



513.563.0033

Sharonville Municipal Building
10900 Reading Road
Sharonville, Ohio 45241

BOARD OF ZONING APPEALS AGENDA

January 14th, 2026

6:30pm

1. **Call to Order**
2. **Roll Call**
3. **Election of Chairperson and Vice-Chairperson**
4. **Approval of Meeting Minutes Written Summary and Audio Recording**

December 10th 2025
5. **Old Business**
6. **New Business**
 1. Request to store a trailer on the property at 3765 Malaer Drive – Stephanie Mills
7. **Discussion**
8. **Adjourn**

**STAFF SUMMARY****For the Board of Zoning Appeals Meeting of January 14, 2026**

To: Board of Zoning Appeals
From: Gabriel Rhoads
Subject: Request to allow the storage of a trailer on the property at 3765 Malaer Drive
Applicant: Stephanie Mills
Date: January 6, 2026

The applicant, Stephanie Mills, is requesting relief from Sharonville Zoning Ordinance 1121.05 to store a trailer on the property at 3765 Malaer Drive. The property is zoned R1-B, Residential Single Family.

Sharonville Zoning Ordinance 1121.05 regulates the parking and storage of vehicles on residential properties in the city. Trailers are considered to be "other" vehicles under the Sharonville Zoning Ordinance and are therefore prohibited to be stored on residential properties, regardless of the location on the property.

The trailer is currently stored on the front driveway of the property and measures 19 feet in length and 6.5 feet in width, and is a single axle trailer, according to information provided by the Applicant. The property does not have a driveway that runs along the side of the house.

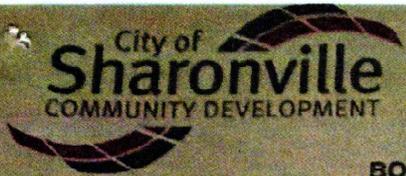
The trailer is a utility box trailer used for the Applicant's business and charity, Smore' Fun and Smore' Coats charity coat drive. The trailer appears to be stored on the property and utilized at various events within the area.

Based upon the size of the trailer and the dimensions of the property, it appears that the trailer will not fit in the side or rear yard of the property without encroaching over the property line. Because of these circumstances, staff recommends the BZA consider not approving this variance request.

However, if the BZA is considering granting the variance, it is recommended that the BZA consider the following condition(s) of approval:

1. Trailer shall remain registered (if applicable) and properly maintained (i.e. no flat tires, etc.).
2. Trailer shall be stored on hard surface behind the front wall of the house, or as otherwise approved by the BZA.

Applicant's Variance Request Information is attached.



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10900 Reading Road
Sharonville, Ohio 45241

BOARD OF ZONING APPEALS APPLICATION
(Please Print or Type)

RECEIVED
DEC 11 2025

Site Address: 3765 Malner Dr

BY: GR

Matthew Smith
Property Owner's Name:

Stephanie Mills
Applicant's Name

3765 Malner Dr
Street Address

3765 Malner Dr
Street Address

Cincinnati, OH, 45241
City, State, Zip

Cincinnati, OH, 45241
City, State, Zip

Telephone Number

513-331-0621
Telephone Number

N/A
Email Address

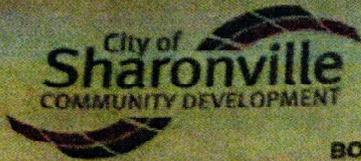
[Redacted]
Email Address

CHECK ONE:

Variance Appeal

I/We are submitting this request to the City of Sharonville for the following reason(s):

We are requesting a permanent Variance to allow the continuous, long-term parking & storage of one trailer in our existing driveway. The trailer which is a single-axle (14' x 6.5') fits in our driveway w/o impacting sidewalk or walkways. We are committed to ensuring that the granting of this variance would not be detrimental to surrounding properties or alter the character of the neighborhood. This fully insured, licensed trailer will be kept in a clean, transportable condition, parked as close to the garage as possible to minimize street visibility. We will ensure it does not block public path or create a safety hazard. We have spoken to our neighbors who don't mind the trailer & notified our landlord we were completing this form. As active members in the community, we do outings in Sharonville which would make having the trailer near us be beneficial to our business & long-term growth, as well as helps to protect our assets and keep the trailer safe.



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BOARD OF ZONING APPEALS APPLICATION
(Please Print or Type)

By signing this variance/appeal application I hereby agree with the interpretation by the Community Development Department of the applicable zoning ordinance. By signing this application I also acknowledge that prior to the Board of Zoning Appeals meeting, property owners within 100 feet of the property will be notified of the request and I grant permission to staff members and Board members to visit the site prior to the meeting, if necessary, so they can adequately assess the conditions of the requested variance. I further understand that the Board may not consider any information submitted subsequent to the filing of this application. I understand that the BZA must make a decision on the application within 60 days of the date of filing, unless otherwise extended by agreement of the two parties. If the BZA fails to make a recommendation within this established timeline, the application shall be considered denied.

