

RECORD OF PROCEEDINGS

Minutes of Board of Zoning Appeals

Held November 5, 2024

Public Hearing - BZA 2024-04

Mr. James Kempe opened the Public Hearing regarding BZA Case 2024-04 at 6:00 PM.

Staff Report

Mr. Brent Carpenter stated the appellant is Nancy Beane who is located at 5000 Shank Road, City Lot 4238 in Zoning District A-1 (Agricultural District). He reported that the appellant is requesting the appeal of Moraine Codified Ordinance Section 1181.04-1 Standards For Accessory Buildings and Uses in Residential and Agricultural Districts pertaining to the height of any ornamental fence or wall in the front yard may not exceed three feet above ground at any point. He said the appellant is requesting approval to construct a five-foot-high fence along the front yard with a gate at the driveway. He noted that as this exceeds the allowable use, the case is being brought before the Board of Zoning Appeals for a variance. Mr. Carpenter further reported a new home is currently under construction on the property, and a Knox Box will be installed for the Fire Department at the gate. He said the Technical Review Committee has no objections to the proposed gate. He stated no phone calls or comments were made by neighboring properties after notifications were sent to contiguous properties on October 18, 2024. He said if the front yard fence and gate height variance were to be approved by the Board of Zoning Appeals, Ms. Beane will have to follow the Ohio Building Code and a Building Plan Review will be conducted by the Building and Zoning Department for the permit to be issued.

Opponents/Proponents - None

Close Public Hearing - BZA 2024-04

With no further comments, Mr. Kempe closed the Public Hearing regarding BZA case 2024-04 at 6:03 PM.

Call to Order

Board of Zoniong Appeals Meeting called to order at 6:03 PM.

Jim Kempe	Chair	Present
Patricia Bond	Member	Present
Sharon Duff	Member	Present
Tom Hicks	Member	Absent

Staff Members Present: City Planner Nick Sorice and Building and Zoning Administrator Brent Carpenter

Approval of Minutes

Board of Zoning Appeals Meeting Minutes - July 2, 2024

Mr. Kempe asked if there were any changes or corrections to the July 2, 2024, Board of Zoning Appeals meeting minutes. Hearing none, the minutes were approved as submitted.

Business

Decision - BZA case 2024-04 - 5000 Shank Road Fence & Gate Height Variance - Front Yard

Mrs. Bond moved to approve the applocation for BZA Case 2024-04; Mrs. Duff seconded the

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motion.

RESULT: Passed (*Yes 3, No 0, Abstained 0*)
MOVER: Patricia Bond
AYES: Jim Kempe, Sharon Duff, Patricia Bond
NAYS: None
ABSTAIN: None

Other Business - None

Adjournment

Meeting adjourned at 6:05 PM.



James Kempe



ATTEST: City Planner, Nick Sorice