



WEST CHESTER TOWNSHIP COMMUNITY DEVELOPMENT

AGENDA BOARD OF ZONING APPEALS October 14, 2026 6:00 P.M. Township Hall 9113 Cincinnati-Dayton Road

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1. Call to Order
 2. Roll Call
 3. Old Business
 - Approve meeting minutes from September 14, 2026
 4. Hearing of Applications
 - **BZA 26-25 Hutsenpiller Contractors Inc. Continued from September 14**
The applicant is requesting an extension of a non-conforming use approval for all site arrangement elements on the R-1 (Suburban Residence) District zoned subject property, both new and existing. The case will consider a new 80' x 60' two-story building that will provide for retail uses on the first floor and offices on the second floor for the property located at 6749 Station Road.
 - **BZA 26-22 Kevin and Carol Jamison**
The applicants have requested a variance from WCTZR 3.03.B to reduce the required 45-foot rear-yard setback to approximately 39 feet to permit an addition to the existing three-season porch. The property is zoned R-1A (Suburban Residence) District and contains an existing single-family dwelling. The proposed addition would measure approximately 14 feet wide by 6 feet deep, resulting in approximately 84 square feet of additional enclosed living space. The addition would extend from the rear of the dwelling along the existing porch roofline and encroach approximately 6 feet into the required rear-yard setback. No other modifications to the dwelling or site are proposed as part of the request for the property located at 7374 Preserve Place.
 - **BZA 26-23 Mary Jo Bicknell, on behalf of, West Chester-Union Township Historical Society**
The applicant is requesting a variance from WCTZR Section 3.06.B.8 to construct a 12-foot-by-14-foot open-sided pavilion within the front/side yard of the Station Road Schoolhouse property. The proposed 168-square foot structure would be located approximately 25 feet from the side property line and would provide permanent weather protection for a historic nineteenth-century wagon displayed as part of the Historical Society's interpretive collection for the property located at 6670 Station Road.

- **BZA 26-24 Dar-e-Zehra**

The applicant is requesting a Conditional Use approval to expand its existing community center onto the adjacent property immediately to the north. The existing residence would be retained and used primarily for dining, social gatherings, family activities and supervised recreational programming, while religious services would remain principally within the existing community center. The proposal also includes coordinated parking and circulation improvements between the two properties to provide additional on-site parking, reduce reliance on overflow parking, and improve vehicle access during larger religious and community gatherings for the property located at 7303 Cincinnati Dayton Road.

5. Unfinished Business

6. Administrative Matters

7. Adjournment - Next meeting is scheduled for November 9, 2026 @ 6:00 PM

Expectations of Decorum Statement

Please be mindful of decorum. Avoid speaking from the audience, interrupting others, clapping, repetitive comments, or engaging in side conversations while a case is being heard. The Board is here to listen carefully and consider the evidence and testimony presented, and maintaining decorum helps ensure that all participants are treated fairly and respectfully.

We appreciate everyone's cooperation and participation in tonight's meeting.

When addressing the BZA during Public Comment:

For each case, members of the public are welcome to address the BZA. When called upon, please be mindful of the following:

1. Please come to the podium and speak into the microphone.
2. Please state your name and address for the record before making your comments.
3. Comments should be limited to the case currently under consideration and presented in an orderly manner.
4. All comments should be directed to the BZA members at the dais. Comments should not be directed to staff, the applicant, or other members of the public.
5. After you have finished your comments to the BZA, you may only return to the podium to speak again if the Chair requests that you do so.