



Board of Zoning Appeals

~Agenda~

<http://www.ci.moraine.oh.us/>

Clerk of Council
937-535-1005

April 7, 2026

6:00 PM

- I. Call to Order**
- II. Approval of Minutes**
 - A. Board of Zoning Appeals Meeting Minutes - March 10, 2026
- III. Public Hearing**
 - A. Case No. BZA 2026-01
 - Staff Report
 - Opponents / Proponents
 - Close Public Hearing
 - B. Case No. BZA 2026-02
 - Staff Report
 - Opponents / Proponents
 - Close Public Hearing
- IV. Business**
 - A. Decision - BZA 2026-01 2901 Lakehurst - Wooden Deck
 - B. Decision - BZA 2026-02 3308 Clearview - Carport
- V. Other Business**
- VI. Adjournment**

TECHNICAL REVIEW COMMITTEE

Michael Davis, City Manager
Nick Sorice, City Planner
Brent Carpenter, Building and Zoning Administrator
Lauren Alvarado, City Engineer
Doug Hatcher, Fire Inspector
Beth Waters, Permit Secretary

Staff Comments

BZA CASE 2026-01

Location: 2901 Lakehurst Court. City Lot No. 2652-2667

The appellant requests an appeal to Moraine Codified Ordinances (MCO) sections:

1. MCO 1137.03 (b)(1)(A): Yard Requirements. Minimum front yard depth for 1 and 1 ½ story structures shall be 25 feet.

Appellant requests to add a wooden deck connecting to the front of his house. The proposed deck would decrease his front yard depth to 14 feet 6 inches. The deck will be located at a private residence located at 2901 Lakehurst Court. The residence is in an R-2 district.

The Technical Review Committee met on March 27, 2026 and has no objection to this case.

Thank you,

C.B. Carpenter

Brent Carpenter
Building and Zoning Administrator

BZA 2026-01 175.00 2-23-26 7368
 Case # Accela Application # Fees Date Paid Receipt #

2901 Lakehurst Moraine, Ohio 45439 2652-2667 R-2
 Address/Location of Property City, State, Zip City Lot # Zoning District

APPELLANT/APPLICANT:

OWNER:

Ethan Steele
 Name

2901 Lakehurst Ct Moraine OH 45439
 Address City, State, Zip

937-818-2185
 Phone/Fax

esteele366@gmail.com
 Email

Ethan Steele
 Name

2901 Lakehurst Ct. Moraine, OH 45439
 Address City, State, Zip

937-818-2185
 Phone/Fax

esteele366@gmail.com
 Email

Appellant's reason for requesting a variance:

Setback reduction for deck.


 Signature of Appellant

2/23/26
 Date

OFFICE USE ONLY

Has any previous applications been filed for property? NO Date _____

Special Exceptions

Variance Request (code sections)

Appeals

Other

List of contiguous property owners:

Date Mailed: 1/1

Victoria Stephenson 2316 E. Lower Springboro Rd. Waynesville, Ohio 45068

Shirley Whitt 2905 Lakehurst. Moraine, Ohio 45439

FatDaddy's/Road Dog 849 Factory Rd. Dayton, Ohio 45434

Tonya Padgett 3409 Dryden Rd. Moraine, Ohio 45439

Andrew Cunningham 3413 Dryden Rd. Moraine, Ohio 45439

DDN Advertisement Deadline

DDN Publication Dates

Meeting Date:

Approved/Denied/Notes:

ACCELA PERMIT #

Date Issued



4200 Dryden Road, Moraine, Ohio 45439-1495 Community Development (937) 535-1030 Fax (937) 535-1284
www.ci.moraine.oh.us

BZA 2026-01 LEGAL NOTICE

The Moraine Board of Zoning will be holding a meeting to hear an appeal request (Case No. 2026-01) submitted by Ethan Steele for the premises located at 2901 Lakehurst. City Lot No. 2652-2667.

The appellant requests an appeal to Moraine Codified Ordinances (MCO) sections:

1. MCO 1137.03 (b)(1)(A): Yard Requirements. Minimum front yard depth for 1 and 1 ½ story structures shall be 25 feet.

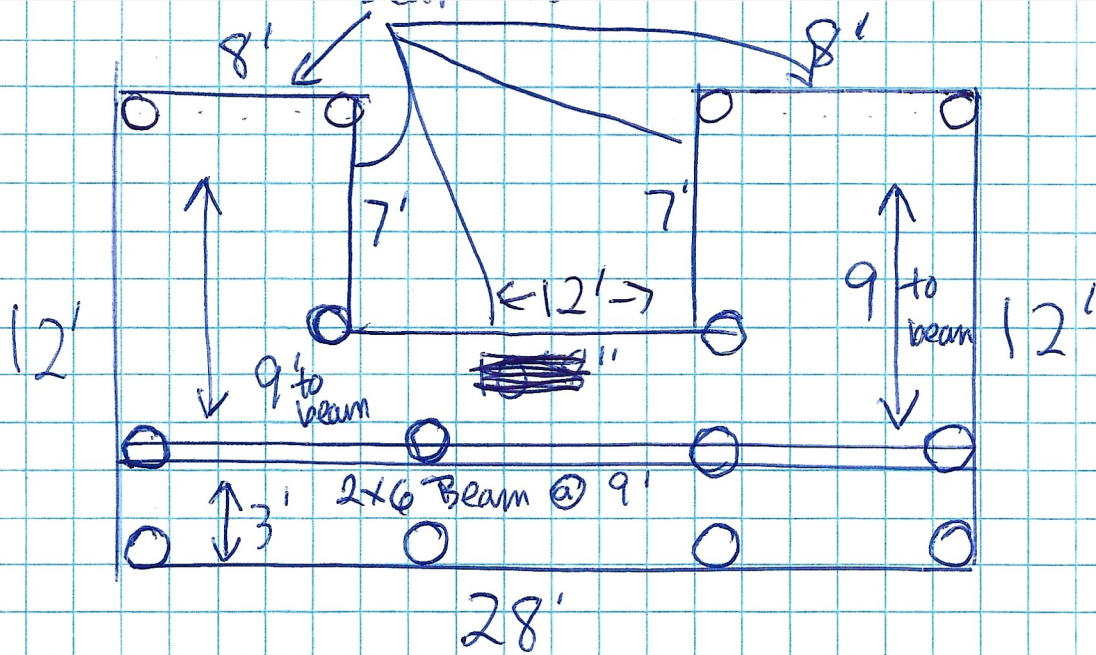
Appellant requests to add a wooden deck connecting to the front of his house. The proposed deck would decrease his front yard depth to 14 feet 6 inches. The deck will be located at a private residence located at 2901 Lakehurst Court. The residence is in an R-2 district.

The meeting will be held on Tuesday, April 7, 2026, at 6:00 PM in the Council Chambers at the Moraine Municipal Building, 4200 Dryden Road, Moraine, Ohio 45439. Any person interested in or affected by this public meeting may appear and be heard at said public meeting. Additional information regarding this proposal may be obtained by visiting the Department of Community Development or by calling (937) 535-1030.

All interested parties are invited to attend.

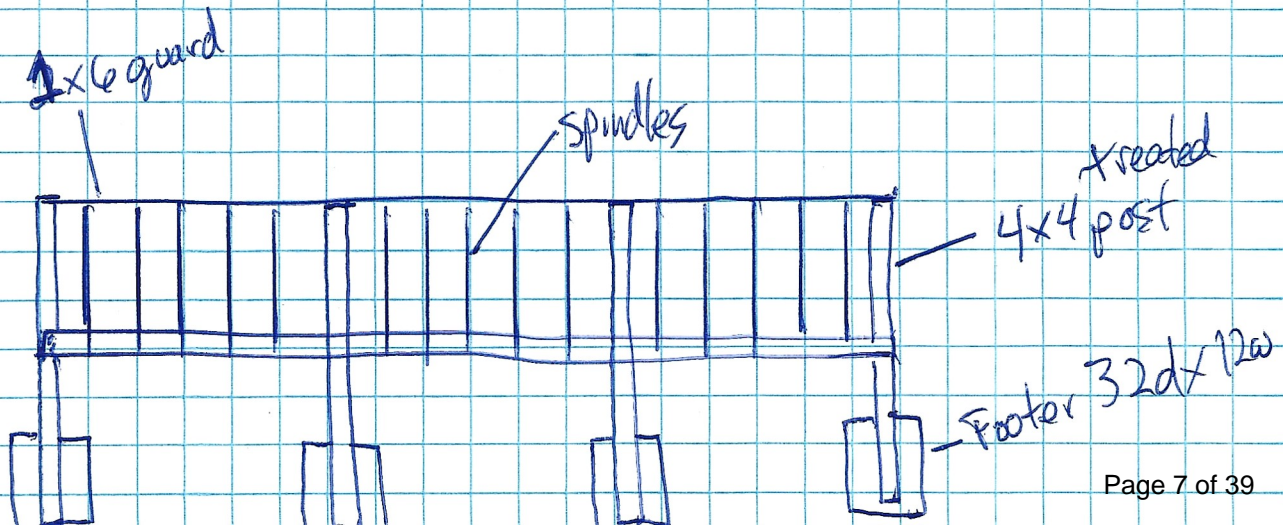
Brent Carpenter
Building and Zoning Administrator
937-535-1038

