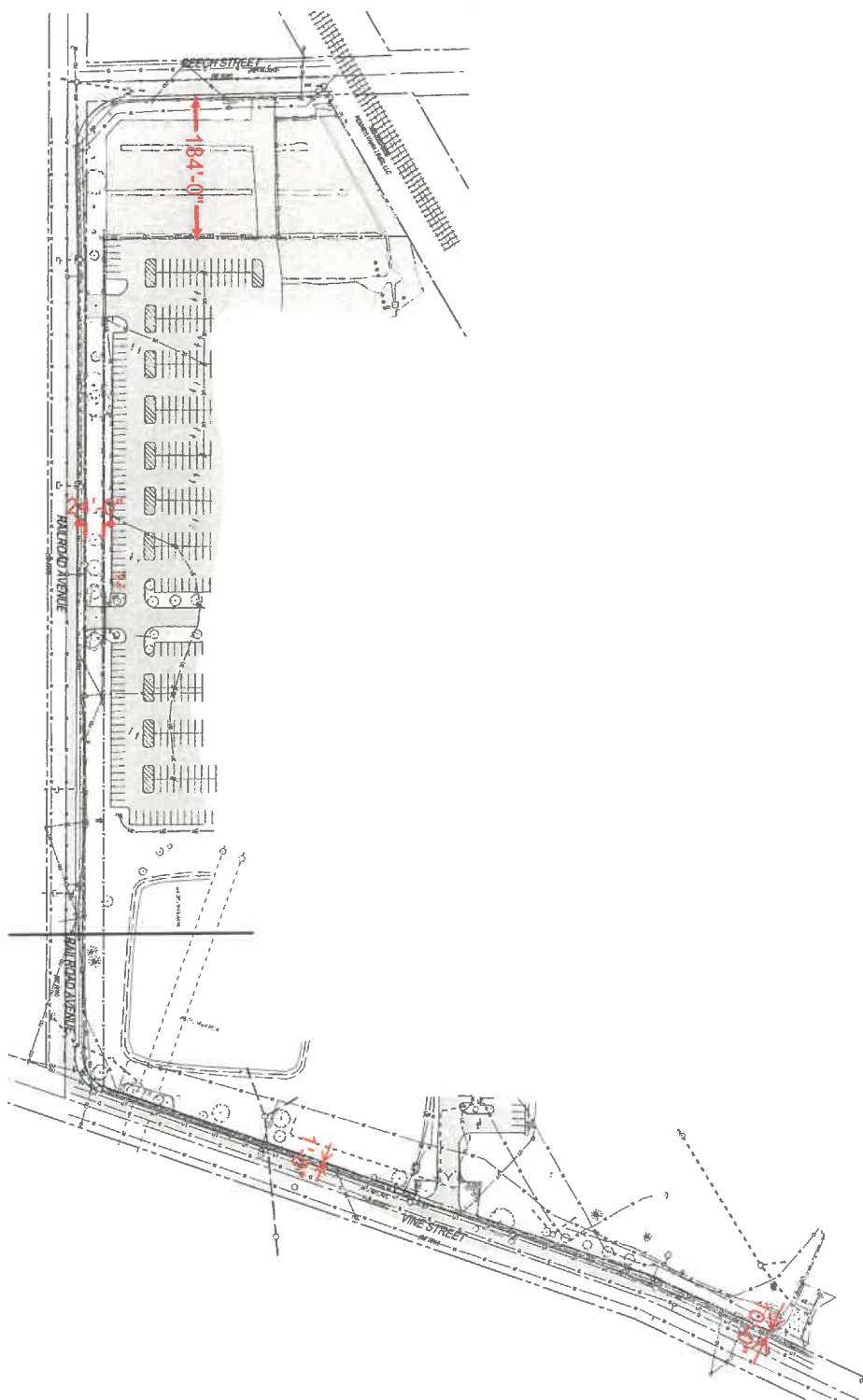


VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217

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





- PROJECTED LEGEND**

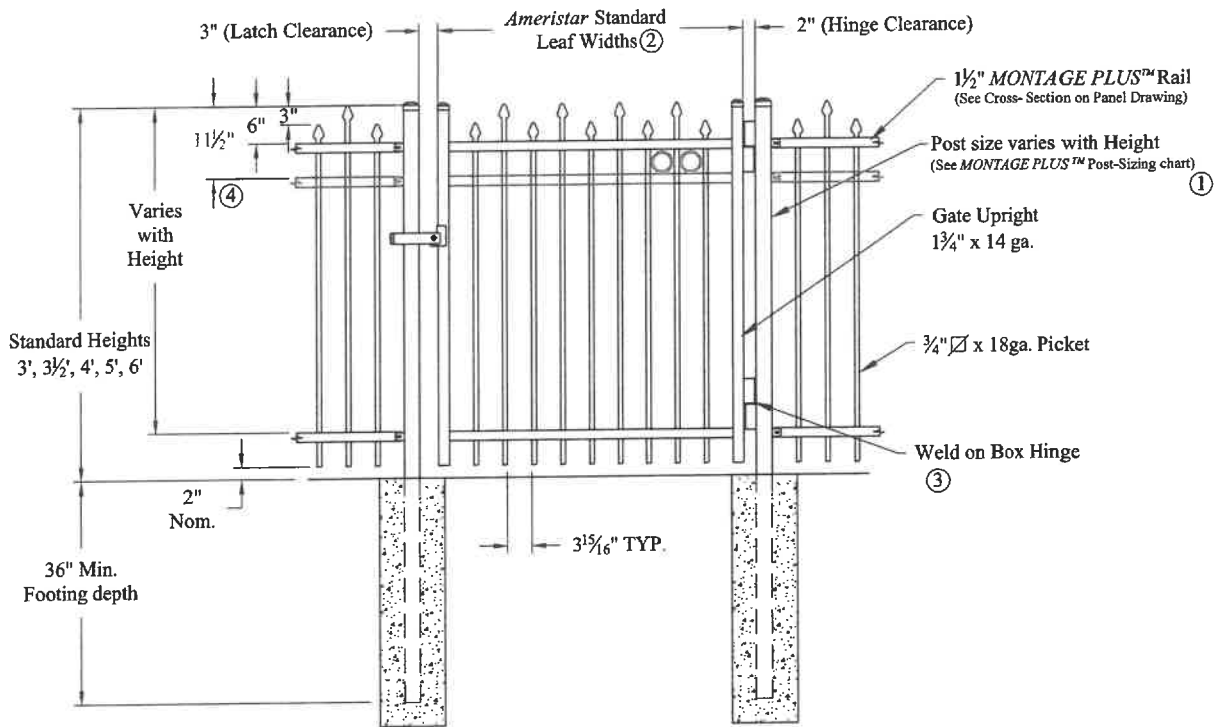
 - 1. CATCH BASIN
 - 2. CURB & GUT
 - 3. WARD STAIRS
 - 4. REINFORCEMENT
 - 5. MAKEUP
 - 6. STAIRS, SERVICE CLOSET
 - 7. DOWNPOUT
 - 8. BARRIER, TRASH ENCLOSURE
 - 9. BARRIER, SERVICE CLOSET
 - 10. FIRE PROTECTANT
 - 11. WETTED WALL
 - 12. PORT, INJECTION WALL

