

Board of Zoning Appeals

September 10, 2026

Mr. Blomer called the meeting to order and announced the matters before the Board at 6:00 p.m.

Members present: Adam Paul
 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 Mr. Paul to approve the July 9th, 2026 regular meeting minutes.

All in favor. Aye.

Mr. Jack Erickson presented the staff report for the variance request located at 9870 Christian Court, Loveland, Ohio 45140. The applicant is requesting a variance from Section 4.9.5(N) to allow a swimming pool without a fence.

Mr. Erickson explained that the original pool application included a rendering showing a fence around the pool. Based on the submitted plans, the pool permit was approved. The property is currently being showcased as part of Homearama, and the pool has already been installed.

Mr. Blomer invited the applicant to address the Board. Mr. DJ Hlovchiec, representing Justin Doyle Homes, explained that the pool is located a significant distance from neighboring properties. One neighboring property has a berm with trees, with a large lake. He stated that the applicant does not want to fence the entire property, as they would like to maintain the aesthetics of the neighborhood. Instead, they installed an automatic pool cover that is recessed beneath the concrete.

Mr. Hlovchiec stated that the automatic pool cover is rated to hold up to 485 pounds and that there is not a concern regarding children or animals falling through the cover. He further explained that Warren County permits the use of an automatic pool cover in lieu of a fence and that the property had received its final inspection from Warren County and passed.

With no members of the public coming forward in favor of or opposed to the request, the Board closed public comment and began deliberations.

Mr. Maile and Mr. Paul expressed concerns regarding the safety of relying solely on an automatic pool cover. They noted that the cover presents a potential risk if it is left open and stated that the American Academy of Pediatrics does not recognize an automatic pool cover alone as an adequate substitute for a fence. They expressed that a fence would provide an additional deterrent to prevent children from accessing the pool.

Mr. Maile noted that if Warren County permits automatic pool covers in lieu of fencing and the Township continues to receive similar variance requests, the Township may want to consider reviewing and potentially updating the Zoning Resolution to address the use of automatic pool covers.

Mr. Blomer stated that he believes the automatic pool cover is sufficient and meets the applicable federal safety standards.

Mr. Horton asked Mr. Hlovchic to clarify the proposed landscaping and mounding surrounding the pool area.

Mr. Horton made a motion with a second from Mr. Blomer to approve the variance request for installation of an in-ground swimming pool without a fence at 9870 Christian Court, Loveland, Ohio 45140.

Roll Call:	Mr. Blomer	Yes
	Mr. Horton	Yes
	Mr. Maile	No
	Mr. Paul	No

Mr. Jack Erickson presented the staff report for the variance request located at 4808 Stone Lake Drive, Maineville, Ohio 45039. The owners purchased the property shortly after its completion in January 2000. Since that time, the original deck has naturally deteriorated. During a summer consultation regarding a proposed replacement deck, staff advised the applicant that the proposed non-compliant design would be denied and that a variance would be required to proceed.

The applicant is requesting a variance from Section 4.9.5(M) to allow a replacement deck to be located 16 feet from the rear property line, where a minimum rear setback of 30 feet is required.

Mr. Doug Feagles, representing the applicant, explained that the home was one of the original Homearama homes and was built in 2001. At the time of construction, a porch was added to the rear of the home, which is the area the owners are now proposing to expand. He explained that the property backs up to a golf course and lake and that the proposed addition would not obstruct the views for neighboring properties.

The property owner, Mr. Hoffman, stated that he and his family have lived in the home for approximately 26 years. He explained that the proposed addition would complement the existing home and that his neighbors are supportive of the request. He also stated that the existing patio is not large enough for the home and requires them to continually cover and uncover their outdoor furniture due to the limited space.

With no members of the public coming forward in favor of or opposed to the variance request, the Board closed the public comment portion of the meeting and began deliberations.

Mr. Blomer agreed that the existing patio is undersized for the square footage of the home and stated that it appeared to have been undersized when it was originally constructed.

The Board agreed that the proposed addition would not create an issue due to the property's location and the surrounding golf course and lake. The Board expressed that the proposed deck would be appropriately situated on the property and would not negatively impact neighboring properties.

Mr. Blomer made a motion with a second from Mr. Paul to approve the variance request as submitted to allow for a replacement deck to be 16 feet from the rear where there is a minimum rear setback of 30 feet at 4808 Stone Lake Drive, Maineville, Ohio 45039.

Roll Call:	Mr. Blomer	Yes
	Mr. Maile	Yes
	Mr. Horton	Yes
	Mr. Paul	Yes

Mr. Jack Erickson presented the staff report for the variance request located at 7763 Red Fox Trail, Morrow, Ohio 45152. The request is from Section 4.9.5 (N) to allow a pool without a fence. History on the property, in May, staff verified a report of a pool being constructed without the required fencing and issued a violation notice. The property owners subsequently contacted staff to discuss compliance remedies and were granted a deadline extension. Although the owners indicated in June that they intended to seek a variance, no application was filed, prompting staff to escalate the matter to legal counsel. In August, the applicant re-engaged with staff to officially initiate the variance request process.

Mr. Blomer made a motion, seconded by Mr. Paul, to continue the variance request for the installation of an in-ground swimming pool without a fence at 7763 Red Fox Trail, Morrow, Ohio 45152, until the Board's regular meeting on October 8.

Roll Call:	Mr. Blomer	Yes
	Mr. Horton	Yes
	Mr. Maile	Yes
	Mr. Paul	Yes

Mr. Jack Erickson presented the staff report for the variance request located at 7897 Red Fox Trail, Morrow, Ohio 45152. The request is from Section 4.9.5 (N) to allow a pool without a

fence. In August 2026, the property owners contacted staff regarding a zoning variance request for an existing in-ground pool. Although the pool was fully permitted in 2024, it currently lacks the required safety fencing. The owners are seeking a formal exemption from this specific enclosure requirement.

Mr. Blomer made a motion, seconded by Mr. Horton, to continue the variance request for the installation of an in-ground swimming pool without a fence at 7897 Red Fox Trail, Morrow, Ohio 45152, until the Board's regular meeting on October 8.

Roll Call:	Mr. Blomer	Yes
	Mr. Horton	Yes
	Mr. Maile	Yes
	Mr. Paul	Yes

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

All in favor. Aye.