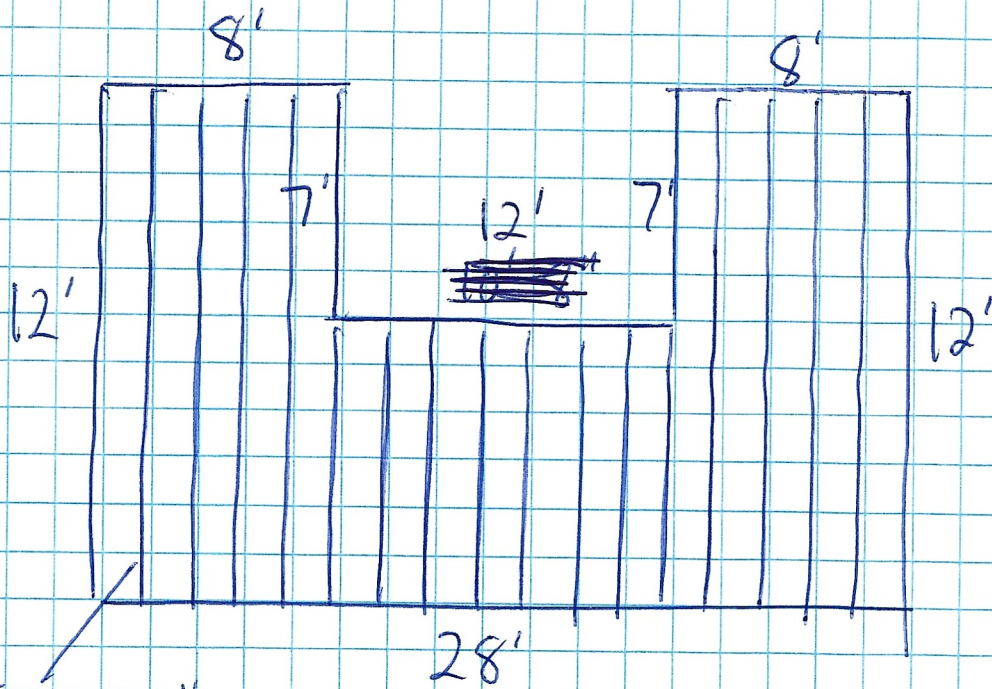




O = post footers 12w x 32d

HEIGHT OF DECK WILL BE ABOUT 18 INCHES





2x6 Treated Joist 16" OC



Measurement



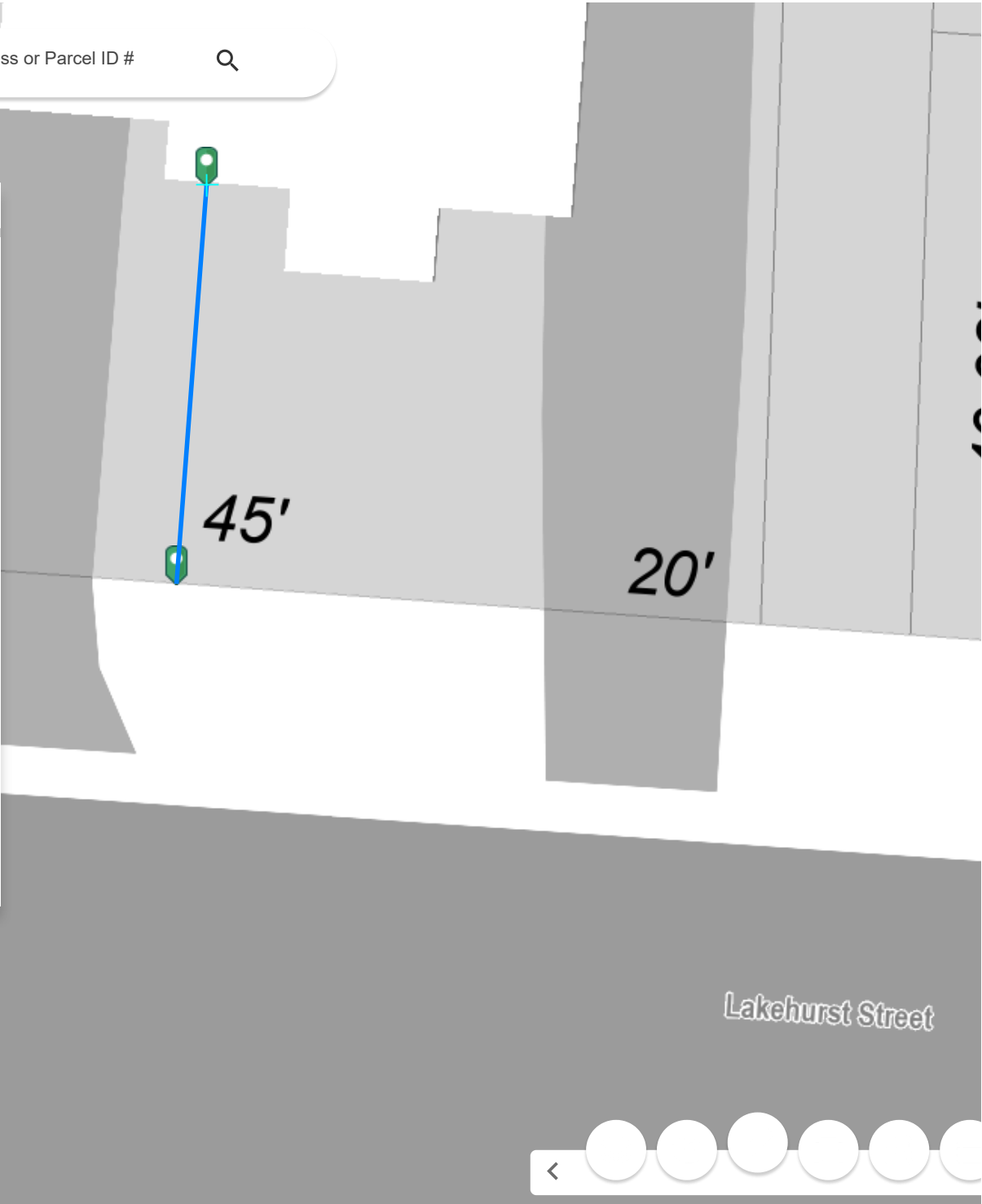
Feet (US)

Measurement Result

26.6 Feet (US)

Clear

Press **CTRL** to enable snapping





4200 Dryden Road, Moraine, Ohio 45439-1495 Community Development (937) 535-1030 Fax (937) 535-1284
www.ci.moraine.oh.us

03/11/2026

Dear Property Owner,

As a property owner located next to or across from a property whose owner is requesting a variance to Moraine Building & Zoning Code, the City is notifying you of a public hearing where the case will be heard. You are invited to attend or send someone as your representative. You may also call 937-535-1038 to ask any questions or make any comments. Below are the description of the case and the time and location of the public hearing.

BZA 2026-01 LEGAL NOTICE

The Moraine Board of Zoning will be holding a meeting to hear an appeal request (Case No. 2026-01) submitted by Ethan Steele for the premises located at 2901 Lakehurst. City Lot No. 2652-2667. The meeting will take place on April 7, 2026, at 6:00 pm in Council Chambers at the Moraine Municipal Building, 4200 Dryden Road, Moraine, Ohio 45439.

The appellant requests an appeal to Moraine Codified Ordinances (MCO) sections:

1. MCO 1137.03 (b)(1)(A): Yard Requirements. Minimum front yard depth for 1 and 1 ½ story structures shall be 25 feet.

Appellant requests to add a wooden deck connecting to the front of his house. The proposed deck would decrease his front yard depth to 14 feet 6 inches. The deck will be located at a private residence located at 2901 Lakehurst Court. The residence is in an R-2 district.

All interested parties are invited to attend.

Brent Carpenter
Building and Zoning Administrator
937-535-1038



City of Moraine
4200 Dryden Road
Moraine, OH 45439-1495



City of Moraine
4200 Dryden Road
Moraine, OH 45439-1495

Andrew Cunningham
3413 Dryden
Moraine, Ohio 45439

Tonya Padgett
3409 Dryden
Moraine, Ohio 45439

mailed 3-11-26



City of Moraine

4200 Dryden Road
Moraine, OH 45439-1495

Shirley Whitt
2905 Lakehurst
Moraine, Ohio 45439



City of Moraine

4200 Dryden Road
Moraine, OH 45439-1495

Fat Daddy's Road Dog LLC
849 Factory Road
Dayton, Ohio 45434

mailed 3-11-26



City of Moraine

4200 Dryden Road

Moraine, OH 45439-1495

Victoria Stephenson

2316 E. Lower Springboro Rd.

Wagnersville, Ohio 45068

mailed 3-11-26

TECHNICAL REVIEW COMMITTEE

Michael Davis, City Manager
Nick Sorice, City Planner
Brent Carpenter, Building and Zoning Administrator
Lauren Alvarado, City Engineer
Doug Hatcher, Fire Inspector
Beth Waters, Permit Secretary

Staff Comments

BZA CASE 2026-02

Location: 3308 Clearview. City Lot No. 1992

The appellant requests an appeal to Moraine Codified Ordinances (MCO) sections:

MCO Chapter 1181

1181.01

- (1) Any accessory buildings shall be at least three feet from all lot lines.**
- (2) All detached accessory buildings must be a minimum of ten (10) feet from the principal permitted use and must be a minimum of ten (10) feet from each other.**
- (7) No detached accessory building shall be erected in any required yard except a rear yard.**

1181.04

- (b) An accessory building may be erected detached from the principal building. No detached accessory building shall be erected in any required yard except a rear yard.**
- (e) No accessory use or structure in any Residential District except an off-street parking area shall be permitted nearer to any front lot line than sixty (60) feet, unless such use or structure is contained within or constitutes an integral part of the principal building.**

Appellant requests to add a carport located off the right side of the house. The proposed carport would be less than 3 feet from lot line, less than 10 feet from principal permitted use, located in the side yard, and would be closer than 60 feet from front lot line. The carport will be located at a private residence located at 3308 Clearview. The residence is in an R-2 district.

The Technical Review Committee met on March 27, 2026, and has no objection to this case.

Thank you,

C.B. Carpenter

Brent Carpenter
Building and Zoning Administrator

OFFICE USE ONLY

Has any previous applications been filed for property? No Date _____

Special Exceptions

Variance Request (code sections)

Appeals

Other

List of contiguous property owners:

Date Mailed: ____/____/____

Carlos Ortiz 3304 Clearview Road Moraine, Ohio 45439
Jon Smolinsky 3314 Clearview Road Moraine, Ohio 45439
~~Wilma~~ Wilma J. Quillen 3321 Clearview Road Moraine, Ohio 45439

DDN Advertisement Deadline

DDN Publication Dates

Meeting Date:

Approved/Denied/Notes:

ACCELA PERMIT #

Date Issued



4200 Dryden Road, Moraine, Ohio 45439-1495 Community Development (937) 535-1030 Fax (937) 535-1284
www.ci.moraine.oh.us

BZA 2026-02 LEGAL NOTICE

The Moraine Board of Zoning will be holding a meeting to hear an appeal request (Case No. 2026-02) submitted by Brenda Smith for the premises located at 3308 Clearview. City Lot No. 1992.