Stephanie Mills
Applicant's Signature

Stephanie Mills
Print Applicant Name

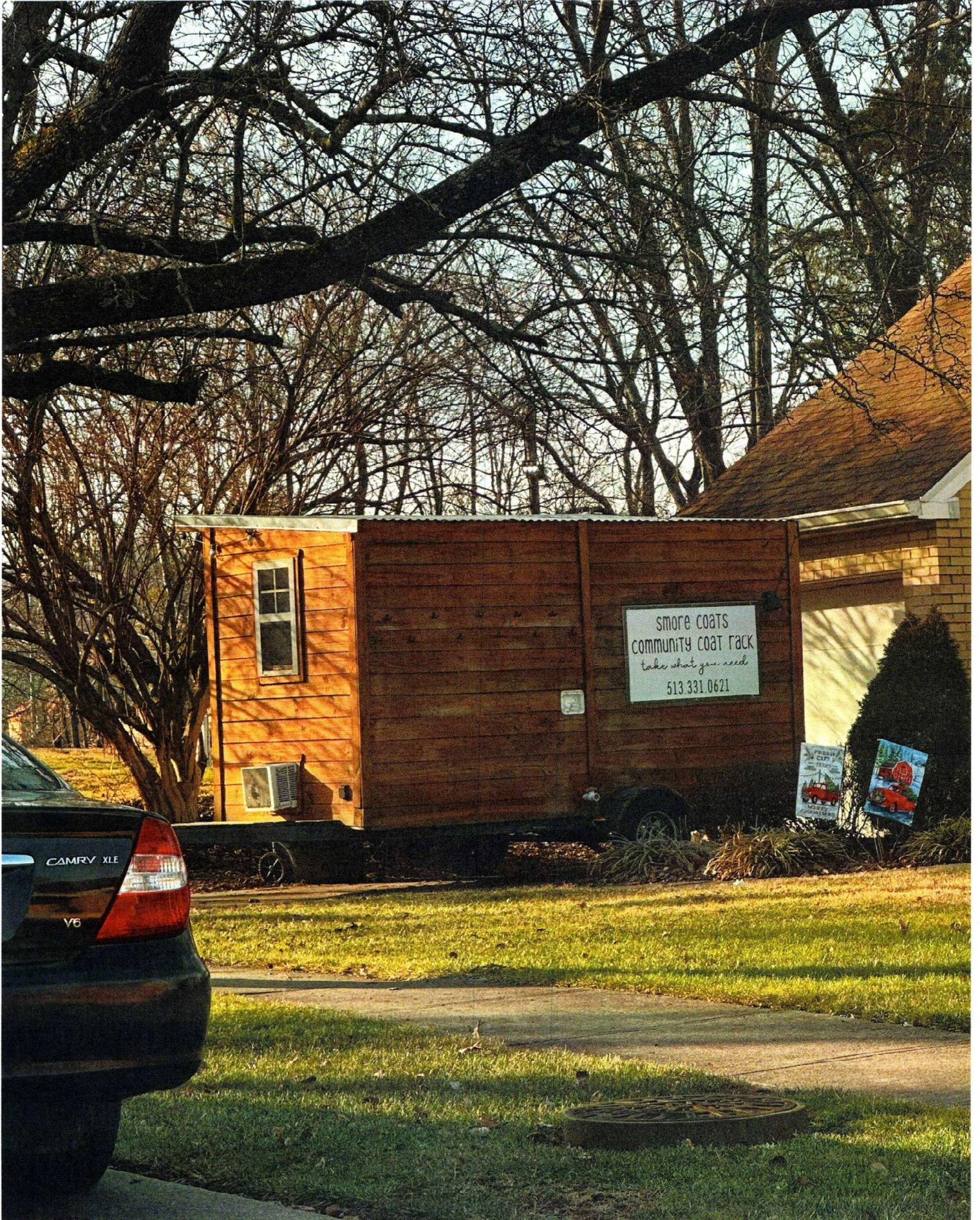
12/10/2025
Date

NOTE: IF THE APPLICANT IS NOT THE OWNER OF THE PROPERTY, ATTACH AN AFFIDAVIT FROM THE PROPERTY OWNER GIVING THE APPLICANT PERMISSION TO ACT ON THE OWNER'S BEHALF.

OFFICE USE ONLY: CASE# 736016 00
PAID: \$75.00 Residential \$150.00 Commercial

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smore coats
community coat rack
take what you need
513.331.0621

FRANK'S
CUT
THE
MONEY
SAVING

FRANK'S
CUT
THE
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CAMRY XLE
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