

# Board of Zoning Appeals

## July 9, 2026

Mr. Blomer called the meeting to order and announced the matters before the Board at 6:01 p.m.

Members present:

- Holly Roush
- Susan Erickson
- Michael Blomer
- Garrick Horton
- Dave Maile

Mr. Blomer explained the procedures and guidelines the Board would use to reach a decision during the hearing. Mr. Blomer asked any persons wishing to offer testimony or speak during the hearing to raise their right hand; an oath was administered.

Mr. Horton made a motion with the second from Ms. Roush to approve the May 14, 2026 and Ms. Erickson made a motion with the second from Ms. Roush to approve the June 11, 2026, regular meeting minutes.

All in favor. Aye.

Mr. Jack Erickson presented the staff report for the variance request located at 7060 Quellin Boulevard, Maineville, Ohio 45039. The owners are Ambarish & Angela Khatri. The legal notice was published on June 26, 2026 on the township website, and additionally was sent out to all neighboring property owners within two hundred feet of the subject parcel. The applicant has requested a variance from Section 4.9.5.N (1) to construct a 20' x 26' in-ground swimming pool ten feet from the rear property line where 20-foot setback is required.

The applicant is Josh Eastlake, representing Custom Outdoor Living. Mr. Eastlake explained that the variance is needed to provide adequate poolside seating and usable space between the residence and the pool's edge. He noted that the neighboring property to the north has a similar rear yard encroachment, as well as encroachments into the side yard setbacks. He also stated that many of the surrounding municipalities in which he has worked require only a 10-foot rear setback for similar installations.

Mr. Blomer confirmed with the applicant that the hardship is the limited depth of the lot, which restricts the placement of the pool while maintaining functional outdoor space. The Board discussed the lot size and acknowledged the open space located behind the property.

Property owner Angela Khatri addressed the Board, stating that the proposed pool is modest in size and that the requested setback would allow for a more functional and aesthetically pleasing

backyard. She added that the improvement would enhance the property's enjoyment for her family and maintain its appeal for any future owners.

With no one present to speak in opposition, Mr. Blomer closed the public comment portion of the hearing. Following discussion, the Board agreed that the requested variance represented the minimum relief necessary. Members noted that the pool had already been reduced in size, the request was reasonable given the lot constraints, and the open space behind the property further minimized any potential impact on neighboring properties.

Mr. Blomer made a motion with a second from Mr. Horton to approve the variance request for installation of an in-ground swimming pool that encroaches the rear yard setbacks by ten feet at 7060 Quellan Boulevard, Maineville, Ohio 45039.

|            |              |     |
|------------|--------------|-----|
| Roll Call: | Mr. Blomer   | Yes |
|            | Mr. Horton   | Yes |
|            | Mr. Maile    | Yes |
|            | Ms. Roush    | Yes |
|            | Ms. Erickson | Yes |

Mr. Jack Erickson presented the staff report for the variance request located at 2692 Blackgold Court, Morrow, Ohio 45152. The owners are William and Amy Vargas. The legal notice was published on June 26, 2026 on the township website, and additionally was sent out to all neighboring property owners within two hundred feet of the subject parcel. The applicant has requested a variance from Section 4.9.5.N (1) to construct a 26' x 12' in-ground swimming pool seventeen feet from all property line where 20-foot setback is required.

The applicant, Donny Bray, representing Leisure Pools Cincinnati, presented the request on behalf of the property owners. Mr. Bray explained that the neighborhood pool is frequently overcrowded due to the large number of homes in the subdivision. The owners intend to make this their permanent residence and wish to install a swimming pool for the enjoyment of their young children.

Mr. Bray stated that the proposed pool has been reduced in size in an effort to comply as closely as possible with the required 20-foot setback. The pool has been designed to align with an existing concrete pad on the property, and the rear yard is already enclosed by a 6-foot privacy fence.

The applicant responded to questions from the Board regarding the pool's design, construction materials, and placement on the property.

With no one present to speak in favor of or in opposition to the request, Mr. Blomer closed the public comment portion of the hearing.

Following discussion, the Board agreed that the applicant and property owners had exercised due diligence by obtaining homeowners association approval, addressing safety considerations, and reducing the size of the pool to minimize the requested variance.

Mr. Blomer made a motion with a second from Ms. Roush to approve the variance request as submitted for installation of an in-ground swimming pool that encroaches side and rear setbacks at 2692 Blackgold Court, Morrow, Ohio 45152.

|            |              |     |
|------------|--------------|-----|
| Roll Call: | Mr. Blomer   | Yes |
|            | Mr. Maile    | Yes |
|            | Mr. Horton   | Yes |
|            | Ms. Roush    | Yes |
|            | Ms. Erickson | Yes |

With no further business to discuss, Mr. Horton made a motion with a second from Ms. Erickson to adjourn.

All in favor. Aye.