The appellant requests an appeal to Moraine Codified Ordinances (MCO) sections:

MCO Chapter 1181

1181.01

- (1) Any accessory buildings shall be at least three feet from all lot lines.**
- (2) All detached accessory buildings must be a minimum of ten (10) feet from the principal permitted use and must be a minimum of ten (10) feet from each other.**
- (7) No detached accessory building shall be erected in any required yard except a rear yard.**

1181.04

- (b) An accessory building may be erected detached from the principal building. No detached accessory building shall be erected in any required yard except a rear yard.**
- (e) No accessory use or structure in any Residential District except an off-street parking area shall be permitted nearer to any front lot line than sixty (60) feet, unless such use or structure is contained within or constitutes an integral part of the principal building.**

Appellant requests to add a carport located off the right side of the house. The proposed carport would be less than 3 feet from lot line, less than 10 feet from principal permitted use, located in the side yard, and would be closer than 60 feet from front lot line. The carport will be located at a private residence located at 3308 Clearview. The residence is in an R-2 district.

The meeting will be held on Tuesday, April 7, 2026, at 6:00 PM in the Council Chambers at the Moraine Municipal Building, 4200 Dryden Road, Moraine, Ohio 45439. Any person interested in or affected by this public meeting may appear and be heard at said public meeting. Additional information regarding this proposal may be obtained by visiting the Department of Community Development or by calling (937) 535-1030.

All interested parties are invited to attend.

Brent Carpenter
Building and Zoning Administrator
937-535-1038

EXHIBIT A

3308 CLEARVIEW RD. MORaine, OH 45439

VARIANCES REQUESTED:

MCO Chapter 1181

1181.01

- (1) Any accessory buildings shall be at least three feet from all lot lines.
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- (7) No detached accessory building shall be erected in any required yard except a rear yard.

1181.04

- (b) An accessory building may be erected detached from the principal building. No detached accessory building shall be erected in any required yard except a rear yard.
- (e) No accessory use or structure in any Residential District except an off-street parking area shall be permitted nearer to any front lot line than sixty (60) feet, unless such use or structure is contained within or constitutes an integral part of the principal building.

RE: BZA - Application Agreement

From rdb010461 <rdb010461@gmail.com>
Date Thu 3/5/2026 9:39 PM
To Nicholas Sorice <Nsorice@moraineohio.gov>

ok, my wife and I are leaving on Sunday for vacation. I'll talk to Brenda tomorrow and let you know, but it sounds good to me.

Sent from my Galaxy

----- Original message -----

From: Nicholas Sorice <Nsorice@moraineohio.gov>
Date: 3/5/26 4:45 PM (GMT-05:00)
To: rdb010461@gmail.com
Cc: Brent Carpenter <ccarpenter@moraineohio.gov>
Subject: BZA - Application Agreement

Good morning Richard,

After yesterday's discussion, I wanted to provide the variances that your Aunt Brenda Smith at 3308 Clearview Ave. would be requesting for. If you are fine with this to be on the application, please confirm receipt. Your Aunt Brenda Smith will then come in and sign the BZA form for final approval. A BZA Meeting would be held on April 7 if the application is completed and payment made by March 17.

MCO Chapter 1181

1181.01

- (1) Any accessory buildings shall be at least three feet from all lot lines.
- (2) All detached accessory buildings must be a minimum of ten (10) feet from the principal permitted use and must be a minimum of ten (10) feet from each other.
- (7) No detached accessory building shall be erected in any required yard except a rear yard.

1181.04

- (b) An accessory building may be erected detached from the principal building. No detached accessory building shall be erected in any required yard except a rear yard.
- (e) No accessory use or structure in any Residential District except an off-street parking area shall be permitted nearer to any front lot line than sixty (60) feet, unless such use or structure is contained within or constitutes an integral part of the principal building.

Thank you,

Nick Sorice

City Planner

City of Moraine
4200 Dryden Rd.
Moraine, OH 45439
937-535-1037
nsorice@moraineohio.gov
<https://ci.moraine.oh.us/>



The City of Moraine, Ohio
"Progress Through Unity"
Established 1965

Name: Brenda Smith
Address: 3308 Clearview Rd.

I am requesting Consent to have a car port placed on my property at Front of my driveway. I need my car covered from the elements of weather. I am widowed and am not physically able to remove snow off of my car. Thank for your consideration in this matter.

Brenda
Smith



KETTERING HEALTH MEDICAL GROUP PRIMARY CARE

415 BYERS RD STE 300
MIAMISBURG OH 45342-3684

Phone: 937-866-2494

Fax: 937-866-8494

March 27, 2026

Brenda S Smith
3308 Clearview Rd
Moraine OH 45439

To Whom It May Concern,

It is in my professional medical opinion that patient unable to shovel snow or do manual labor due to current medical conditions.

If you have any questions or concerns, please don't hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Bussey". The signature is fluid and cursive, with a prominent initial "A" and "B".

Adam Bussey, MD

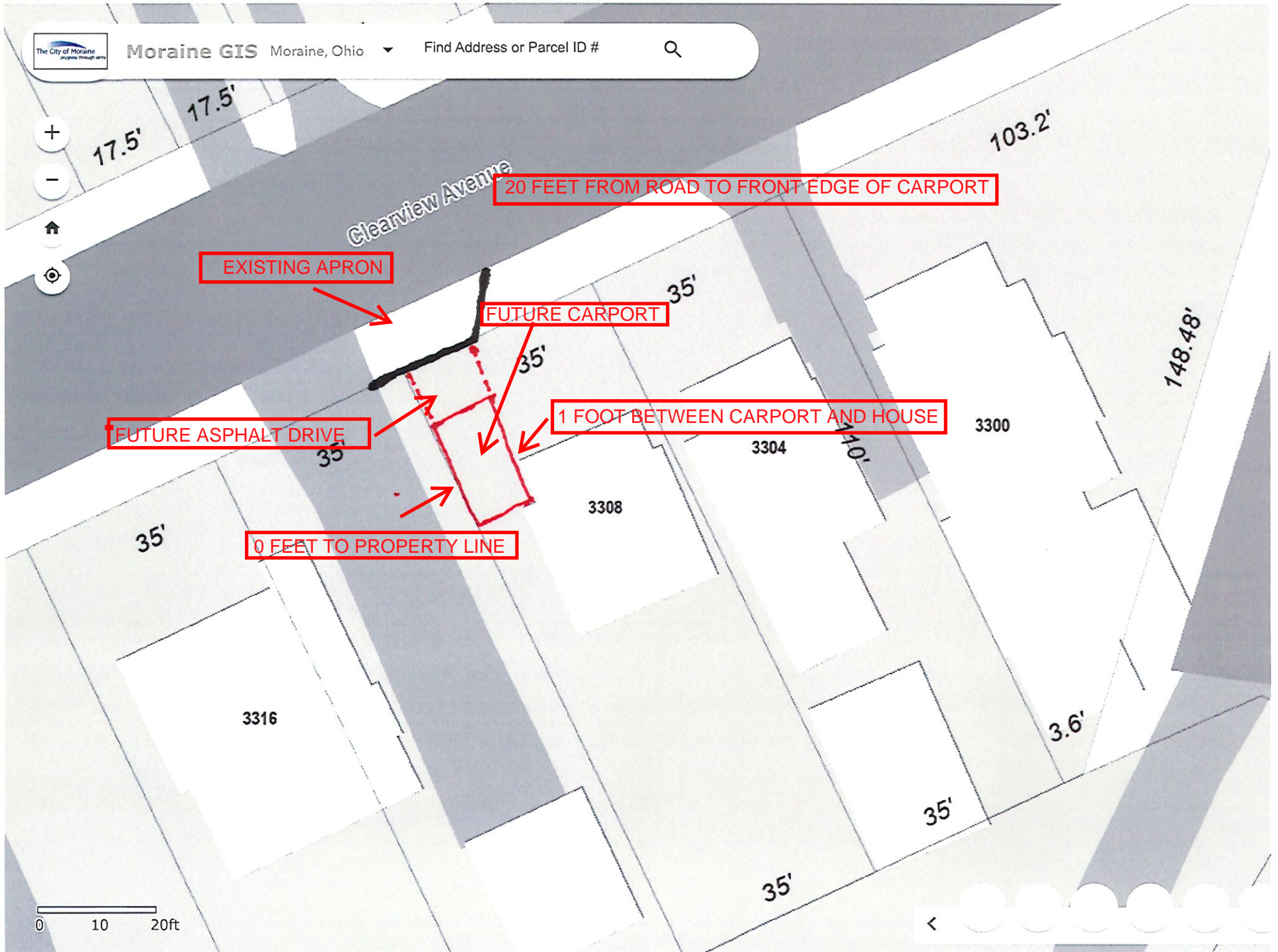
I Jon Smolinski
gave Brenda Smith
permission to
build a car port
up to my property
line.

Thank you

Jon Smolinski

937-

823
9474





Show search results for 330...