PRE-EXISTING CONNECTION

 - 13. ADHESIVE PLASTER
 - 14. CONCRETE WALL
 - 15. HEAVY DUTY CONCRETE PLASTER

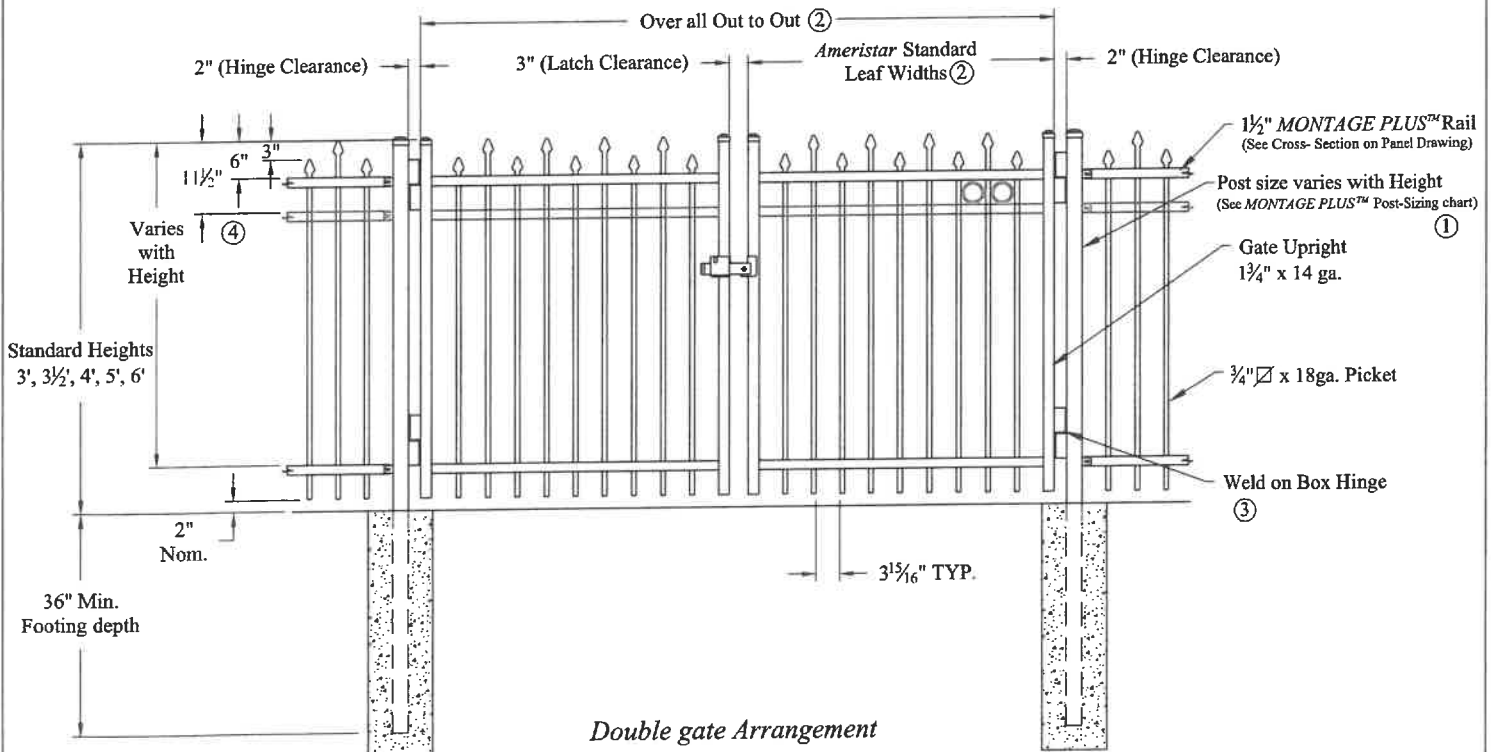
CODED NOTES

 - 1. IMPROVED FINISH
 - 2. WALL, COARSE WHITE GROUT
 - 3. CURB INCHES
 - 4. EXPOSED FINISH, PROTECTION
 - 5. FINISH, PROTECTION
 - 6. FINISH, PROTECTION
 - 7. FINISH, PROTECTION
 - 8. FINISH, PROTECTION
 - 9. FINISH, PROTECTION
 - 10. FINISH, PROTECTION
 - 11. FINISH, PROTECTION
 - 12. FINISH, PROTECTION
 - 13. FINISH, PROTECTION
 - 14. FINISH, PROTECTION
 - 15. FINISH, PROTECTION



NOTES: *Single gate Arrangement*

- 1.) Post size depends on fence height, weight and wind loads.
See *MONTAGE PLUS™* specifications for post sizing chart.
- 2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
- 3.) Additional styles of gate hardware are available on request.
This could change the Latch & Hinge Clearance.
- 4.) Third rail required for *Double Rings*.