Measurement



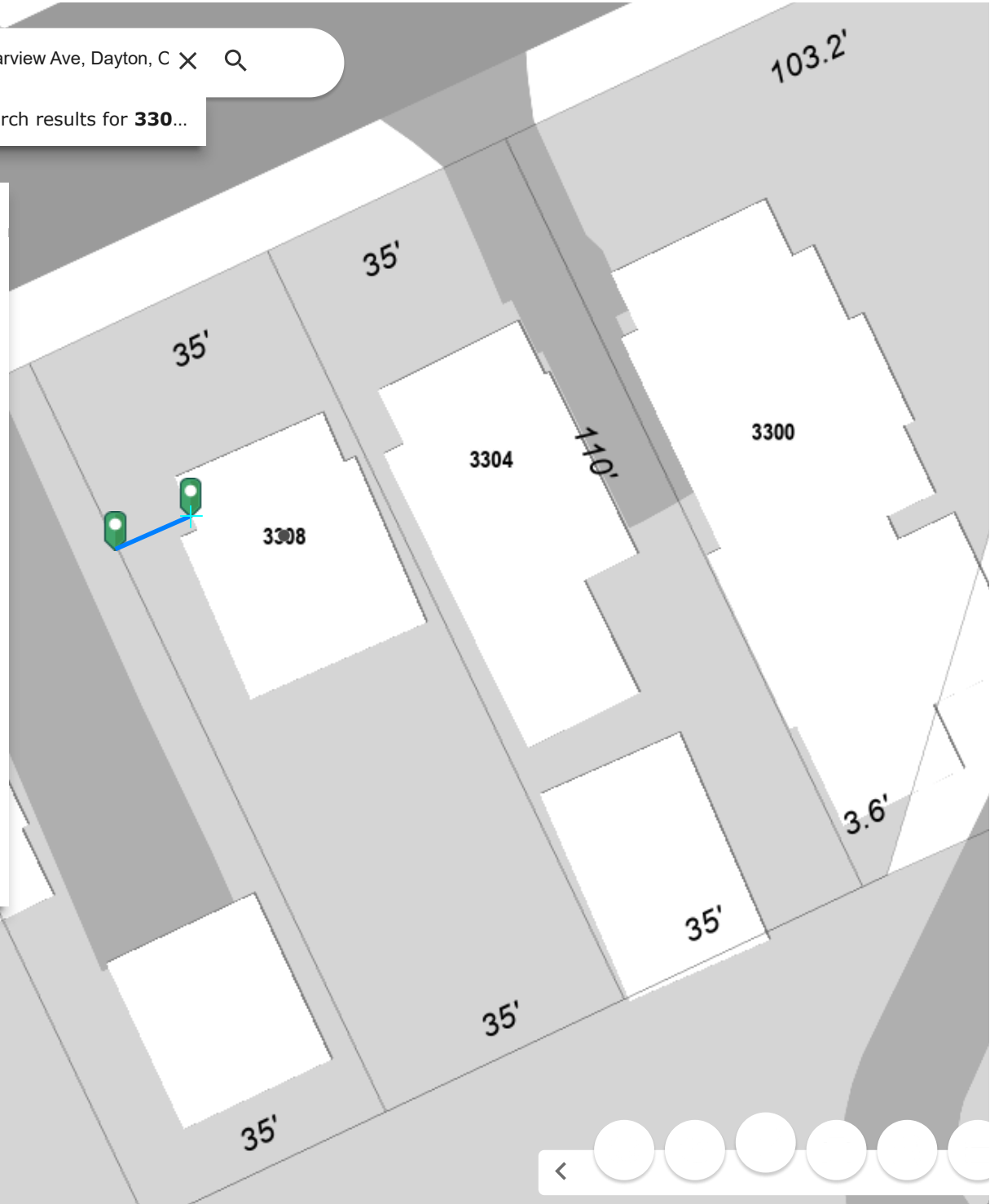
Feet (US)

Measurement Result

11 Feet (US)

Clear

Press CTRL to enable snapping





Show search results for 330...



Measurement

Feet (US)

Measurement Result

19.9 Feet (US)

Clear

Press CTRL to enable snapping



12' WIDE FRAME 'CARPORT STYLE' METAL BUILDING GENERICS



MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL

DRAWING INFORMATION

PROJECT: 12' Wide
LOCATION: STATE OF OHIO
PROJECT NO.: 033-25-0338
SHEET TITLE:

COVER SHEET

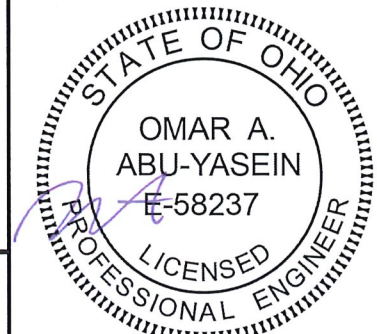
SHEET NO.: 1 / 11

CHECKED BY: OAA DATE: 1/25/24

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW. - DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:



STAMP EXPIRY: **DEC 31 2025**
DATE SIGNED: **MAR 3 2025**

SCOPE OF PLANS:

1. TO PROVIDE STRUCTURAL DESIGN FOR A VARIETY OF PRE-FAB METAL BUILDINGS PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES.
2. DOES NOT PROVIDE ANY ARCHITECTURAL, SITE, ZONING, HVAC, ELEC, MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.
3. DOES NOT PROVIDE ANY DOOR OR WINDOW DESIGN INFORMATION. THOSE SHALL BE ADDRESSED BY DOOR AND WINDOW MANUFACTURER.
4. THESE DOCUMENT SHALL NOT BE USED TO PERMIT OR JUSTIFY DESIGN OF AS-BUILT / EXISTING STRUCTURES OR BUILDINGS BUILT WITHOUT A PERMIT.

GENERAL DESIGN NOTES

1. THESE STRUCTURES ARE DESIGNED AS **RISK CATEGORY I (NON-HABITABLE)**, UTILITY / STORAGE / PRIVATE GARAGE / SHED TYPE BUILDINGS - THAT ONLY DESIGNED TO RESIST THE DEAD LOADS, LIVE LOADS, AND WIND LOADS LISTED UNDER "STRUCTURAL DESIGN CRITERIA". ANY ADDITIONAL LOADINGS WITHOUT RE-DESIGN OR ENGINEERING CONSULTATION SHALL NOT BE PERMITTED.
2. ALL MATERIALS IDENTIFIED BY A MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
3. ALL WELDED CONNECTIONS SHALL BE SHOP WELDED CONNECTIONS. **FIELD WELDING IS NOT PERMITTED NOR REQUIRED.**
4. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE:
ASTM A500 GRADE C OR EQUAL:
Fy = 50 KSI Fu = 65 KSI
5. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.

STRUCTURAL DESIGN CRITERIA

ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PREVAILING CODES LISTED BELOW AND ALL APPLICABLE LOCAL REQUIREMENTS.

PREVAILING CODE:	IBC 2021
MINIMUM DESIGN STANDARD:	ASCE 7-16
OCCUPANCY GROUP:	U (CARPORT / UTILITY / GARAGE / SHED)
CONSTRUCTION TYPE:	V - B
RISK CATEGORY:	I (NON-HABITABLE)
1. ROOF DEAD LOAD (D)	2.0 PSF (COLLATERAL)
2. ROOF LIVE LOAD (Lr)	Lr = 20 TO 61 PSF (VARIES BASED ON FRAME SPACING AND DESIGN OPTIONS)
3. SNOW LOAD (S) GROUND SNOW LOAD	Pg = 20 TO 90 PSF (VARIES BASED ON FRAME SPACING AND DESIGN OPTIONS)
IMPORTANCE FACTOR	Is = 0.80
THERMAL FACTOR	Ct = 1.2
EXPOSURE FACTOR	Ce = 1.0
ROOF SLOPE FACTOR	Cs = 1.0
FLAT ROOF SNOW LOAD	Pf = 20 TO 61 PSF
SLOPED ROOF SNOW LOAD	Ps = 20 TO 61 PSF
MINIMUM SNOW LOAD	Pm = 20
4. WIND LOAD (W) EXPOSURE	C
DESIGN WIND SPEED	Vult = 105 TO 180 MPH (VARIES BASED ON FRAME SPACING AND DESIGN OPTIONS)
5. SEISMIC LOAD (E) DESIGN CATEGORY	C
IMPORTANCE FACTOR	Ie = 1.00

ASD LOAD COMBINATIONS:

1. D + (Lr OR S)
2. D + (0.6W OR ±0.7E)
3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
4. 0.6D + (0.6W OR ±0.7E)

CONTACT INFORMATION

FOR QUESTIONS OR INFORMATION NEEDED PLEASE CONTACT THE **METAL BUILDINGS MANUFACTURER LISTED ON PLANS**. ENGINEER OF RECORD REQUIRES AUTHORIZATION FROM THE METAL BUILDINGS MANUFACTURER TO ADDRESS ANY QUERIES

THE INFORMATION CONTAINED IN THESE DRAWINGS IS THE SOLE PROPERTY OF METAL BUILDING MANUFACTURER LISTED ON THIS PAGE. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF METAL BUILDING MANUFACTURER LISTED BELOW IS PROHIBITED. LEGAL ACTION WILL BE TAKEN AS NECESSARY AS A RESULT.

ANY REQUESTS, CHANGES, MODIFICATIONS REVISIONS TO INFORMATION PROVIDED IN THIS DOCUMENT WILL REQUIRE A COMPLETELY SEPARATE SITE-SPECIFIC SET OF PLANS; INQUIRE WITH THE LISTED METAL BUILDING MANUFACTURER.

STRUCTURAL SHEET INDEX

COVER SHEET	1
SCHEDULES & MEMBER - SECTIONS	2
FRAME SECTIONS & DETAILS	3
SPACING SCHEDULES & ENCLOSURE NOTES	4
PURLIN & GIRT SCHEDULES	5
SHEATHING OPTIONS	6
SIDE WALL FRAMING & OPENINGS	7
END WALL FRAMING & OPENINGS	8-A, 8-B
CORNER BRACING DETAILS	9
OPTIONAL LEAN-TO ADDITION	10
FOUNDATION OPTIONS	11-A TO 11-D

Omar Abu-Yasein Digitally signed by Omar Abu-Yasein
Date: 2025.03.09 17:36:21 -04'00'

CUSTOMER INFORMATION	DESIGN LOADS	BUILDING INFORMATION	CERTIFICATION VALIDITY NOTICE
OWNER: Brenda Smith ADDRESS: 3308 Clearview Ave, Moraine, OH 45439	GROUND SNOW: 30 ROOF LIVE LOAD: 20 BASIC WIND SPEED: 105	WIDTH: 10 LENGTH: 20 HEIGHT: 7	FRAME TYPE: <input type="checkbox"/> A-FRAME <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> FULL <input checked="" type="checkbox"/> PARTIAL <input type="checkbox"/> OPEN ENCLOSURE TYPE: DATE OF PLANS EXPIRATION: MAR 3 2026 CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE

TABLE 2.1: MEMBER PROPERTIES

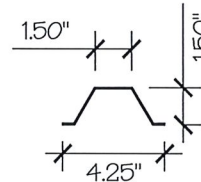
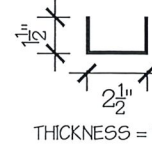
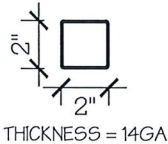
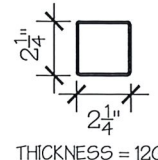
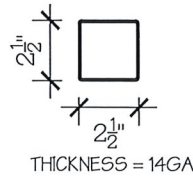
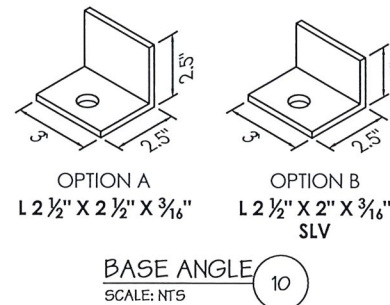
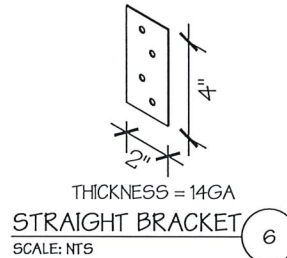
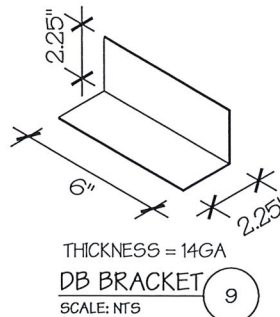
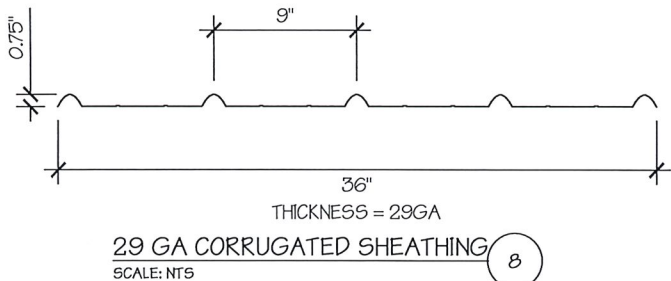
NO.	LABEL	PROPERTY	DETAIL NO.
1	COLUMN POST	2.5" X 2.5" X 14GA TUBE	1
2	ROOF BEAM	2.5" X 2.5" X 14GA TUBE	1
3	BASE RAIL	2.5" X 2.5" X 14GA TUBE	1
4	PEAK BRACE	2.5" X 2.5" 14GA CHANNEL	4
5	KNEE BRACES	2.5" X 1.5" 14GA CHANNEL	4
6	CONNECTOR SLEEVE	2.25" X 2.25" X 12GA TUBE	2
7	BASE ANGLE	2" X 2" X 3" LG. 3/16" ANGLE	10
8	PURLIN	4" X 1" X 14GA / 18GA HAT CHANNEL	5
9	GIRT	4" X 1" X 14GA / 18GA HAT CHANNEL	5
9A	OPT. END WALL GIRT	2.5" X 1.5" 14GA CHANNEL	1
10	SHEATHING	29 GA CORRUGATED SHEET	8
11	END WALL POST	2.5" X 2.5" X 14GA TUBE	1
12	DOOR POST	2.5" X 2.5" X 14GA TUBE	1
13	SINGLE HEADER	2.5" X 2.5" X 14GA TUBE	1
14	DOUBLE HEADER	DBL. 2.5" X 2.5" X 14GA TUBE	1
15	SERVICE DOOR / WINDOW FRAMING	2.5" X 2.5" X 14GA TUBE	1
16	ANGLE BRACKET	2" X 2" X 2" LG. 14GA ANGLE	7
17	STRAIGHT BRACKET	2" X 2" X 4" LG. 14GA PLATE	6
18	PB SUPPORT	2.5" X 2.5" X 14GA TUBE	1
19	DIAGONAL BRACE	2" X 2" X 14 GA TUBE	3
20	GABLE BRACE	2" X 2" X 14 GA TUBE	3
21	DB BRACKET	2.25" X 2.25" X 6" LG. 14GA ANGLE	9
22	TRUSS SPACER	2.5" X 2.5" X 14GA TUBE	1
23	ALL FASTENERS	#12 X 1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER	

TABLE 2.2: SHEATHING FASTENER SCHEDULE

LOCATION	CORNER PANELS	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" C/C	MIN. 1	4 1/2" C/C	9" C/C

FASTENER TYPE: #12X1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER

*SEE TYP. SHEATHING FASTENER SCHEDULE DIAGRAM ON PAGE 6.



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DRAWING INFORMATION

PROJECT: 12' Wide

LOCATION: STATE OF OHIO

PROJECT NO.: 033-25-0338

SHEET TITLE:

SCHEDULES &
MEMBER SECTIONS

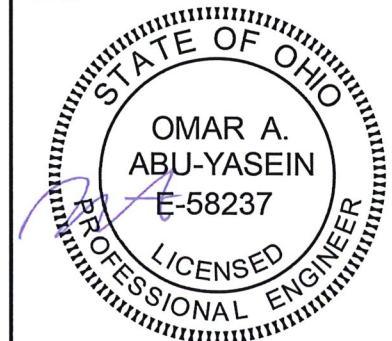
SHEET NO.: 2 / 11

CHECKED BY: OAA DATE: 1/25/24

LEGAL INFORMATION

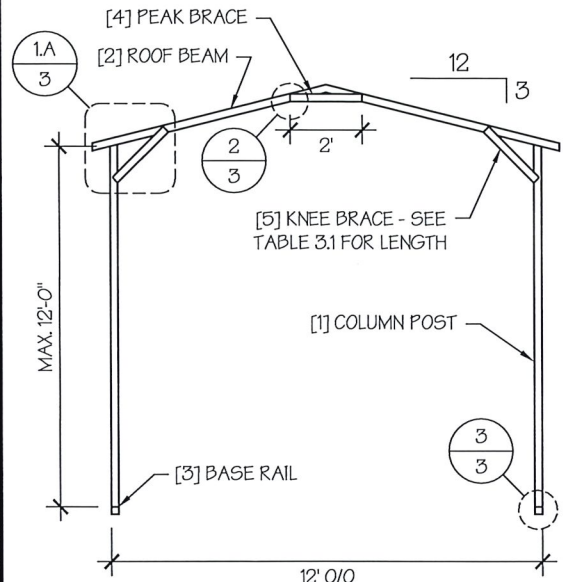
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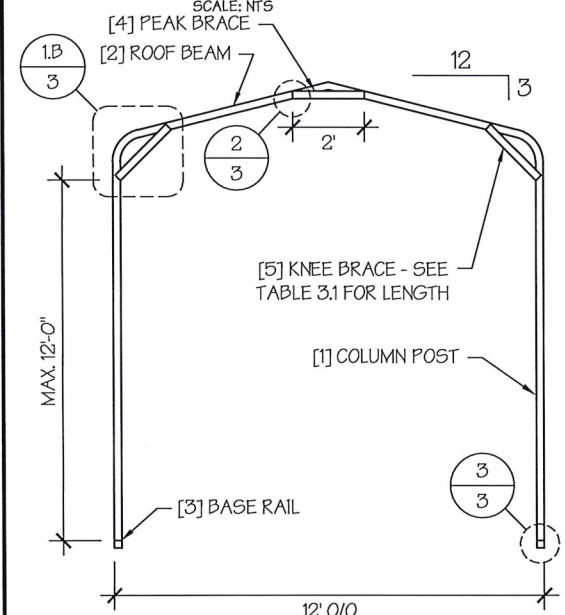


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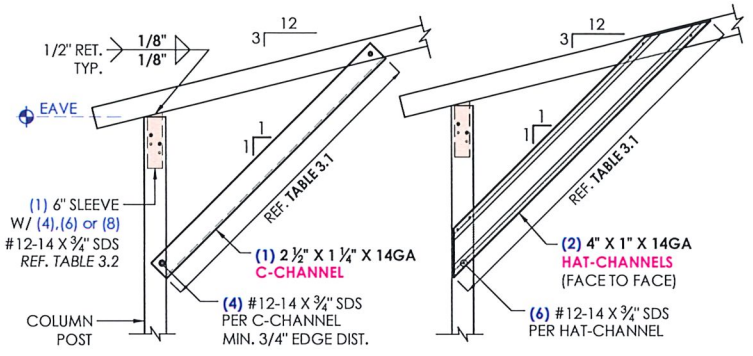
DATE SIGNED: MAR 3 2025



TYP. A-FRAME SECTION
SCALE: NTS

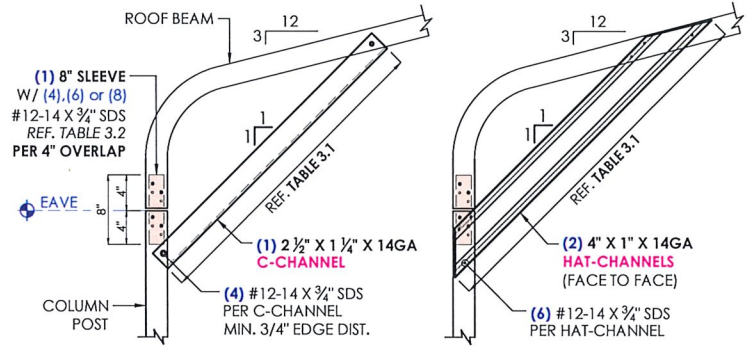


TYP. REGULAR FRAME SECTION
SCALE: NTS



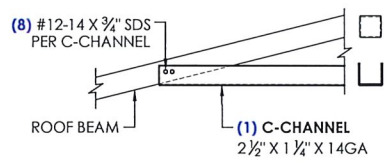
4 SIDES FULLY ENCLOSED ONLY **ANY ENCLOSURE**

1A A-FRAME (BOXED) STYLE - EAVE DETAIL
SCALE: NTS

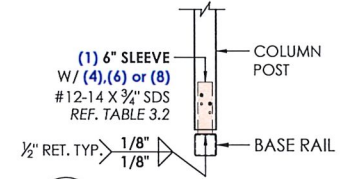


4 SIDES FULLY ENCLOSED ONLY **ANY ENCLOSURE**

1B REGULAR (BENT-BOW) STYLE - EAVE DETAIL
SCALE: NTS



2 PEAK CONN. DETAIL
SCALE: NTS



3 BASE CONN. DETAIL
SCALE: NTS

NOTE: COLUMN POST MAY BE ADJUSTED +/- 1" LEVELING.