Double gate Arrangement

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

1RCISOG

COMMERCIAL STRENGTH WELDED STEEL GATE

Title: **MONTAGE PLUS WARRIOR 2/3-RAIL SGL & DBL GATE**

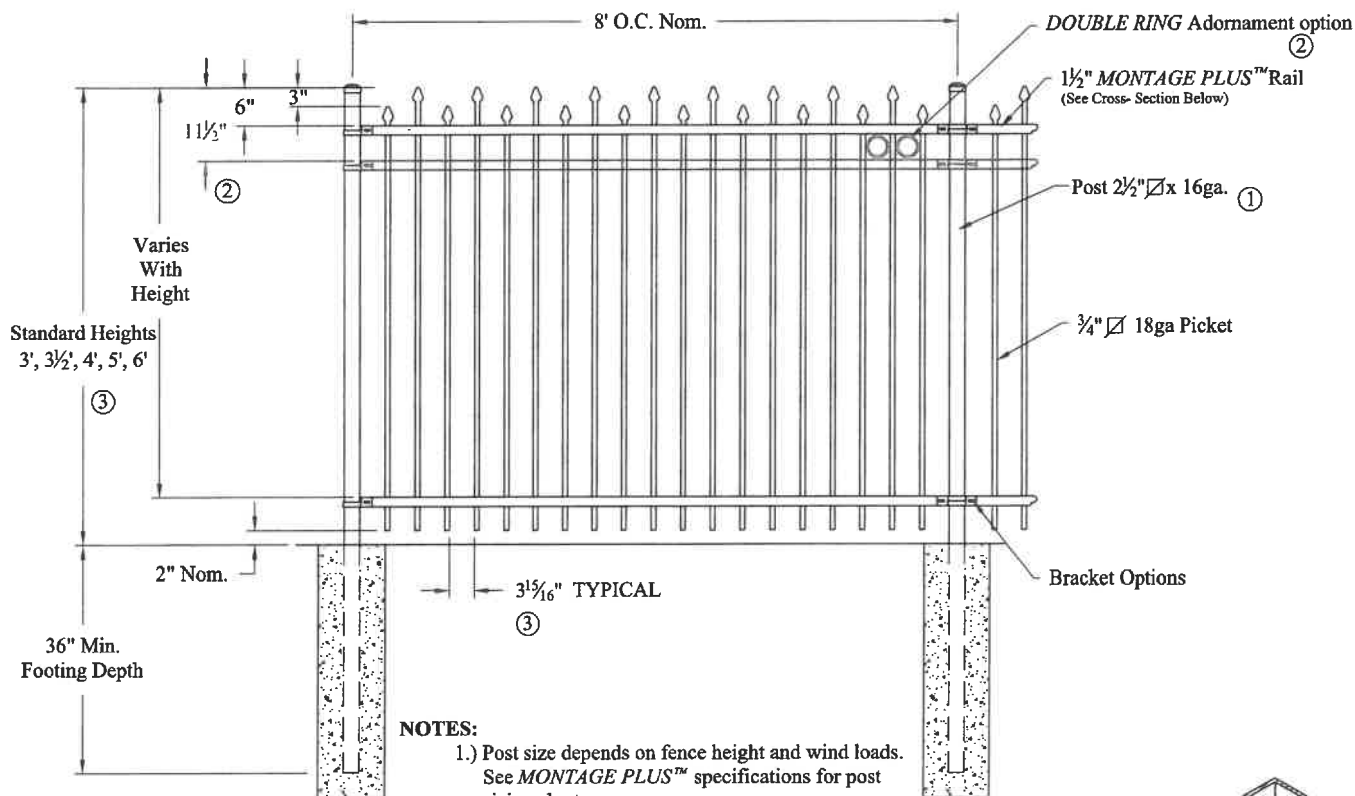
DR: CI SH. 1 of 1 SCALE: DO NOT SCALE

CK: PB Date 6/28/10 REV: c



AMERISTAR®

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

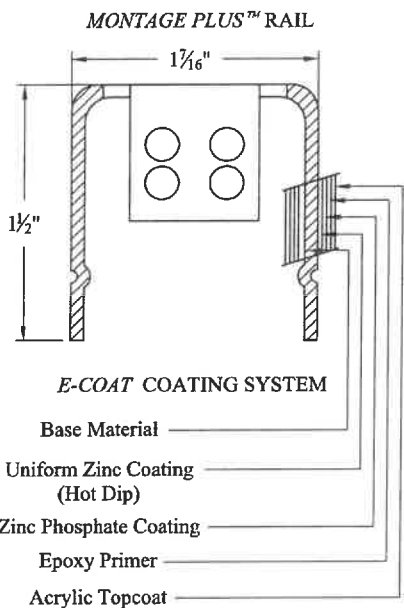


NOTES:

- 1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS™* specifications for post sizing chart.
- 2.) Third rail required for *Double Rings*.
- 3.) Available in 3" air space and/or Flush Bottom on most heights.

RAKING DIRECTIONAL ARROW

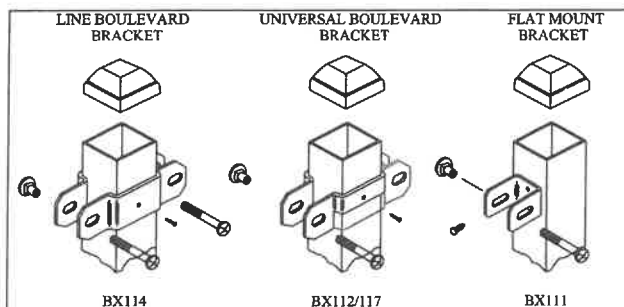
Welded panel can be raked 30" over 8' with arrow pointing down grade.



PROFUSION™ WELDING PROCESS

No exposed welds,
Good Neighbor profile - Same
appearance on both sides

MONTAGE PLUS™ RAIL
Specially formed high strength
architectural shape.



COMMERCIAL STRENGTH WELDED STEEL PANEL PRE-ASSEMBLED

Title: **MONTAGE PLUS WARRIOR 2/3-RAIL**

DR: NJB SH. 1 of 1 SCALE: DO NOT SCALE

CK: BS Date 09/21/11 REV: d

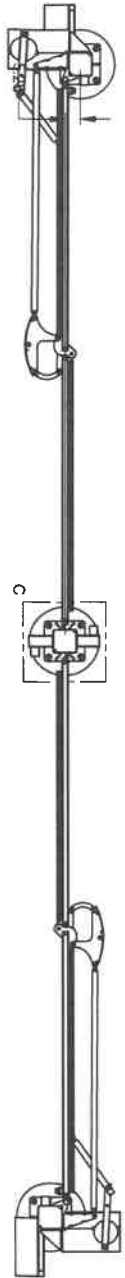


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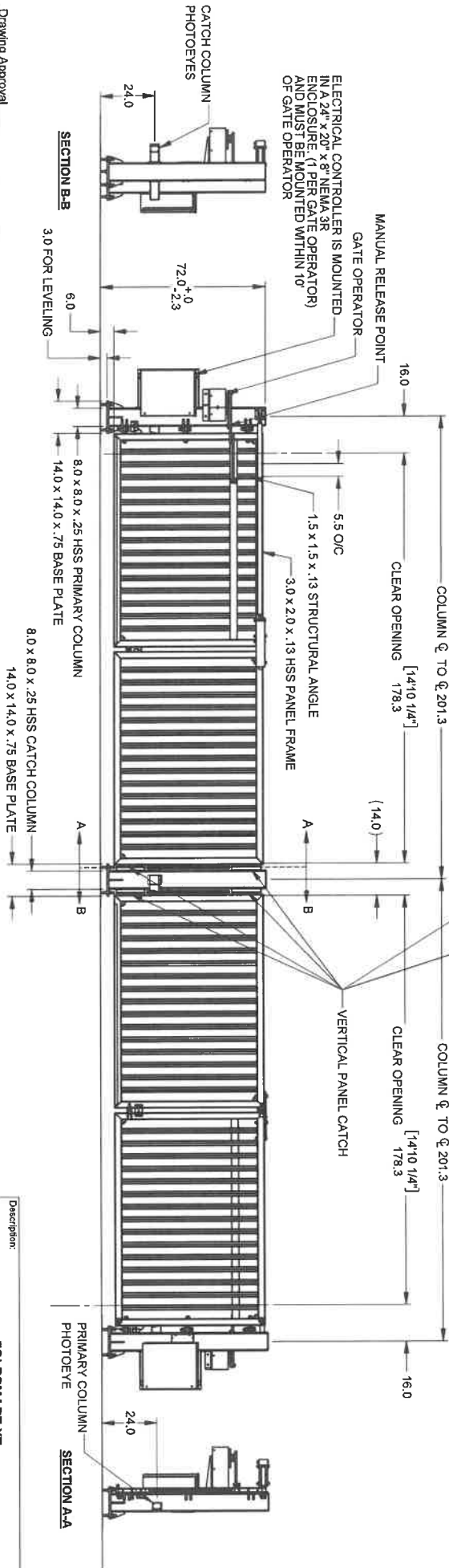
Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

1RCISO



SECURE SIDE

DETAIL C



Drawing Approval

Approved By: _____

Approval Date: _____

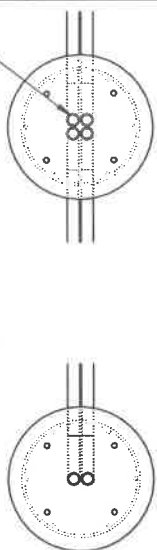
Signature: _____

NOTE
GATE IS PREPARED FOR FIELD INSTALLATION OF SENSING EDGES PER UL UPDATE

W
WALLACE
PERIMETER SECURITY

115 Lowman Crescent
Winthrop, Manitoba, Canada, R3P 1A6
Phone: 1-888-300-1110
Fax: 1-204-284-1868
Web: www.wallaceperimetersecurity.com

Description:	FOLDSMART XT TRACKLESS BI-FOLDING GATE SYSTEM 30' x 6' SPLIT LANEWAYS GATE 1		
Customer / Project Name:	P&G, CINCINNATI		
Finish:	POWDER COAT, RAL 9005, BLACK	Date:	1/10/25
Drawing No.	P&G-CIN-10-01-25-G1	Rev.	Sheet: 1 of 3

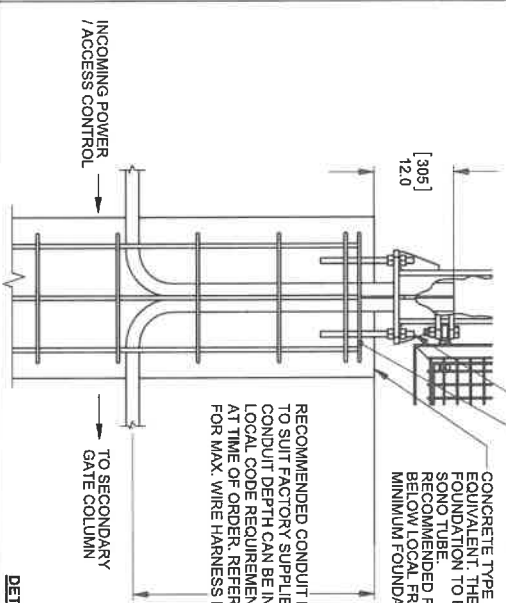


NOTE:
PRIMARY COLUMN IS THE COLUMN WITH INCOMING POWER AND ACCESS CONTROL CONDUIT.

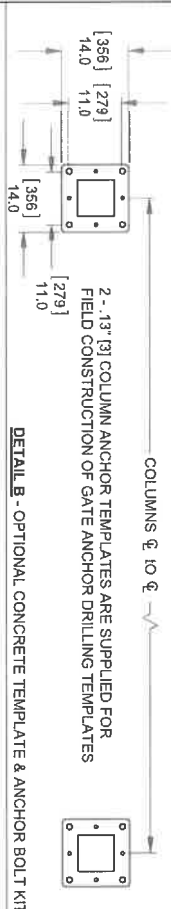
4 PCES, 1" [25] CONDUIT - BY OTHERS
2 IN PRIMARY COLUMN, FROM INCOMING POWER SUPPLY / ACCESS CONTROL
2 IN SECONDARY COLUMN FROM PRIMARY COLUMN.

7.5" [19] HILTI HAS 5.8 x 14" [356] ANCHOR BOLTS
ADHESIVE: HILTI HVU OR APPROVED EQUIVALENT
REINFORCING STEEL:
10M Ø19 [493] REBAR RINGS SPACED @ 12 [305] O/C
DOUBLE RINGS AT TOP, 8 - 15M REBAR VERTICALS
CONCRETE TYPE 50 32 Mpa OR LOCAL
EQUIVALENT: THE TOP 72.0 [1828] OF
FOUNDATION TO BE ENCASED IN Ø24.0" [610]
SONO TUBE.
RECOMMENDED FOUNDATION DEPTH IS 96.0 [914]
BELOW FROST LINE.
MINIMUM FOUNDATION DEPTH 96.0" [2438]

RECOMMENDED CONDUIT DEPTH 36.0 [914]
TO SUIT FACTORY SUPPLIED WIRE HARNESS
CONDUIT DEPTH CAN BE INCREASED TO SUIT
LOCAL CODE REQUIREMENTS. MUST BE SPECIFIED
AT TIME OF ORDER. REFER TO CONTROLLER NOTE
FOR MAX. WIRE HARNESS LENGTH.



DETAIL A - COLUMN FOUNDATIONS



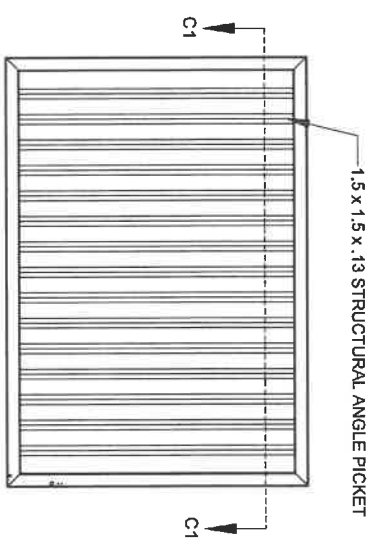
DETAIL B - OPTIONAL CONCRETE TEMPLATE & ANCHOR BOLT KIT

INCLUDED WITH FOLDSMART
- 2 - ELECTRICAL OPERATORS MOUNTED IN A 20" [508] x 16" [406] x 6" [152] NEMA 3R ENCLOSURE.
- KEY FOR MANUAL PANEL RELEASE

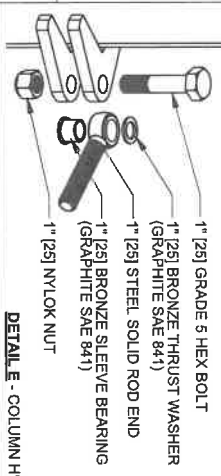
OPTIONS:

- CONCRETE TEMPLATE & ANCHOR BOLT KIT
- VEHICLE DETECTION LOOP RELAYS
- VEHICLE DETECTION LOOPS, DIRECT BURIAL OR SAW CUT
- SURFACE MOUNTED CENTER LIGHT
- 4" [102] SUSPENDED CENTER LIGHT
- 5" AMBER LOW PROFILE STROBE LIGHT
- ANTI - CLIMB
- BARBED WIRE
- PANEL EXTENSIONS
- ACCESS CONTROL, PEDESTALS
- BOLLARDS / BOLLARD COVERS

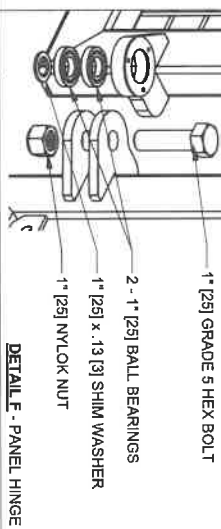
SECTION C1-C1



DETAIL C - VERTICAL PICKET INFILL



DETAIL E - COLUMN HINGE



DETAIL F - PANEL HINGE

**FOLDSMART XT
TRACKLESS BIFOLDING GATE SYSTEM
30' x 6' SPLIT LANEWAYS
GATE 1**

WALLACE
PERMANENT SECURITY
115 Lawson Crescent
Winnipeg, Manitoba, Canada, R3P 1A6
Phone: 1-888-300-1110
Fax: 1-204-264-1888
Web: www.wallacepermanentsecurity.com

Customer / Project Name:	P&G, CINCINNATI	Date:	
Finish:	POWDER COAT, RAL 9005, BLACK	1/10/25	
Drawing No.	P&G-CIN-10-01-25-G1	Rev.	2 of 3

**VILLAGE OF ST. BERNARD
BOARD OF ZONING APPEALS
September 17, 2024
MINUTES**

Public Hearing

ROLL CALL:

Tim Werdmann, Keith Geraci, Brian Speed, Gary Schildmeyer and Ron Feldman were in attendance. Also present was Gerry Stoker, Building Commissioner.

PLEDGE of ALLEGIANCE:

EXCUSE ABSENT MEMBERS:

OLD BUSINESS: NONE

All Parties wishing to speak were sworn in.

NEW BUSINESS:

Case 2024-2

4215 Sullivan Avenue. The applicant explained the request for a side and rear yard setback variance to install an inground swimming pool. The property is located within an R-2 One and Two-Family Residence District.

Case 2024-3

4221 Sullivan Avenue. The applicant explained the request for a side and rear yard setback variance to install an inground swimming pool. The property is located within an R-2 One and Two-Family Residence District.

The were no individuals that spoke in favor or against the appeal

There being no one else present, wishing to speak for or against the case: Ron Feldman motioned to close the public hearing. Seconded by Keith Geraci. All voted in favor.

Chairman

**VILLAGE OF ST. BERNARD
BOARD OF ZONING APPEALS
September 17, 2024
MINUTES**

Regular Meeting

ROLL CALL: Tim Werdmann, Keith Geraci, Brian Speed, Gary Schildmeyer and Ron Feldman were in attendance. Also present was Gerry Stoker, Building Commissioner.

EXCUSE ABSENT MEMBERS:

APPROVAL OF MINUTES: Motion by Gary Schildmeyer to approve the August 13, 2024 minutes, seconded by Keith Geraci. All voted in favor.

OLD BUSINESS: NONE

NEW BUSINESS:

Case 2024-2

4215 Sullivan Avenue. Applicant is requesting a side and rear yard setback variance to install an inground swimming pool. The property is located within an R-2 One and Two-Family Residence District.

Motion made by Gary Schildmeyer to approve the variance request as it does meet section 1131.14 a-c of the St. Bernard Zoning Code. Seconded by Keith Geraci.

Tim Werdmann yes, Keith Geraci yes, Brian Speed yes, Gary Schildmeyer yes and Ron Feldman yes. Motion passed 5-0.

4221 Sullivan Avenue. Applicant is requesting a side and rear yard setback variance to install an inground swimming pool. The property is located within an R-2 One and Two-Family Residence District.

Motion made by Gary Schildmeyer to approve the variance request as it does meet section 1131.14 a-c of the St. Bernard Zoning Code. Seconded by Keith Geraci.

Tim Werdmann yes, Keith Geraci yes, Brian Speed yes, Gary Schildmeyer yes and Ron Feldman yes. Motion passed 5-0.

OPEN DISCUSSION: None

ADJOURN: Gary Schildmeyer motioned to adjourn the meeting, seconded by Ron Feldman. All voted in favor.

Chairman