TABLE 3.1: KNEE BRACE SCHEDULE

EAVE HEIGHT	KNEE BRACE LENGTH
□ UP TO 8'	24"
□ 9' TO 12'	36"

TABLE 3.2 FASTENER SCHEDULE

WIND SPEED (MPH)	NO. OF FASTENERS
□ 105 TO 125	4
□ 130 TO 155	6
□ 160 TO 180	8

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LOCATION: STATE OF OHIO

PROJECT NO.: 033-25-0338

SHEET TITLE: FRAME SECTIONS & DETAILS

SHEET NO.: 3 / 11

CHECKED BY: OAA DATE: 1/25/24

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TABLE 4: FRAME SPACING CHART / SCHEDULE

GROUND SNOW / ROOF LIVE LOAD (PSF)	■ ENCLOSED BUILDINGS							■ OPEN BUILDINGS						
	WIND SPEED (MPH)													
	□105	□115	□130	□140	□155	□165	□180	□105	□115	□130	□140	□155	□165	□180
□ 30 / 20	60	60	54/60	54	42	42	36	60	54/60	48/60	42/54	36/42	36/42	36
□ 40 / 27	48/60	48/60	42/60	42/54	42	42	36	48/60	48/60	42/60	42/54	36/42	36/42	36
□ 50 / 34	40/54	40/54	40/54	40/54	40/42	40/42	36	40/54	40/54	40/54	40/54	36/42	36/42	36
□ 60 / 41	36/48	36/48	36/48	36/48	36/42	36/42	36	36/48	36/48	36/48	36/48	36/42	36/42	36
□ 70 / 47	32/42	32/42	32/42	32/42	32/42	32/42	32/36	32/42	32/42	32/42	32/42	32/42	32/42	32/36
□ 80 / 54	30/42	30/42	30/42	30/42	30/36	30/36	30/36	30/42	30/42	30/42	30/42	30/36	30/36	30/36
□ 90 / 61	30/36	30/36	30/36	30/36	30/36	30	30	30/36	30/36	30/36	30/36	30	30	30
■ 30 / 20	60	60	54/60	54	48	42/48	42	60	54/60	48/60	42/54	36/48	36/48	36/42
□ 40 / 27	48/60	48/60	42/60	42/54	42/48	42/48	42	48/60	48/60	42/60	42/54	36/48	36/48	36/42
□ 50 / 34	40/54	40/54	40/54	40/54	40/48	40/48	40/42	40/54	40/54	40/54	40/54	36/48	36/48	36/42
□ 60 / 41	36/48	36/48	36/48	36/48	36/48	36/48	36/42	36/48	36/48	36/48	36/48	36/48	36/48	36/42
□ 70 / 47	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42
□ 80 / 54	30/42	30/42	30/42	30/42	30/36	30/36	30/36	30/42	30/42	30/42	30/42	30/36	30/36	30/36
□ 90 / 61	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36
□ 30 / 20	60	60	54/60	54	48	42/48	42	60	54/60	48/60	42/54	36/48	36/48	36/42
□ 40 / 27	48/60	48/60	42/60	42/54	42/48	42/48	42	48/60	48/60	42/60	42/54	36/48	36/48	36/42
□ 50 / 34	40/54	40/54	40/54	40/54	40/48	40/48	40/42	40/54	40/54	40/54	40/54	36/48	36/48	36/42
□ 60 / 41	36/48	36/48	36/48	36/48	36/48	36/48	36/42	36/48	36/48	36/48	36/48	36/48	36/48	36/42
□ 70 / 47	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42	32/42
□ 80 / 54	30/42	30/42	30/42	30/42	30/36	30/36	30/36	30/42	30/42	30/42	30/42	30/36	30/36	30/36
□ 90 / 61	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36	30/36

EAVE HEIGHT = 10'-0" TO 12'-0"
 ■ 7'-0" TO 9'-0"
 ■ UP TO 6'-0"

NOTES:

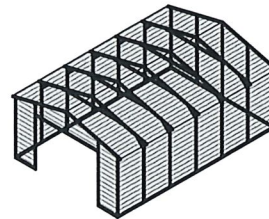
1. FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
2. WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL ROOF SHEATHING
3. SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF). WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH).
4. FOR VALUES THAT LIE BETWEEN TWO CELLS, THE HIGHER (MORE STRINGENT) VALUE HAS TO BE USED. INTERPOLATION BETWEEN CELLS IS NOT ALLOWED.

ENCLOSURE CLASSIFICATION:

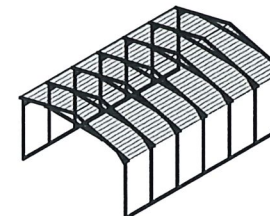
1. ENCLOSED BUILDING = ALL 4 WALLS FULLY ENCLOSED WITH DOORS/WINDOWS = USE ENCLOSED BUILDING SPACING CHART.
2. OPEN BUILDING = ALL 4 WALLS FULLY OPEN = USE OPEN BUILDING SPACING CHART.
3. 3FT PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ONLY 3FT ENCLOSED = USE OPEN BUILDING SPACING CHART.
4. PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ENCLOSED MORE THAN 3FT = START WITH OPEN BUILDING SPACING CHART AND THEN REDUCE SPACING BY 6".
5. 3 SIDED ENCLOSED = ALL WALLS ARE ENCLOSED EXCEPT FOR 1 END-WALL = START WITH ENCLOSED BUILDING SPACING + THE OPEN END FRAME MUST HAVE EITHER A GABLED END OR HAVE DOUBLED WELDED LEGS.
6. FOR ALL SHEATHING ENCLOSURES NOT LISTED ABOVE, REFER TO SHEET 5 FOR SPACING AND DESIGN REQUIREMENTS.

GENERAL NOTES:

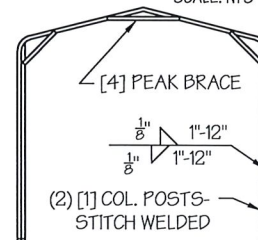
1. THE MAX. BUILDING LENGTH FOR ENCLOSED BUILDINGS IS 50'-0". THIS CAN BE INCREASED BY ADDING A DOUBLE FRAME AT THE CENTER TO BREAK THE LENGTH OF THE BUILDING.
2. BUILDINGS WITH PARTIALLY ENCLOSED END WALLS NEED TO HAVE SIDE WALL BRACING TO SUPPORT THE PARTIALLY ENCLOSED END WALL. (SEE FIGURE A ON SHEET 5).



TYP. ENCLOSED BUILDING
SCALE: NTS



TYP. OPEN BUILDING
SCALE: NTS



TYP. OPEN END WALL ON 3 SIDE ENCLOSED BUILDING
SCALE: NTS

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DRAWING INFORMATION

PROJECT: 12' Wide

LOCATION: STATE OF OHIO

PROJECT NO.: 033-25-0338

SHEET TITLE:
SPACING SCHEDULES
& ENCLOSURE NOTES

SHEET NO.: 4 / 11

CHECKED BY: OAA DATE: 1/25/24

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TABLE 5.1: PURLIN SPACING SCHEDULE

GROUND SNOW / ROOF LIVE LOAD (PSF)	14GA. HAT CHANNEL PURLIN								18GA. HAT CHANNEL PURLIN							
	WIND SPEED (MPH)								WIND SPEED (MPH)							
	105	115	130	140	155	165	180		105	115	130	140	155	165	180	
30 / 20	54	48	42	36	30	24	24		36	30	24	18	18	12	12	
40 / 27	42	42	42	36	30	24	24		30	30	24	18	18	12	12	
50 / 34	40	40	40	36	30	24	24		24	24	24	18	18	12	12	
60 / 41	36	36	36	36	30	24	24		18	18	18	18	18	12	12	
70 / 47	32	32	32	32	30	24	24		18	18	18	18	18	12	12	
80 / 54	30	30	30	30	30	24	24		18	18	18	18	18	12	12	
90 / 61	24	24	24	24	24	24	24		12	12	12	12	12	12	12	
30 / 20	54	48	42	42	36	30	30		48	36	30	24	18	18	12	
40 / 27	42	42	42	42	36	30	30		42	36	30	24	18	18	12	
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70 / 47	32	32	32	32	32	30	30		24	24	24	24	18	18	12	
80 / 54	32	32	32	32	32	30	30		18	18	18	18	18	18	12	
90 / 61	30	30	30	30	30	30	30		18	18	18	18	18	18	12	
30 / 20	54	48	42	42	36	36	30		54	48	36	30	24	24	18	
40 / 27	42	42	42	42	36	36	30		42	42	36	30	24	24	18	
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70 / 47	32	32	32	32	32	32	30		30	30	30	30	24	24	18	
80 / 54	32	32	32	32	32	32	30		24	24	24	24	24	24	18	
90 / 61	30	30	30	30	30	30	30		24	24	24	24	24	24	18	
30 / 20	54	48	42	42	36	36	30		54	48	42	42	36	30	30	
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70 / 47	32	32	32	32	32	32	30		32	32	32	32	32	30	30	
80 / 54	32	32	32	32	32	32	30		32	32	32	32	32	30	30	
90 / 61	30	30	30	30	30	30	30		30	30	30	30	30	30	30	
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70 / 47	32	32	32	32	32	32	30		32	32	32	32	32	32	30	
80 / 54	32	32	32	32	32	32	30		32	32	32	32	32	32	30	
90 / 61	30	30	30	30	30	30	30		30	30	30	30	30	30	30	

NOTES:

- PURLIN SPACING UNITS ARE IN INCHES.
- FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.

IRREGULAR BUILDING NOTES:

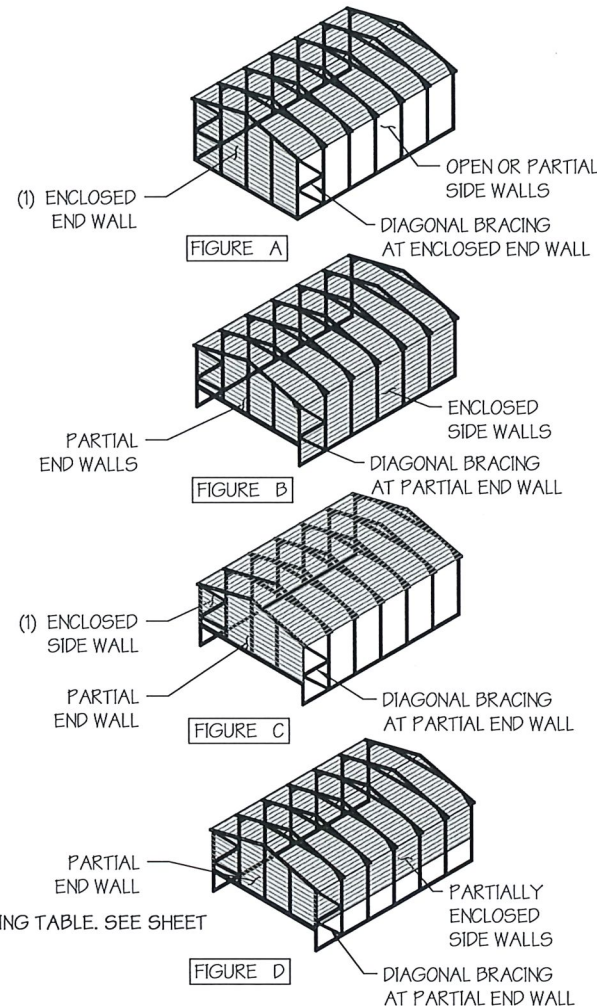
- FIGURES A, B, C & D ON THE RIGHT INDICATE EXAMPLES OF IRREGULAR BUILDINGS.
- FOR IRREGULAR BUILDINGS, FRAME SPACING MUST BE REDUCED BY 6" FROM OPEN BUILDING SPACING TABLE. SEE SHEET 4 FOR OPEN BUILDING TABLE.
- SITE SPECIFICS MAY ALLOW FOR ALTERNATIVE SPACING.

TABLE 5.2: GIRT SPACING SCHEDULE

FRAME SPACING	WIND SPEED (MPH)						
	105	115	130	140	155	165	180
5'-0"	60	48	36	30	24	24	18
4'-6"	60	60	48	42	36	30	24
4'-0"	60	60	54	54	42	36	30
3'-6"	60	60	54	54	48	42	42
2'-0" TO 3'-0"	60	60	54	54	48	42	42

NOTES:

- GIRT SPACING UNITS ARE IN INCHES.
- THIS SCHEDULE IS TO BE USED FOR BOTH 14GA AND 18 GA PURLINS.
- FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.



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DRAWING INFORMATION

PROJECT: 12' Wide

LOCATION: STATE OF OHIO

PROJECT NO.: 033-25-0338

SHEET TITLE:

PURLIN & GIRT
SPACING SCHEDULES

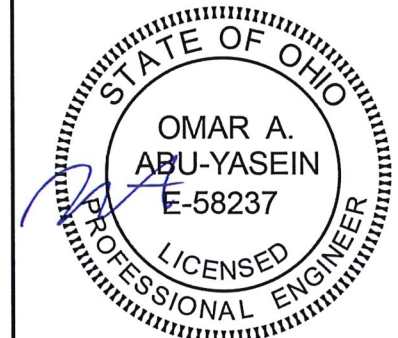
SHEET NO.: 5 / 11

CHECKED BY: OAA DATE: 1/25/24

LEGAL INFORMATION

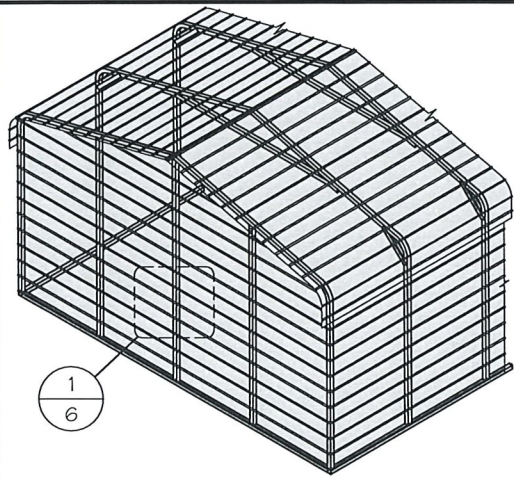
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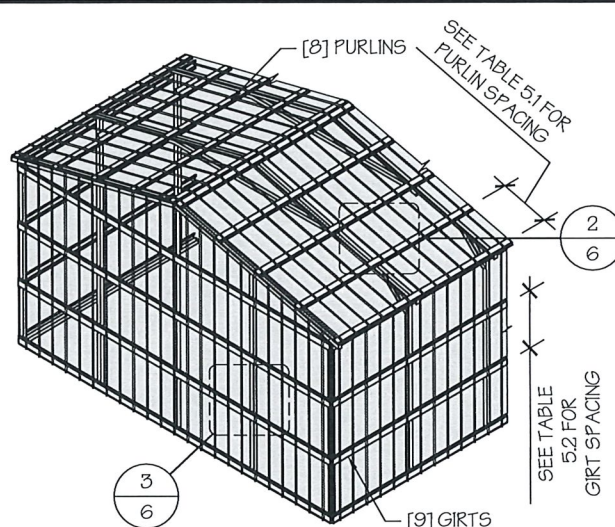
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TYP. HORIZONTAL SHEATHING

SCALE: NTS

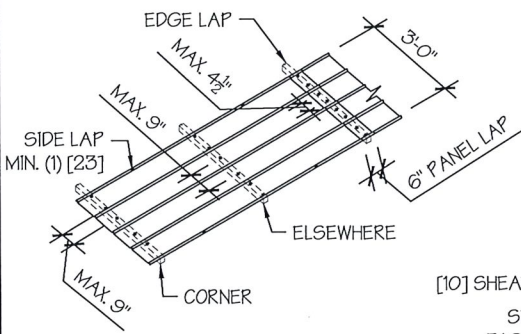


TYP. VERTICAL SHEATHING

SCALE: NTS

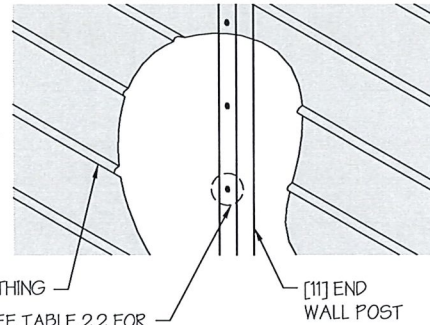
GENERAL SHEATHING NOTES:

1. REGULAR STYLE BUILDINGS CAN ONLY HAVE HORIZONTAL SHEATHING ON ROOF AND WALLS.
2. A-FRAME STYLE BUILDINGS CAN HAVE ANY COMBINATION OF HORIZONTAL OR VERTICAL SHEATHING ON ROOFS AND WALLS.
3. BOTH HORIZONTAL AND VERTICALS ROOF SHEATHING CAN HAVE MAX. 6" OVERHANG.
4. USING VERTICAL SHEATHING MAY ALLOW FOR GREATER FRAME SPACING. SEE NOTE 2 UNDER TABLE 4.
5. VERTICAL SHEATHING RECOMMENDED FOR BUILDINGS 30' OR LONGER



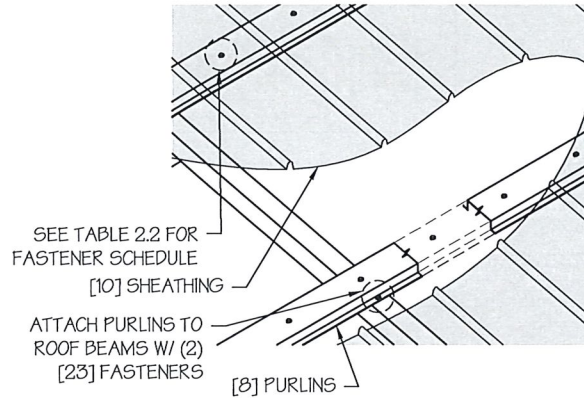
TYP. SHEATHING FASTENER SCHEDULE

SCALE: NTS



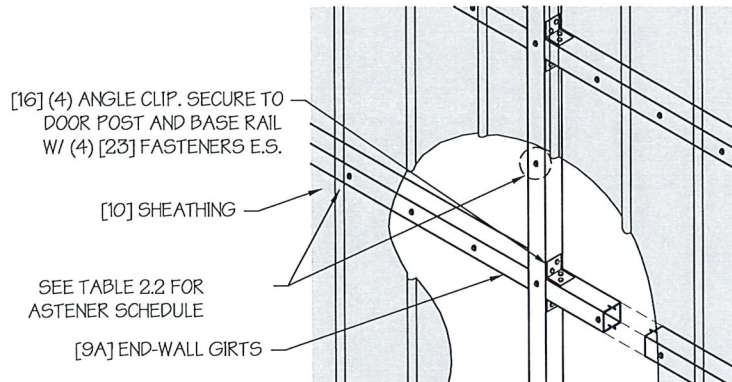
TYP. HORIZONTAL SHEATHING DETAIL 1

SCALE: NTS



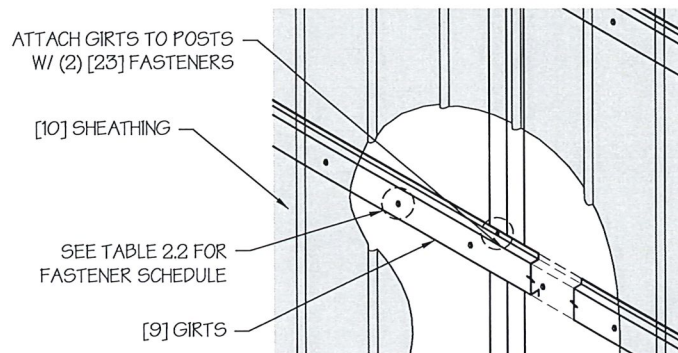
ROOF VERTICAL SHEATHING DETAIL 2

SCALE: NTS



WALL VERTICAL SHEATHING - TUBE DETAIL 3

SCALE: NTS



WALL VERTICAL SHEATHING - HAT CHANNEL DETAIL 3

SCALE: NTS

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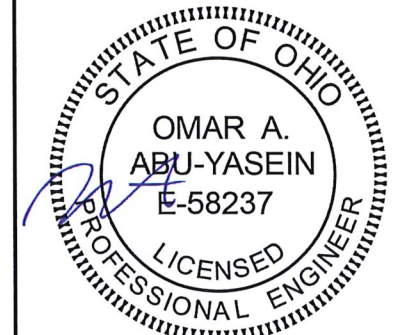
PROJECT: 12' Wide
LOCATION: STATE OF OHIO
PROJECT NO.: 033-25-0338
SHEET TITLE: SHEATHING OPTIONS & DETAILS
SHEET NO.: 6 / 11

CHECKED BY: OAA DATE: 1/25/24

LEGAL INFORMATION

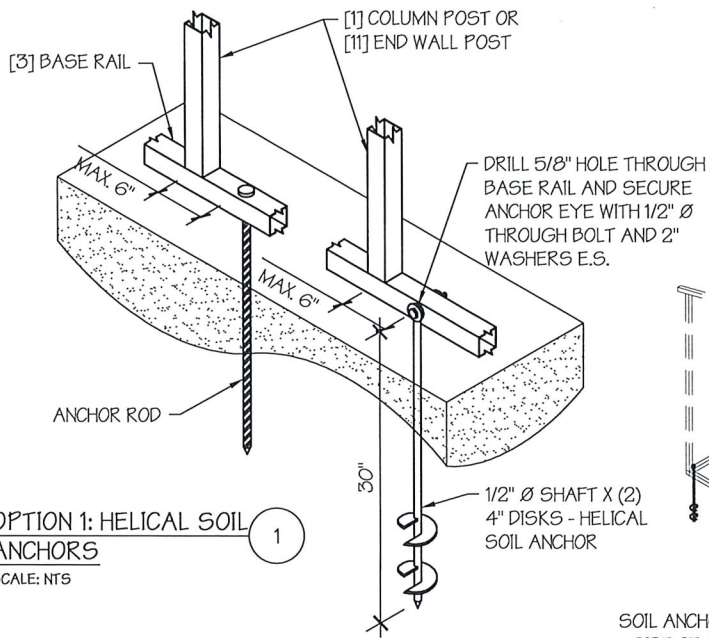
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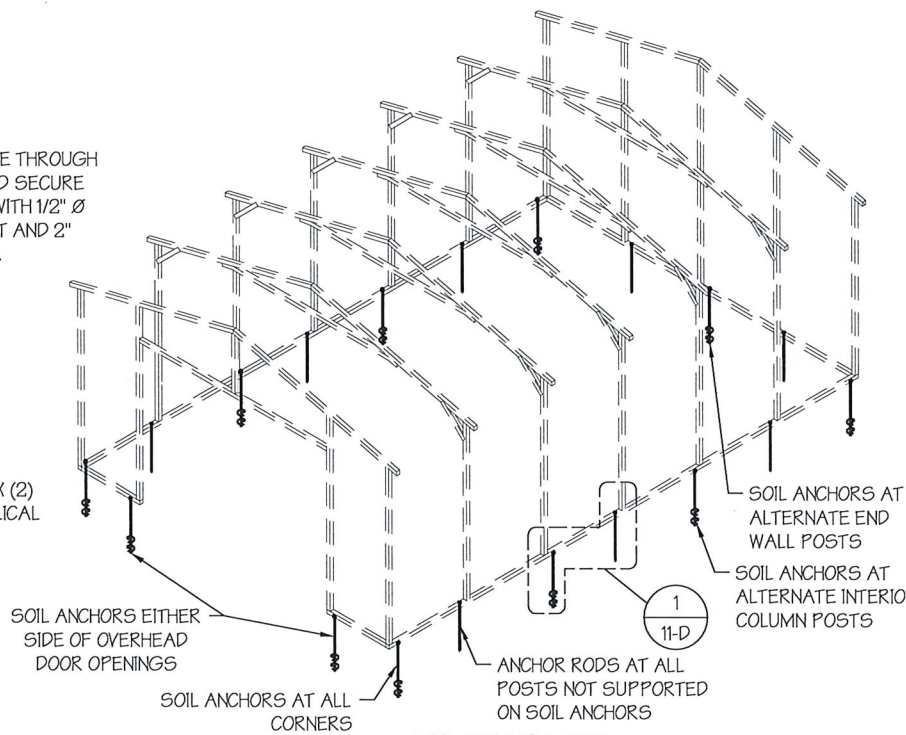


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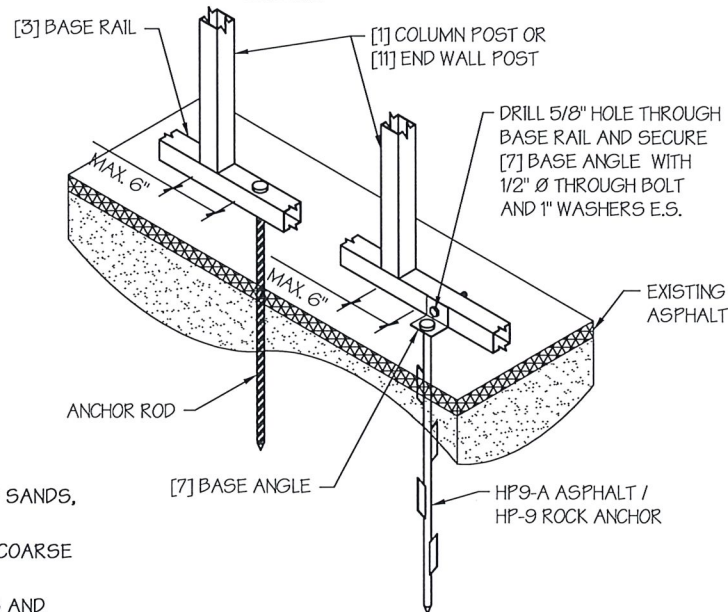
DATE SIGNED: **MAR 3 2025**



OPTION 1: HELICAL SOIL ANCHORS
SCALE: NTS



SOIL FOUNDATION
SCALE: NTS



OPTION 2: ROCK / ASPHALT ANCHORS
SCALE: NTS

SOIL FOUNDATION NOTES:

- DESIGNS SHOWN ON THIS SHEET ARE FOR SOIL ANCHOR FOUNDATION.
- SOIL ANCHORS (HELICAL OR ROCK/ASPHALT) SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS, ON POSTS WITH DIAGONAL BRACING IF REQUIRED, AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
- HELICAL ANCHORS ARE TO BE USED ONLY IF THE DRIVING TORQUE INTO THE GROUND IS 150 FT-LBS OR GREATER. MANUFACTURER IS NOT RESPONSIBLE FOR SOIL QUALITY AT SITE.
- HELICAL ANCHORS CAN ONLY BE USED FOR CLASS 2, 3 & 4 SOILS (SEE SOIL CLASSIFICATIONS THIS PAGE).
- ALL POSTS WITH NO ANCHORS ADJACENT SHALL BE ANCHORED TO THE GROUND WITH A 1/2" X 30" LG. ROD. RODS WILL HAVE A PRE-FORMED HEAD AT THE TOP AND ONE COAT OF RUST PROOF MATERIAL.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.

SOIL CLASSIFICATIONS:

SOIL CLASS	DESCRIPTION
2	SANDY GRAVEL AND GRAVEL, VERY THIN DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL/COBBLES, PRELOADED SILTS, CLAYS AND CORAL.
3	SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, MEDIUM DENSE COARSE SANDS, SANDY GRAVEL, VERY STIFF SILT AND SANDY CLAYS.
4	LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS AND ALLUVIAL FILLS.

*FROM HUD "MODEL MANUFACTURED HOME INSTALLATION STANDARDS"

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL

DRAWING INFORMATION

PROJECT: 12' Wide

LOCATION: STATE OF OHIO

PROJECT NO.: 033-25-0338

SHEET TITLE:

**FOUNDATION OPTION 4:
SOIL ANCHORS**

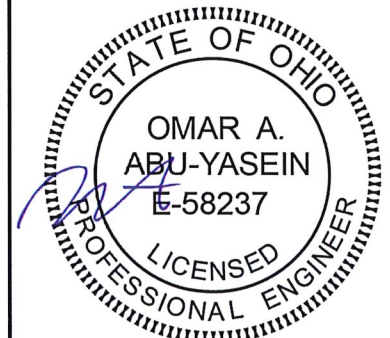
SHEET NO.: 11-D / 11

CHECKED BY: OAA DATE: 1/25/24

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:



STAMP EXPIRY: **DEC 31 2025**

DATE SIGNED: **MAR 3 2025**



4200 Dryden Road, Moraine, Ohio 45439-1495 Community Development (937) 535-1030 Fax (937) 535-1284
www.ci.moraine.oh.us

03/26/2026

Dear Property Owner,

As a property owner located next to or across from a property whose owner is requesting a variance to Moraine Building & Zoning Code, the City is notifying you of a public hearing where the case will be heard. You are invited to attend or send someone as your representative. You may also call 937-535-1038 to ask any questions or make any comments. Below are the description of the case and the time and location of the public hearing.

BZA 2026-02 LEGAL NOTICE

The Moraine Board of Zoning will be holding a meeting to hear an appeal request (Case No. 2026-02) submitted by Brenda Smith for the premises located at 3308 Clearview. City Lot No. 1992. The meeting will take place on April 7, 2026, at 6:00 pm in Council Chambers at the Moraine Municipal Building, 4200 Dryden Road, Moraine, Ohio 45439.

The appellant requests an appeal to Moraine Codified Ordinances (MCO) sections:
MCO Chapter 1181

1181.01

- (1) Any accessory buildings shall be at least three feet from all lot lines.
- (2) All detached accessory buildings must be a minimum of ten (10) feet from the principal permitted use and must be a minimum of ten (10) feet from each other.
- (7) No detached accessory building shall be erected in any required yard except a rear yard.

1181.04

- (b) An accessory building may be erected detached from the principal building. No detached accessory building shall be erected in any required yard except a rear yard.
- (e) No accessory use or structure in any Residential District except an off-street parking area shall be permitted nearer to any front lot line than sixty (60) feet, unless such use or structure is contained within or constitutes an integral part of the principal building.

Appellant requests to add a carport located off the right side of the house. The proposed carport would be less than 3 feet from lot line, less than 10 feet from principal permitted use, located in the side yard, and would be closer than 60 feet from front lot line. The carport will be located at a private residence located at 3308 Clearview. The residence is in an R-2 district.

All interested parties are invited to attend.

C.B. Carpenter

Brent Carpenter
Building and Zoning Administrator
937-535-1038



City of Moraine
4200 Dryden Road
Moraine, OH 45439-1495



City of Moraine
4200 Dryden Road
Moraine, OH 45439-1495

Jon Smolinsky
3316 Clearview Road
Moraine, Ohio 45439

Carlos Ortiz
3304 Clearview Road
Moraine, Ohio 45439

Mailed 3-26-26



City of Moraine
4200 Dryden Road
Moraine, OH 45439-1495

Wilma J. Guillen
3321 Clearview Road
Moraine, Ohio 45439

Mailed 3-26-26

Decision - BZA 2026-01 2901 Lakehurst - Wooden Deck

Department: Community Development

Request: Action Item

Item Background and Purpose:

Attachments:

Decision - BZA 2026-02 3308 Clearview - Carport

Department: Community Development

Request: Action Item

Item Background and Purpose:

Attachments: