



# Board of Zoning Appeals

~Agenda~

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

Clerk of Council  
937-535-1005

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**May 5, 2026**

**6:00 PM**

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- I. Call to Order**
- II. Approval of Minutes**
  - A. Board of Zoning Appeals Meeting Minutes - March 10, 2026
  - B. Board of Zoning Appeals Meeting Minutes - April 7, 2026
- III. Public Hearing**
  - A. Case No. BZA-2026-03
    - 1. Staff Report
    - 2. Opponents / Proponents
    - 3. Close Public Hearing
  - B. Case No. BZA-2026-04
    - 1. Staff Report
    - 2. Opponents / Proponents
    - 3. Close Public Hearing
- IV. Business**
  - A. Decision - BZA 2026-03
  - B. Decision - BZA 2026-04
- V. Other Business**
- VI. Adjournment**

# RECORD OF PROCEEDINGS

Minutes of Board of Zoning Appeals

Held March 10, 2026

## Call to Order - Organizational Meeting

Video recordings for this meeting failed; minutes were created from meeting notes.

Meeting called to order at 6:03 PM.

James Kempe	Chair	Present
Patricia Bond	Vice Chair	Present
Sharon Duff	Member	Present
Jeffrey Hamilton	Member	Present

Newly appointed member, Jeffrey Hamilton, was sworn in prior to the meeting.

## Approval of Minutes

### Board of Zoning Appeals Meeting Minutes - October 14, 2025

Mr. Kempe asked if there were any changes or corrections to the October 14, 2025, Board of Zoning Appeals meeting minutes. Hearing none, the minutes were approved as submitted.

## Business

### Nomination of Officers

Mrs. Duff moved to appoint Mr. Kempe as Chairperson of the Board of Zoning Appeals; Mrs. Bond seconded the motion.

**RESULT:** Passed (*Yes 4, No 0, Abstained 0*)  
**MOVER:** Sharon Duff  
**AYES:** Jim Kempe, Sharon Duff, Patty Bond, Jeffrey Hamilton  
**NAYS:** None  
**ABSTAIN:** None

Mrs. Bond moved to appoint Mrs. Duff as Vice Chairperson of the Board of Zoning Appeals; Mr. Kempe seconded the motion.

**RESULT:** Passed (*Yes 4, No 0, Abstained 0*)  
**MOVER:** Patty Bond  
**AYES:** Jim Kempe, Sharon Duff, Patty Bond, Jeffrey Hamilton  
**NAYS:** None  
**ABSTAIN:** None

### Review of Bylaws and Robert's Rules of Order

Building and Zoning Administrator Brent Carpenter reviewed the Robert's Rules of Order Presentation with board members. (The presentation is available in the packet)

Clerk of Council Karen Powell reviewed Robert's Rules of Order publications. She notified the board members that those publications are available at the dais and also from the Clerk's office if any of the members would like to review the books in their entirety.

Both Mr. Carpenter and Ms. Powell reviewed the BZA By-laws. The board was informed that changes may be made to the by-laws with majority approval of the board. Ms. Powell asked the board members to be familiar with City of Moraine zoning regulations in order to make case

# RECORD OF PROCEEDINGS

Minutes of **Board of Zoning Appeals**

Held **March 10, 2026**

decisions based on zoning standards and not personal preferences.

Article IX (8) and (10) of Public Hearing Format in the Board of Zoning Appeals By-laws state that opponents and proponents have five minutes to speak. Ms. Powell and Mr. Carpenter noted that the City Council allows three minutes for opponents and proponents to speak in a public hearing. The board was notified this rule can be changed on a case-by-case basis in a meeting just prior to the start of the public hearing with a unanimous vote or the rules can be changed in the by-laws by unanimous vote of the board.

## **Discussion**

No other discussion was held.

## **Other Business**

Mr. Carpenter reported there are two cases pending, and he set the next meeting date for April 7, 2026, at 6:00 PM.

## **Adjournment**

Meeting adjourned at 6:27 PM.

# RECORD OF PROCEEDINGS

Minutes of Board of Zoning Appeals

Held April 7, 2026

## Call to Order

Meeting called to order at 6:00 PM.

James Kempe	Chair	Present
Patricia Bond	Member	Present
Sharon Duff	Member	Present
Jeffrey Hamilton	Member	Present

Staff Attendance: Building and Zoning Administrator Brent Carpenter; Clerk of Council Karen Powell

## Approval of Minutes

### Board of Zoning Appeals Meeting Minutes - March 10, 2026

Mr. Kempe said there were technical difficulties at the March 10, 2026, BZA meeting and there are no minutes to approve at this time.

## Public Hearing

### Case No. BZA 2026-01

Mr. Kempe opened the Public Hearing for Case No. BZA 2026-01 at 6:01 PM.

## Staff Report

Mr. Carpenter presented the Staff Report. He explained that the appellant requests an appeal to Moraine Codified Ordinance Section MCO 1137.03 (b)(1)(A): Yard Requirements. *Minimum front yard depth for 1 and 1 ½ story structures shall be 25 feet.* He noted the appellant is requesting approval to add a wooden deck connecting to the front of his house. He said the proposed deck would decrease the appellant's front yard depth to 14 feet 6 inches, and the deck will be located at a private residence at 2901 Lakehurst Court. He stated the residence is in an R-2 district. Mr. Carpenter reported that the Technical Review Committee met on March 27, 2026, and the committee has no objection to this case.

## Opponents / Proponents

Ms. Powell administered the Oath to those providing testimony in this Public Hearing.

Ms. Shirley Whitt of 2905 Lakehurst Court stated that she is in favor of the appellant's request for approval for a deck. She said the appellant is her next-door neighbor, she is the closest neighbor, and she has absolutely no objection.

Mr. Kempe asked if anyone present would like to speak for or against this issue.

Seeing none, Mr. Kempe asked if any board members had questions for staff or the appellant.

There were no other comments or questions regarding Case No. BZA 2026-01.

## Close Public Hearing

Mr. Kempe closed the Public Hearing for Case BZA 2026-01 at 6:03 PM.

# RECORD OF PROCEEDINGS

Minutes of Board of Zoning Appeals

Held April 7, 2026

## Case No. BZA 2026-02

Mr. Kempe opened the Public Hearing for Case No. BZA 2026-02 at 6:03 PM.

### Staff Report

Mr. Carpenter reported that the appellant requests an appeal to Moraine Codified Ordinances (MCO) sections: MCO Chapter 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.* He noted that the appellant is requesting to add a carport located off the right side of the house. He explained that the proposed carport would be less than three (3) feet from the lot line, less than ten (10) feet from principal permitted use, located in the side yard, and would be closer than sixty (60) feet from the front lot line. He said the carport will be located at a private residence at 3308 Clearview Road, and the residence is in an R-2 district. Mr. Carpenter also reported that the Technical Review Committee met on March 27, 2026, and has no objection to this case.

### Opponents / Proponents

Ms. Powell administered the Oath to those providing testimony in this Public Hearing.

The appellant, Brenda Smith of 3308 Clearview Road, explained that she needs a carport because she is disabled in her hands and back and cannot shovel snow. She noted that she recently missed a doctor appointment because she could not get to her car.

Mr. Kempe asked the board members if they had any questions for staff or the appellant.

Seeing none, Mr. Kempe asked if anyone present would like to speak in favor or against the issue.

There were no further comments regarding Case No. BZA 2026-02.

### Close Public Hearing

Mr. Kempe closed the Public Hearing for Case No. BZA 2026-02 at 6:07 PM.

### Business

#### Decision - BZA 2026-01 2901 Lakehurst - Wooden Deck

Mrs. Bond moved to approve; Mr. Hamilton seconded the motion.

**RESULT:** Passed (*Yes 4, No 0, Abstained 0*)

**MOVER:** Patty Bond

**AYES:** Jim Kempe, Sharon Duff, Patty Bond, Jeffrey Hamilton

**NAYS:** None

**ABSTAIN:** None

# RECORD OF PROCEEDINGS

Minutes of Board of Zoning Appeals

Held April 7, 2026

## Decision - BZA 2026-02 3308 Clearview - Carport

Mrs. Duff moved to approve; Mrs. Bond seconded the motion.

**RESULT:** Passed (*Yes 4, No 0, Abstained 0*)

**MOVER:** Sharon Duff

**AYES:** Jim Kempe, Sharon Duff, Patty Bond, Jeffrey Hamilton

**NAYS:** None

**ABSTAIN:** None

## Other Business

There was no other business.

## Adjournment

Meeting adjourned at 6:09 PM.

## Case No. BZA-2026-03

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**Department:** Community Development

**Request:** Staff Report

**Item Background and Purpose:**

The appellant requests an appeal to Moraine Codified Ordinances (MCO) sections: MCO Chapter 11811181.05(b)(3) *In Business Districts B-1 and B-2, fencing shall not exceed six (6) feet in height for side and rear yards. In Business Districts B-1 and B-2, fencing shall not exceed four (4) feet in front yards.* The appellant requests to add aluminum fencing around the front and sides of the business property. The proposed fence would be five (5) feet tall. The fence will be located at a commercial business located at 3535 S. Dixie Drive. The business is in a B-2 district.

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**Attachments:**

# Staff Report

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**Department:** Community Development

**Request:** Staff Report

**Item Background and Purpose:**

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## Attachments:

1. 2026-03 TRC Staff Comments
2. 2026-03 3535 S. Dixie Application
3. 2026-03 3535 S. Dixie Legal Notice
4. 2026-03 3535 S. Dixie Site Plan and Fence Specs
5. 2026-03 3535 S. Dixie Property owner notice
6. 2026-03 3535 S. Dixie Envelopes

## TECHNICAL REVIEW COMMITTEE

Michael Davis, City Manager  
Libby Schroeder, Community Development Director  
Brent Carpenter, Building and Zoning Administrator  
Lauren Alvarado, City Engineer  
Doug Hatcher, Fire Inspector  
Beth Waters, Permit Secretary

### Staff Comments

#### BZA CASE 2026-03

Location: 3535 S. Dixie Drive. City Lot No. 3144

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

#### **MCO Chapter 1181 1181.01(b)(3)**

*In Business Districts B-1 and B-2, fencing shall not exceed six (6) feet in height for side and rear yards. In Business Districts B-1 and B-2, fencing shall not exceed four (4) feet in front yards.*

Appellant requests to add aluminum fencing around the front and sides of the business property. The proposed fence would be 5 feet tall. The fence will be located at a commercial business located at 3535 S. Dixie. The business is in a B-2 district.

The Technical Review Committee met on April 29, 2026. The Technical Review Committee requests that the fence be situated to not cause any site impairment pulling into traffic on Hoyle Street and South Dixie. Otherwise, the committee has no objections to this case.

Thank you,

Brent Carpenter  
Building and Zoning Administrator

2026-03  
Case #

\_\_\_\_\_  
Accela Application #

175.00  
Fees

4-10-26  
Date Paid

7469  
Receipt #

3535 S Dixie Dr, Dayton, OH 45439  
Address/Location of Property

\_\_\_\_\_  
City, State, Zip

3144  
City Lot #

B-2  
Zoning District

**APPELLANT/APPLICANT:**

**OWNER:**

Michael Sweigart  
Name

Kettering Health  
Name

1 Prestige Pl, Miamisburg, OH 45342  
Address City, State, Zip

1 Prestige Pl, Miamisburg, OH 45342  
Address City, State, Zip

937-280-6651  
Phone/Fax

937-395-8553  
Phone/Fax

michael.sweigart@ketteringhealth.org  
Email

michael.sweigart@ketteringhealth.org  
Email

**Appellant's reason for requesting a variance:**

Security: This site houses emergency response vehicles, maintenance equipment, and critical supplies.

Operational Integrity: Ambulance maintenance areas store specialized tools and materials. These need to be safeguarded to maintain readiness for community emergency services, transport of patients, repair of vehicles.

The fence will be designed to meet all aesthetic and visibility standards. We anticipate no adverse effects on neighboring properties or public visibility. The fence height is minimal and functionally driven by our safety needs to serve the public.

WE WOULD LIKE TO KEEP THE FENCE HEIGHT AT FIVE FEET.

Michael Sweigart  
Signature of Appellant

3/23/26  
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: 04, 14, 26

Stacy Enterprises LLC 3509 S. Dixie Dr. Moraine, Ohio 45439  
S+D property Management 3578 Kettering BLVD Moraine, Ohio 45439  
S+D property Management 3522 Kettering BLVD 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 2026-03 LEGAL NOTICE**

The Moraine Board of Zoning will be holding a meeting to hear an appeal request (Case No. 2026-03) submitted by Michael Sweigart for the premises located at 3535 S. Dixie. City Lot No. 3144.

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

### **MCO Chapter 1181**

#### **1181.05(b)(3)**

*In Business Districts B-1 and B-2, fencing shall not exceed six (6) feet in height for side and rear yards. In Business Districts B-1 and B-2, fencing shall not exceed four (4) feet in front yards.*

Appellant requests to add aluminum fencing around the front and sides of the business property. The proposed fence would be 5 feet tall. The fence will be located at a commercial business located at 3535 S. Dixie. The business is in a B-2 district.

The meeting will be held on Tuesday, May 5, 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



Moraine GIS Moraine, Ohio

3535 S DIXIE DR, MORaine, OH

Show search results for 353...

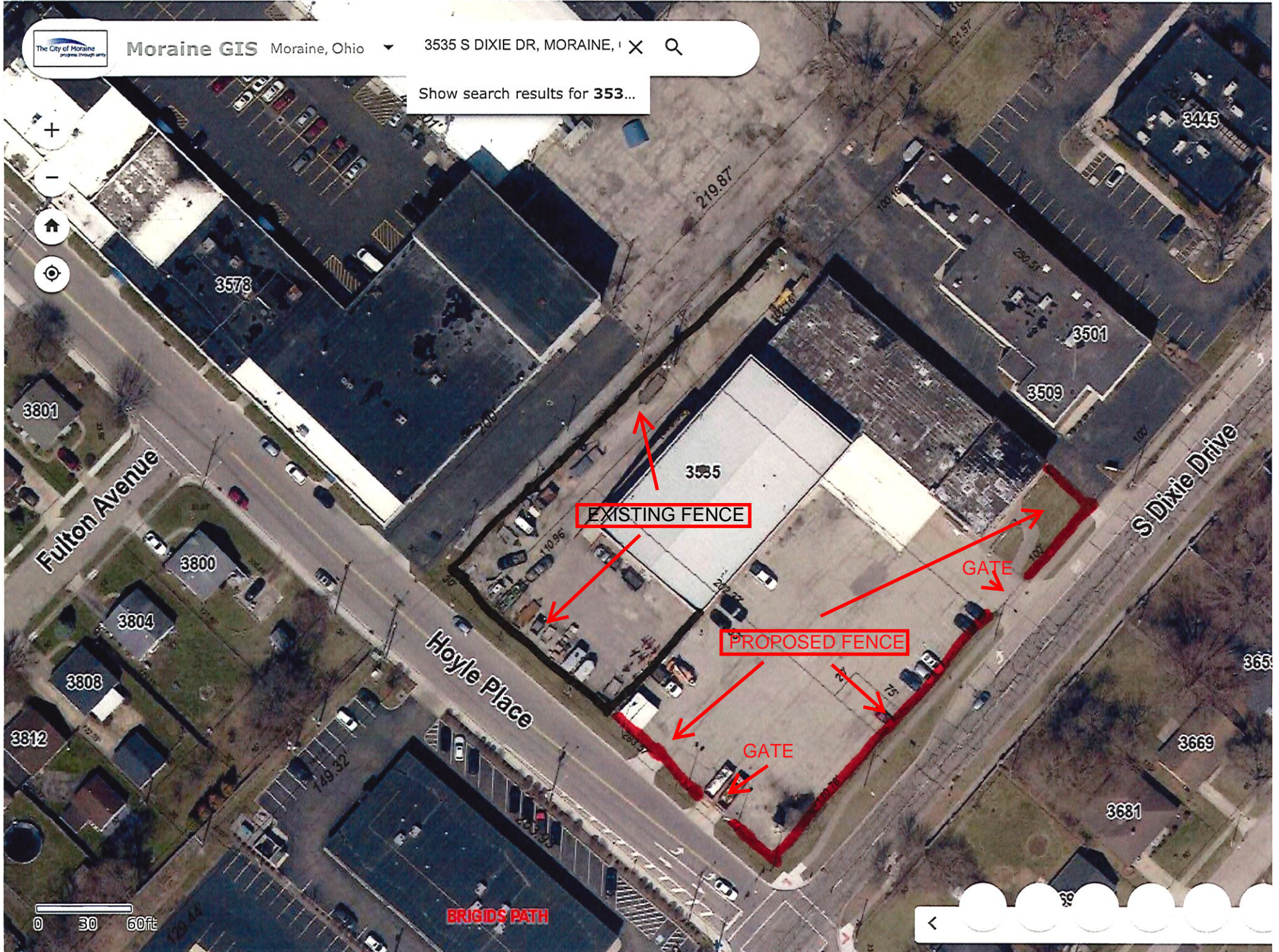




Image capture: Jul 2025 © 2025 Google



Image capture: Oct 2017 © 2025 Google

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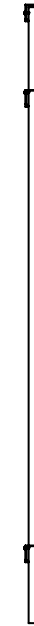
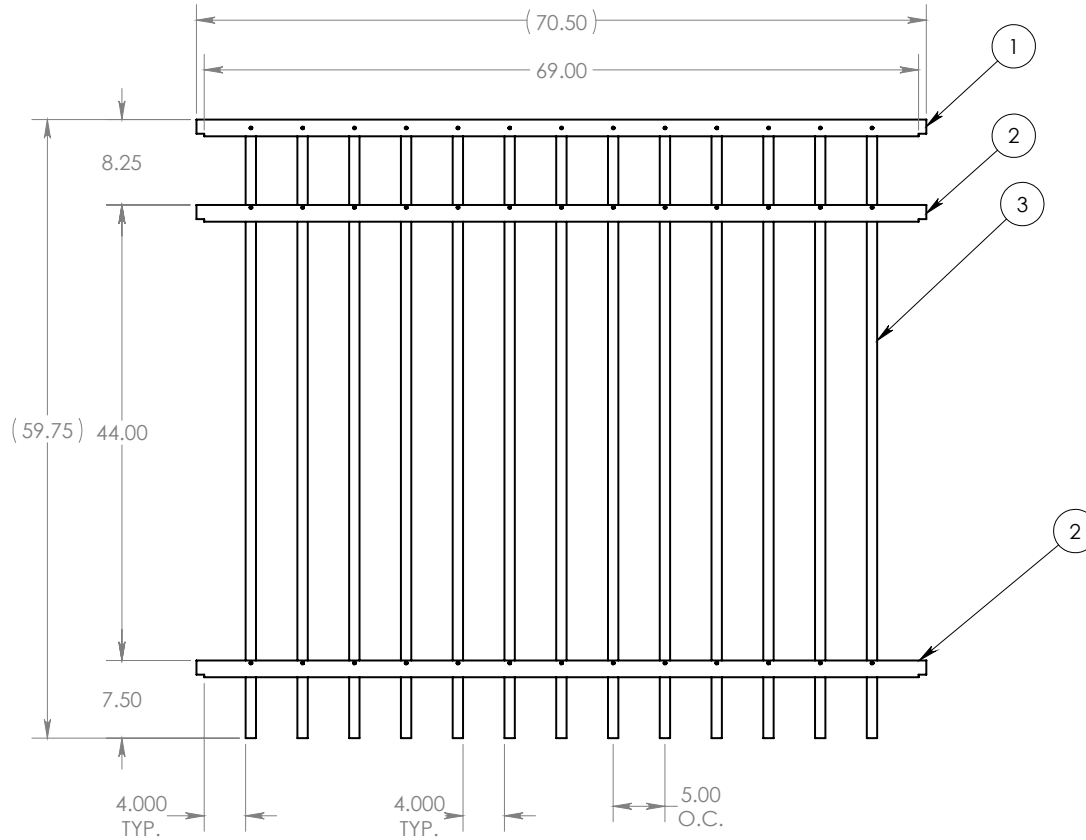
4

3

2

1

REV	DESCRIPTION	DATE	ENGINEER
A	INITIAL RELEASE	2/19/2026	JB



ITEM	QTY	PART NUMBER	DESCRIPTION
			202 STYLE INDUSTRIAL PICKET

**NOTICE TO PERSONS RECEIVING THIS DRAWING AND/OR TECHNICAL INFORMATION**  
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 X.X ± .06  
 X.XX ± .03  
 X.XXX ± .02  
 ANGLES ± 0.5°  
 FRACTIONS ± 1/8  
 SURFACE FINISH ± 1/8

DRAWING COMPLIES WITH ASME Y14.5M - 1994  
 INCH  
 MM  
 THIRD ANGLE PROJECTION

MATERIAL SEE BOM  
 HEAT TREATMENT

**IND 60" 202 STYLE 6' SECT 3RL INDUSTRIAL**  
 DATE CREATED 2/19/2026  
 DRAWN BY jeburt  
 DESIGNED BY jeburt

**ASSA ABLOY**  
 Jerith Manufacturing LLC  
 Philadelphia

SURFACE/FINISH  
 MASS 26.57 lb  
 VOLUME 271.61 in³  
 SURFACE AREA 7917.20 in²

DOCUMENT ID  
 SCALE 1:10  
 SIZE B  
 DRAWING NUMBER (ALT ID) **IN60U202SN**

CONFIGURATION Default

LEGACY ID

SHEET 1 OF 1





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

04/14/2026

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 2026-03 LEGAL NOTICE**

The Moraine Board of Zoning will be holding a meeting to hear an appeal request (Case No. 2026-03) submitted by Michael Sweigart for the premises located at 3535 S. Dixie. City Lot No. 3144. The meeting will take place on May 5, 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(b)(3)**

*In Business Districts B-1 and B-2, fencing shall not exceed six (6) feet in height for side and rear yards. In Business Districts B-1 and B-2, fencing shall not exceed four (4) feet in front yards.*

Appellant requests to add aluminum fencing around the front and sides of the business property. The proposed fence would be 5 feet tall. The fence will be located at a commercial business located at 3535 S. Dixie. The business is in a B-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

Stacy Enterprises LLC  
3509 S. Dixie Drive  
Moraine, Ohio 45439

S+D Property Management  
3578 Kethering Blvd.  
Moraine, Ohio 45439



*City of Moraine*  
4200 Dyden Road  
Moraine, OH 45439-1495

S+D Property Management  
3522 Kettering Blvd.  
Moraine, Ohio 45439

## Case No. BZA-2026-04

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**Department:** Community Development

**Request:** Staff Report

**Item Background and Purpose:**

The appellant requests an appeal to Moraine Codified Ordinances (MCO) sections: MCO Chapter 1159, 1159.03(a)(2)B-1 *In Industrial District M-1, the minimum rear yard depth for a one-story principal building shall be no less than 30 feet.*

The appellant requests to add an equipment shed ten (10) feet from the rear property line. This shed would be the principal structure as no other structures are currently at that property. The building permit has already been approved at the 30-foot rear property depth. A revision to the building permit will need to be made by the appellant if this were to be voted on favorably. The shed will be located at a commercial business located at 2770 Springboro West Road. The business is in an M-2 district.

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**Attachments:**

# Staff Report

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**Department:** Community Development

**Request:** Staff Report

**Item Background and Purpose:**

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## Attachments:

1. 2026-04 TRC Staff Comments
2. 2026-04 2770 Springboro West Application
3. 2026-04 2770 Springboro West Legal Notice
4. Exhibit A and B
5. 2026-04 2770 Springboro West Building Plan
6. 2026-04 2770 Springboro West Property owner notice
7. 2026-04 2770 Springboro West Envelopes

## TECHNICAL REVIEW COMMITTEE

Michael Davis, City Manager  
Libby Schroeder, Community Development Director  
Brent Carpenter, Building and Zoning Administrator  
Lauren Alvarado, City Engineer  
Doug Hatcher, Fire Inspector  
Beth Waters, Permit Secretary

### Staff Comments

#### BZA CASE 2026-04

Location: 2770 Springboro West. City Lot No. 3002

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

#### **MCO Chapter 1159**

#### **1159.03(a)(2)B-1**

*In Industrial District M-2, the minimum rear yard depth for a one-story principal building shall be no less than 30 feet.*

Appellant requests to add an equipment shed 10 feet from the rear property line. This shed would be the principal structure as no other structures are currently at that property. The building permit has already been approved at the 30-foot rear property depth. A revision to the building permit will need to be made by the appellant if this were to be voted on favorably. The shed will be located at a commercial business located at 2770 Springboro West Road. The business is in an M-2 district.

The Technical Review Committee met on April 29, 2026, and has no objection to this case.

Thank you,

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: \_\_\_\_/\_\_\_\_/\_\_\_\_

TDI Properties LLC	2218 Andrew Road	Dayton, Ohio 45440
TDI Properties LLC	2750 Viking Lane	Moraine, Ohio 45439
Moga 9 Enterprises	2626 E. Third St.	Dayton, Ohio 45439
Moga 9 Enterprises	2805 Springboro West	Moraine, Ohio 45439
Norfolk Southern	650 W. Peachtree Street NW	Atlanta, GA 30308

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 2026-04 LEGAL NOTICE**

The Moraine Board of Zoning will be holding a meeting to hear an appeal request (Case No. 2026-04) submitted by Kirk Morris for the premises located at 2770 Springboro West. City Lot No. 3002.

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

### **MCO Chapter 1159**

#### **1159.03(a)(2)B-1**

*In Industrial District M-1, the minimum rear yard depth for a one-story principal building shall be no less than 30 feet.*

Appellant requests to add an equipment shed 10 feet from the rear property line. This shed would be the principal structure as no other structures are currently at that property. The building permit has already been approved at the 30-foot rear property depth. A revision to the building permit will need to be made by the appellant if this were to be voted on favorably. The shed will be located at a commercial business located at 2770 Springboro West Road. The business is in an M-2 district.

The meeting will be held on Tuesday, May 5, 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

## Board of Zoning Appeals Application

To BZA:

The reasons below are several of the reasons why we am requesting a variance to reduce from a 30' rear setback to a 10' rear setback:

The building having to protrude out an additional 20' into the center of the property will cause a loss of good drivable space on this 2.25 acre parcel due to the size and turning radius needed when towing a travel trailer or maneuvering a 40' long class A diesel pusher.

Our hardship case is requested for several reasons. 1) Railroad tracks behind property. 2) No residential structures impacted. 3) Industrial zoning. 4) The 30' setback serves no practical safety purpose.

The storage shed we are looking to put up if having to stick out an additional 20 feet off the rear property line will cause turns to be much sharper and will increase the chances of accidents or collisions on the property.

Thanks,

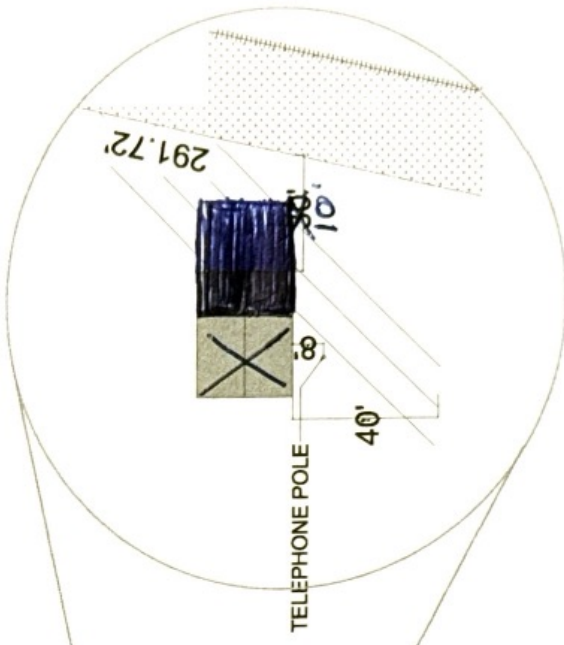
A handwritten signature in black ink, appearing to be 'RV Life Is Good'.

"RV Life Is Good"

Exhibit B

**FIRE SEPARATION DISTANCE (FSD):**

The proposed structure is located a minimum of 10'-0" from all property lines.  
 In accordance with OBC Table 705.8, exterior walls with a fire separation distance of 10 feet do not require a fire-resistance rating.  
 Exterior wall openings comply with OBC Section 705 and Table 705.8.  
 Exterior walls are non-rated per OBC Table 705.8, based on 10'-0" minimum fire separation distance.  
 This project complies with OBC Section 705 regarding exterior wall requirements and fire separation distance.



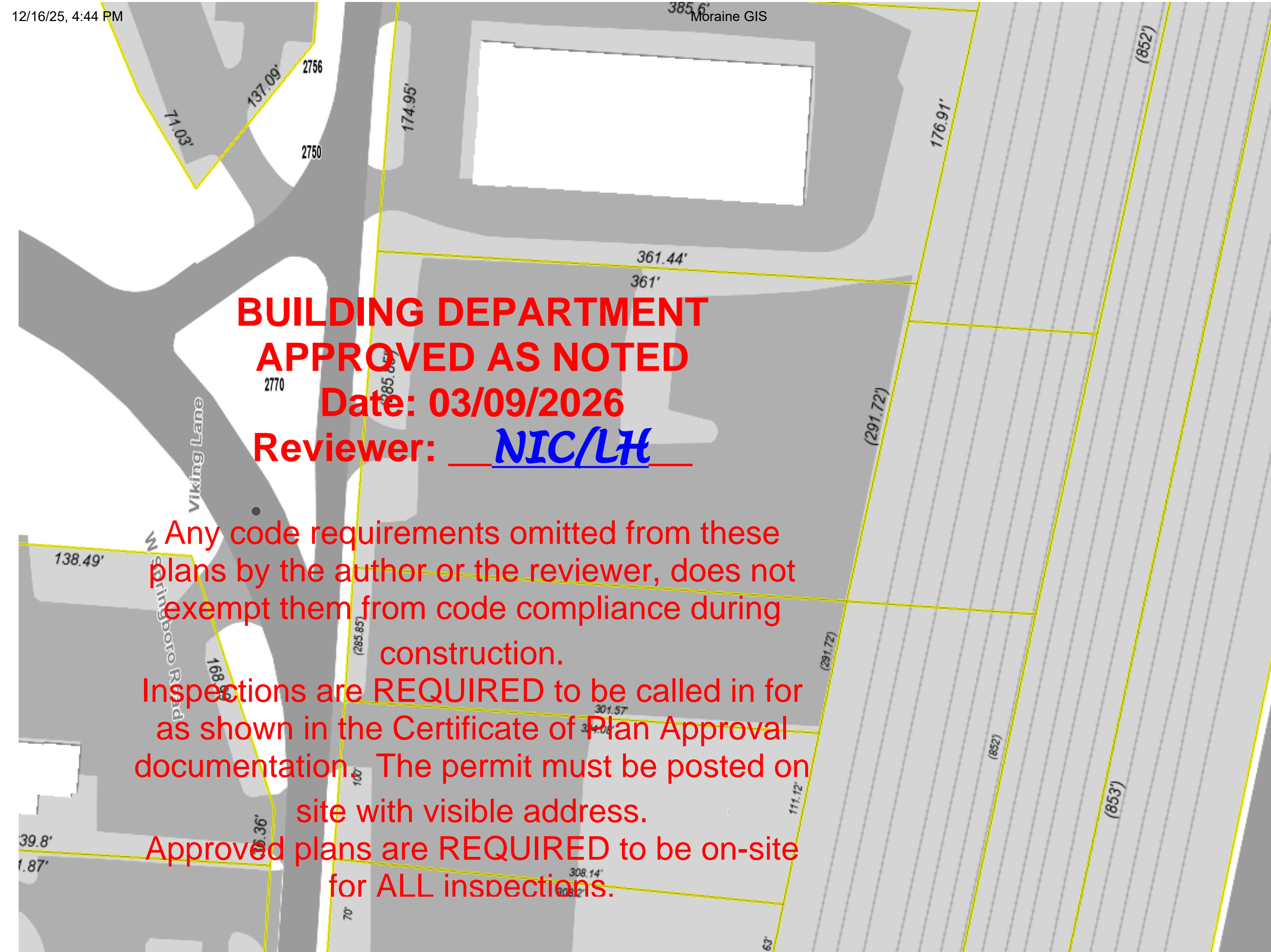
CLIENT: KIM MARRIS  
 ADDRESS: 2770 SPRINGBRO WEST  
 PROJECT DATE: 2/20/2026  
 PROJECT NO: 25/02/2026

PROFESSIONAL ENGINEER  
 REGISTERED ENGINEER  
 STATE OF OHIO  
 LICENSED ENGINEER  
 TITUS MICHAEL  
 PE# E 91902  
 25/02/2026

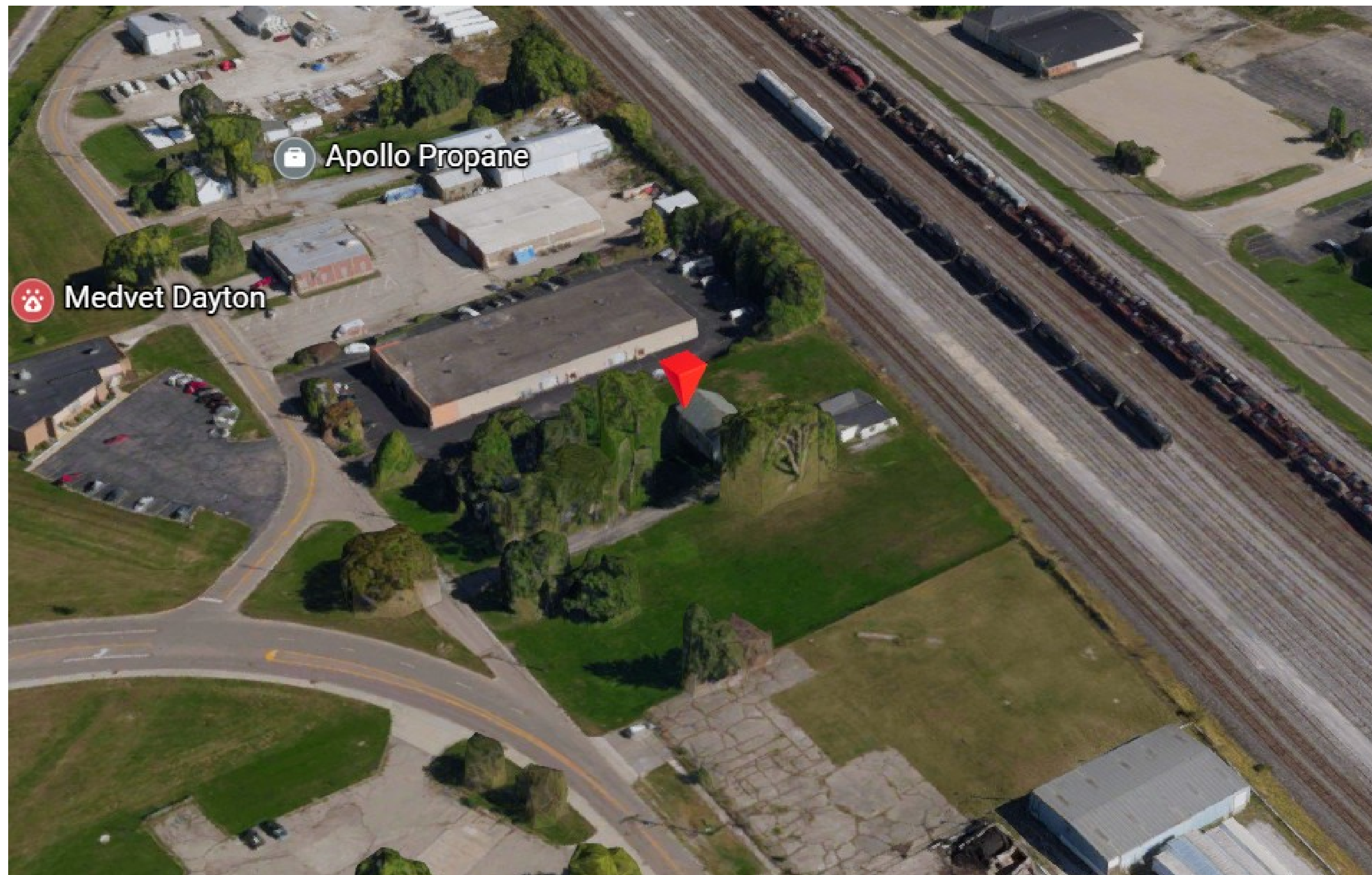


PROJECT TITLE: PROPOSED GARAGE BUILDING  
 PROJECT NO: 25/02/2026  
 DRAWING TITLE: SITE PLAN  
 SHEET NO: SP0.00

PROPOSED SITE PLAN  
 SCALE = 1/4" = 1'-0"

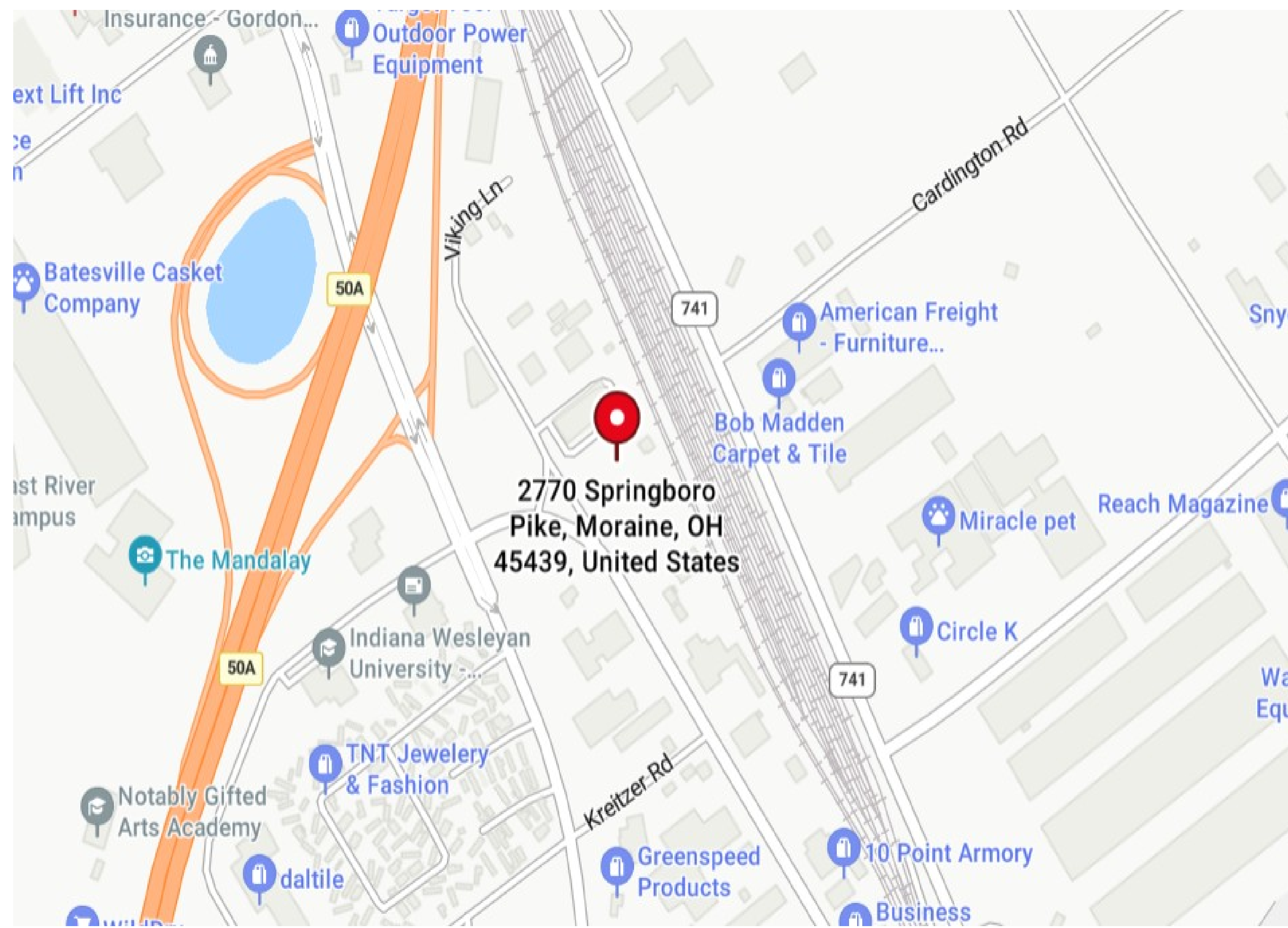


3D MAP

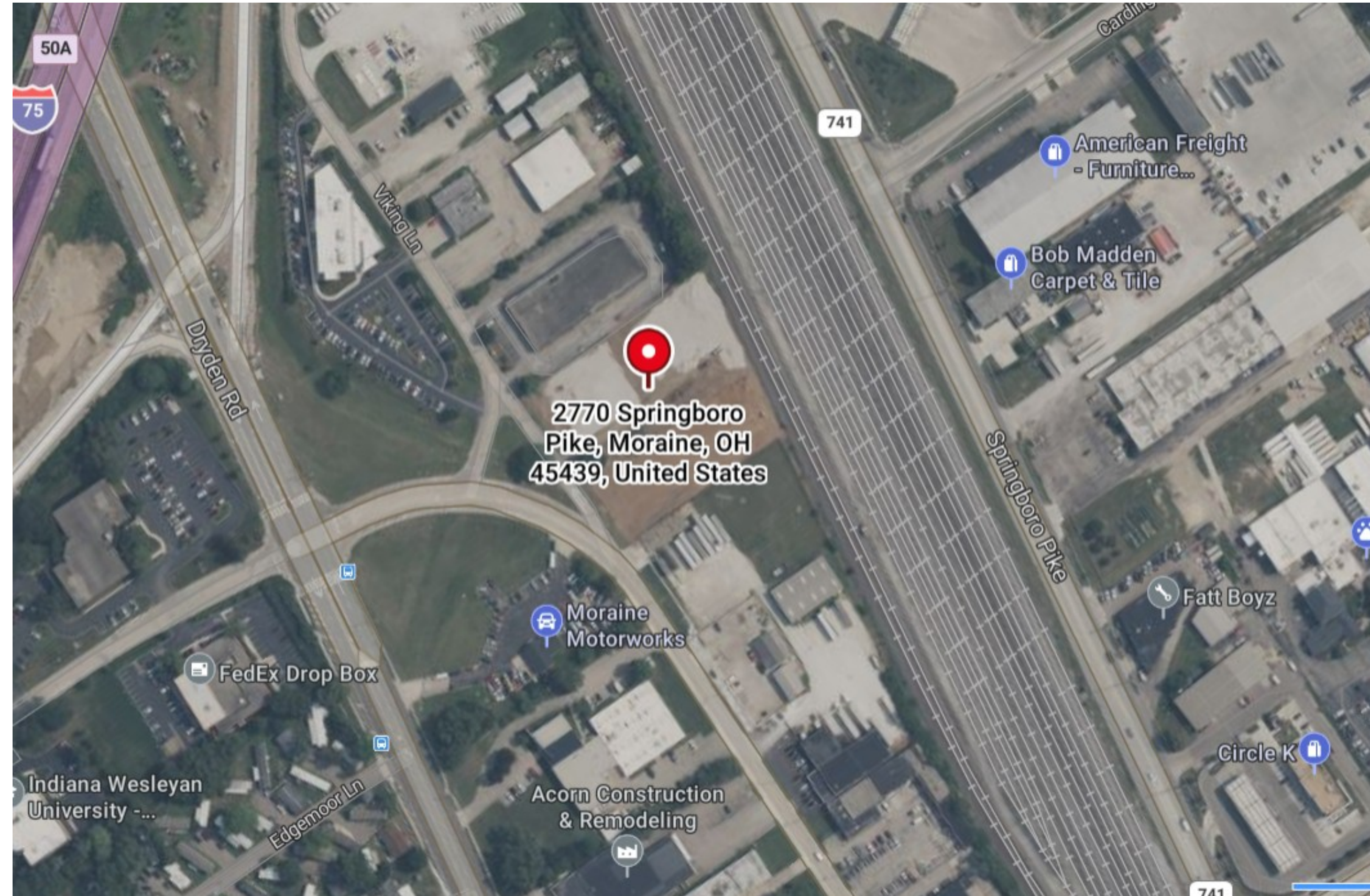


1/1

SATELLITE MAP



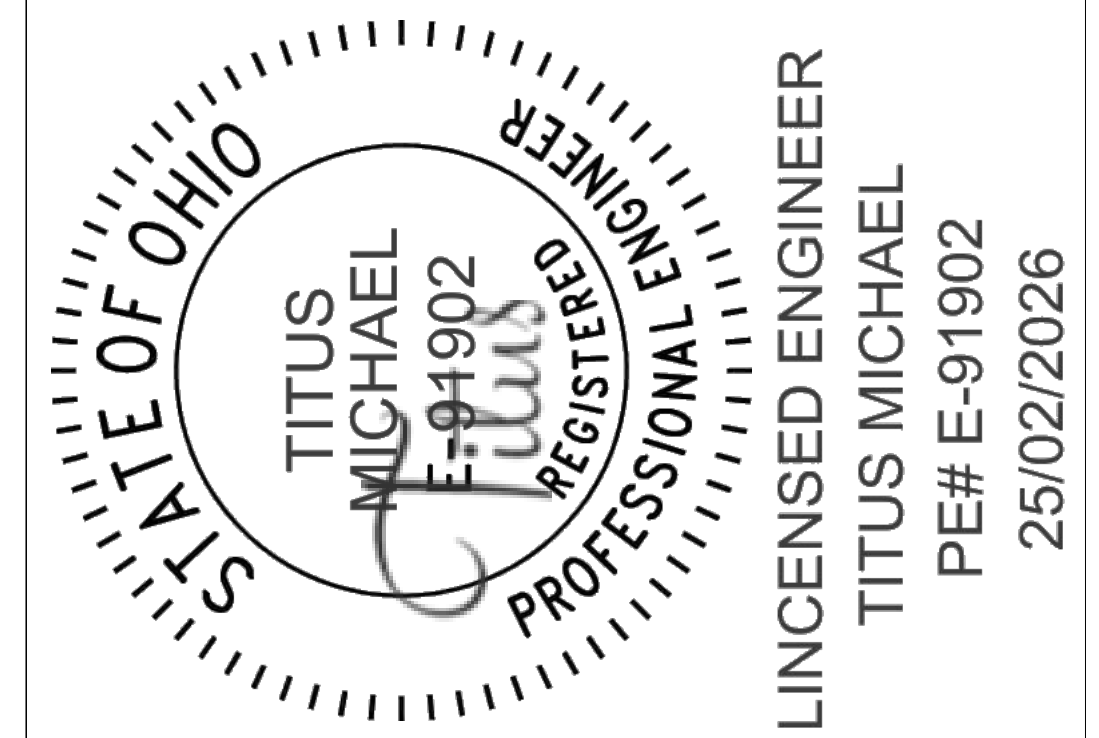
VICINITY MAP



CLIENT: KIRK MORRIS  
 ADDRESS: 2770 SPRINGBORO WEST.  
 PRINT DATE: FEB/25/2026

ISSUE DATE:  
 ARCHITECTURAL DRAWING:  
 REVISION DATE:

P.E. STAMP



PROJECT TITLE: PROPOSED GARAGE BUILDING

PROJECT NO.: 0001

DRAWING TITLE: SITE VIEW AND PROJECT INFO

DRAWN BY: TM  
 QC CHECKED BY:  
 CA REVIEWED BY:

DRAWING NUMBER: SP0-00



CLIENT:  
KIRK MORRIS

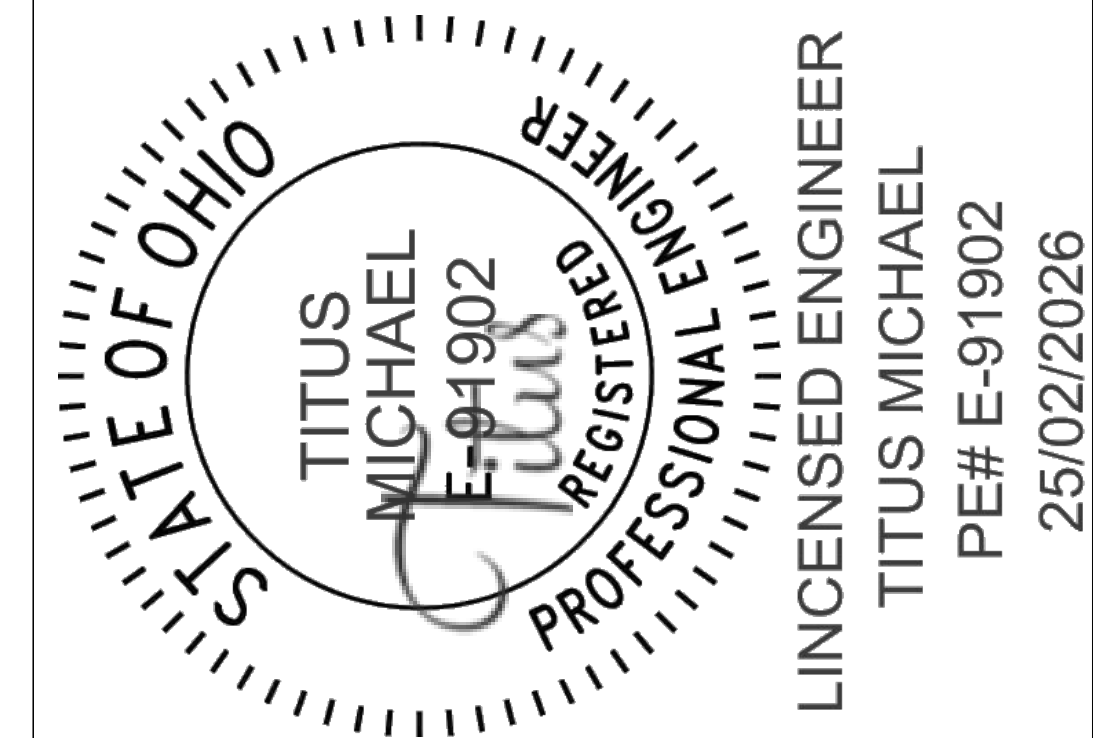
ADDRESS:  
2770 SPRINGBORO WEST.

PRINT DATE FEB/25/2026

ISSUE DATE  
ARCHITECTURAL DRAWING

REVISION DATE

P.E STAMP



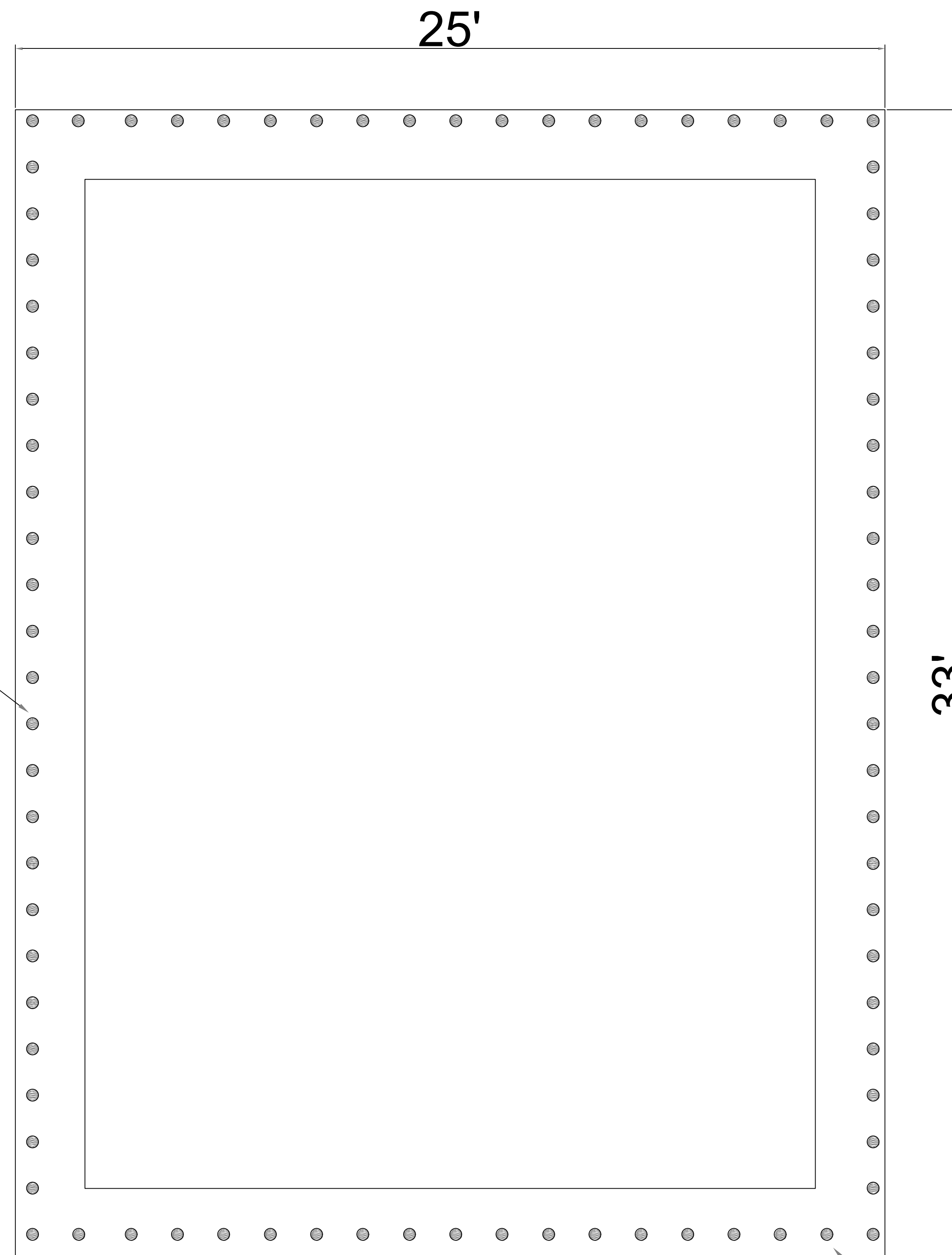
PROJECT TITLE  
PROPOSED GARAGE BUILDING

PROJECT NO. 0001

DRAWING TITLE  
PROPOSED FOUNDATION PLAN

DRAWN BY TM  
QC CHECKED BY  
CA REVIEWED BY

DRAWING NUMBER  
S1-00



Hilti Kwik-Bolt 3  
anchor 16" OC

Hilti Kwik-Bolt 3  
anchor 16" OC

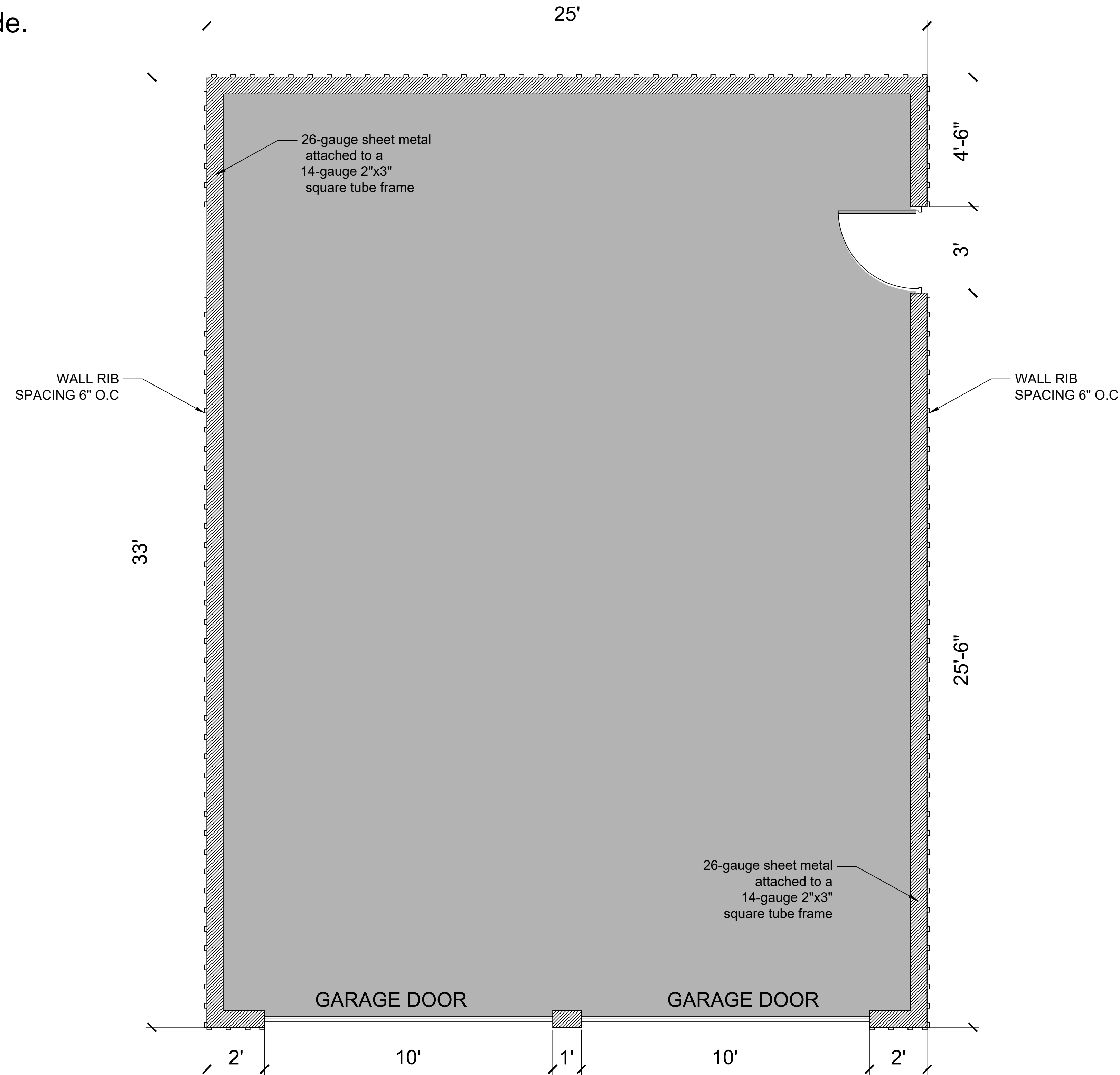
# FOUNDATION PLAN

1 PROPOSED FOUNDATION PLAN  
SCALE = 1 : 2

**HEADER / LINTEL SCHEDULE (OBC Section 2308):**

Opening Width	Header / Lintel
≤ 6'-0"	(2) 2x8 SPF No.2
≤ 8'-0"	(2) 2x10 SPF No.2
Garage Door	Steel lintel by PEMB manufacturer

All headers shall bear a minimum of 3 inches on each side.  
 Lintels to be installed per manufacturer specifications.



5 PROPOSED FLOOR PLAN  
 SCALE = 1 : 2



CLIENT:  
 KIRK MORRIS

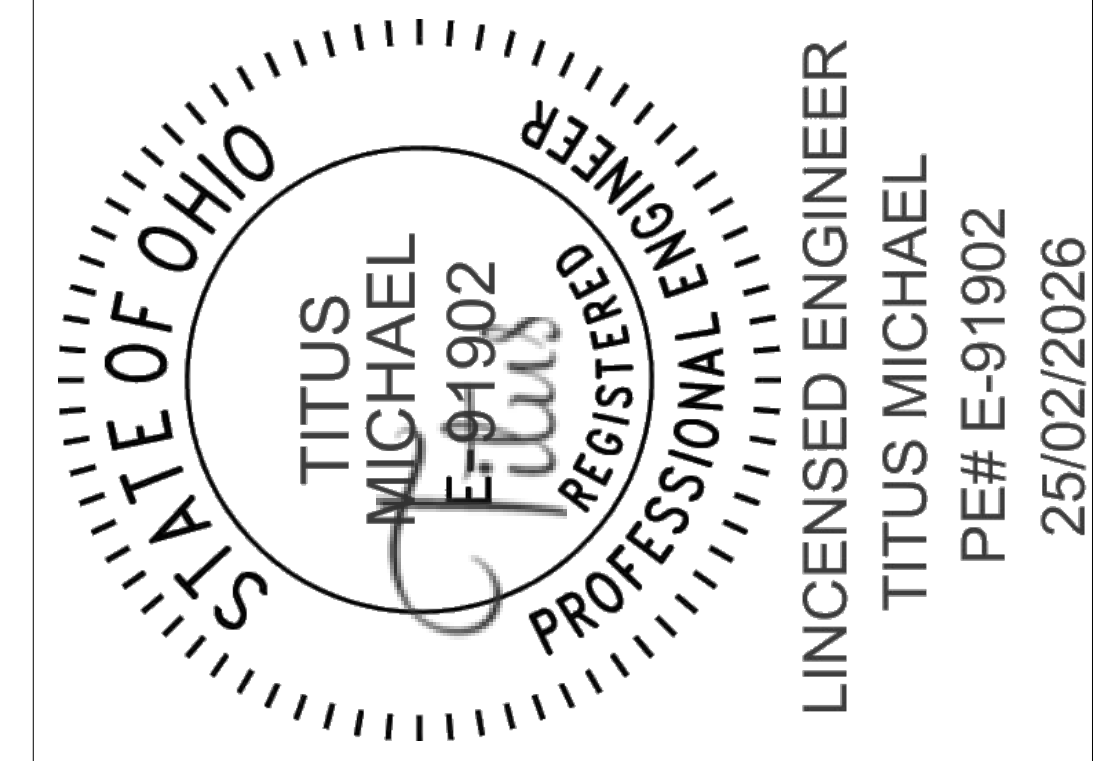
ADDRESS:  
 2770 SPRINGBORO WEST.

PRINT DATE FEB/25/2026

ISSUE DATE  
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REVISION DATE

P.E STAMP



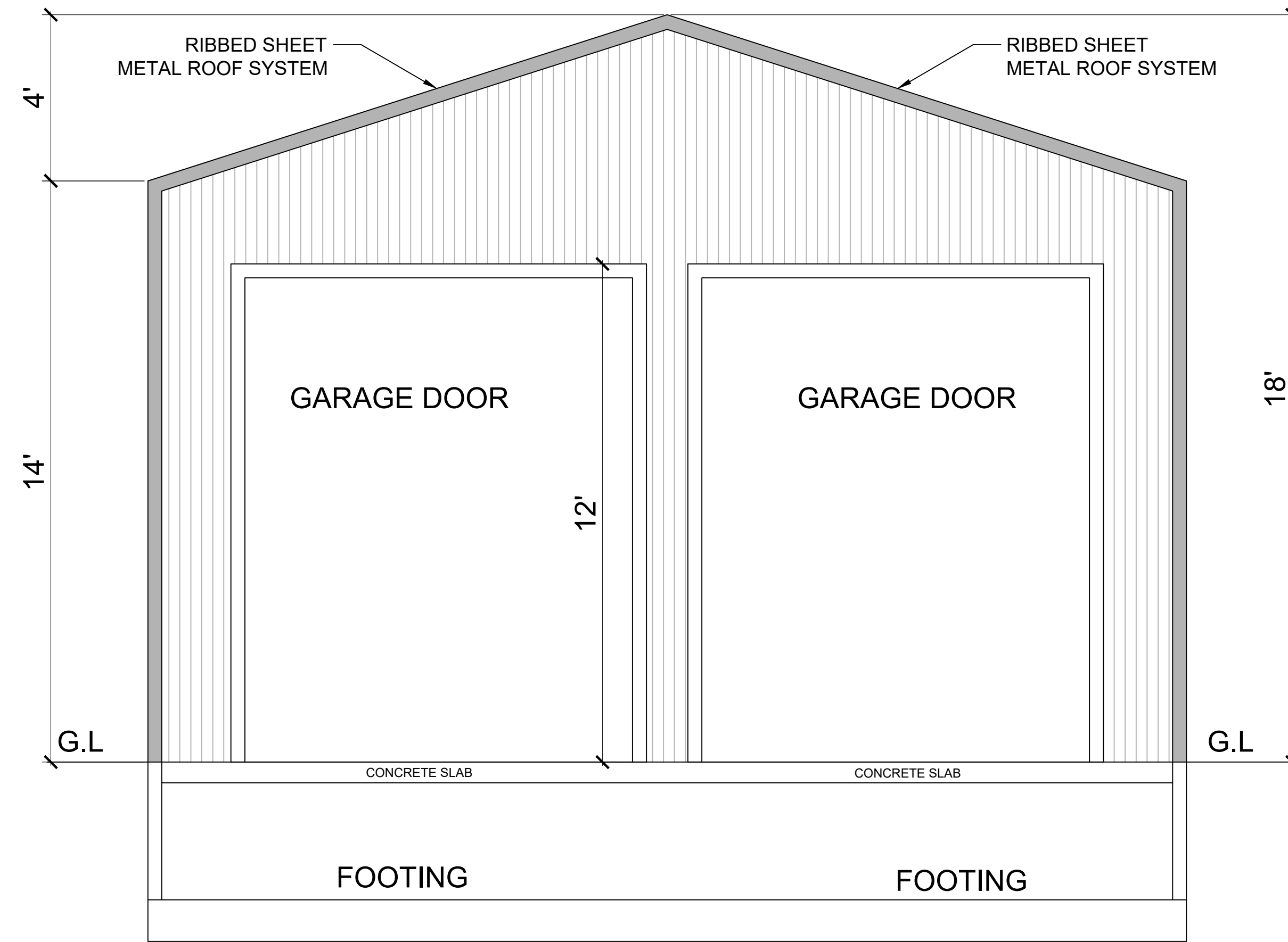
PROJECT TITLE  
 PROPOSED GARAGE BUILDING

PROJECT NO. 0001

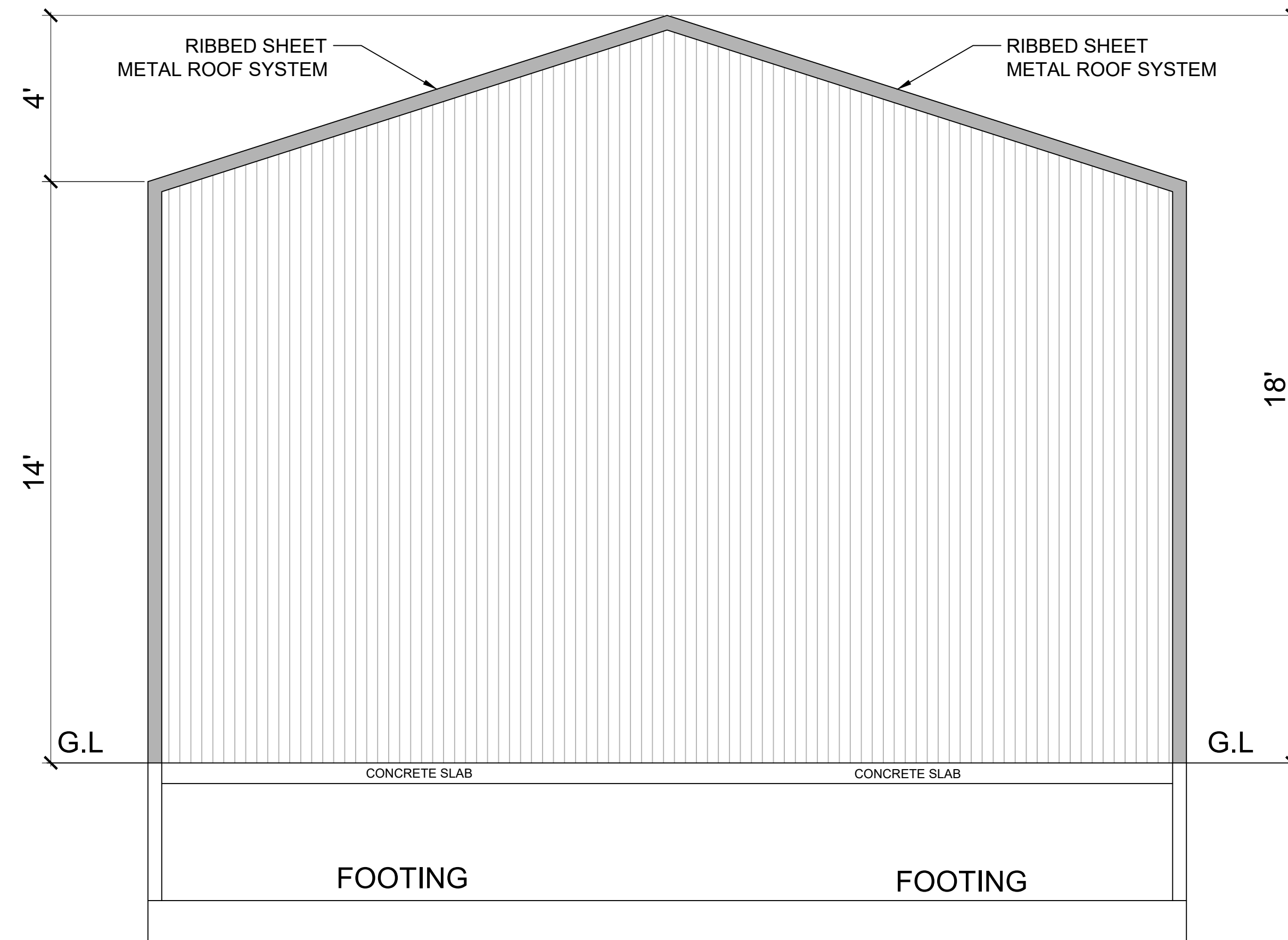
DRAWING TITLE  
 FLOOR PLAN

DRAWN BY TM  
 QC CHECKED BY  
 CA REVIEWED BY

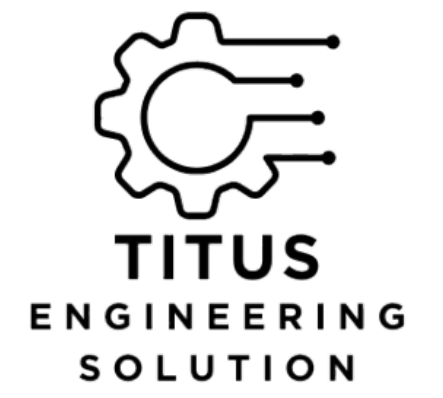
DRAWING NUMBER  
**A1-00**



7 PROPOSED FRONT ELEVATION  
SCALE = 1 : 2



8 PROPOSED REAR ELEVATION  
SCALE = 1 : 2



CLIENT: KIRK MORRIS

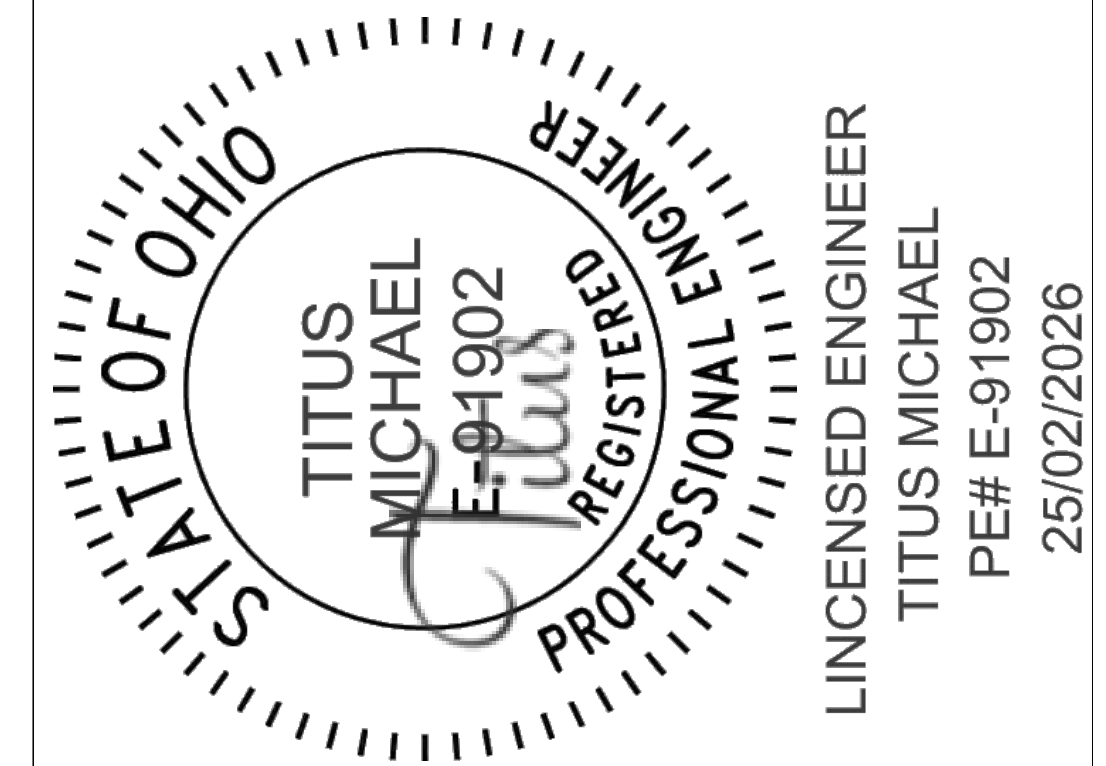
ADDRESS: 2770 SPRINGBORO WEST.

PRINT DATE: FEB/25/2026

ISSUE DATE: ARCHITECTURAL DRAWING

REVISION DATE:

P.E. STAMP



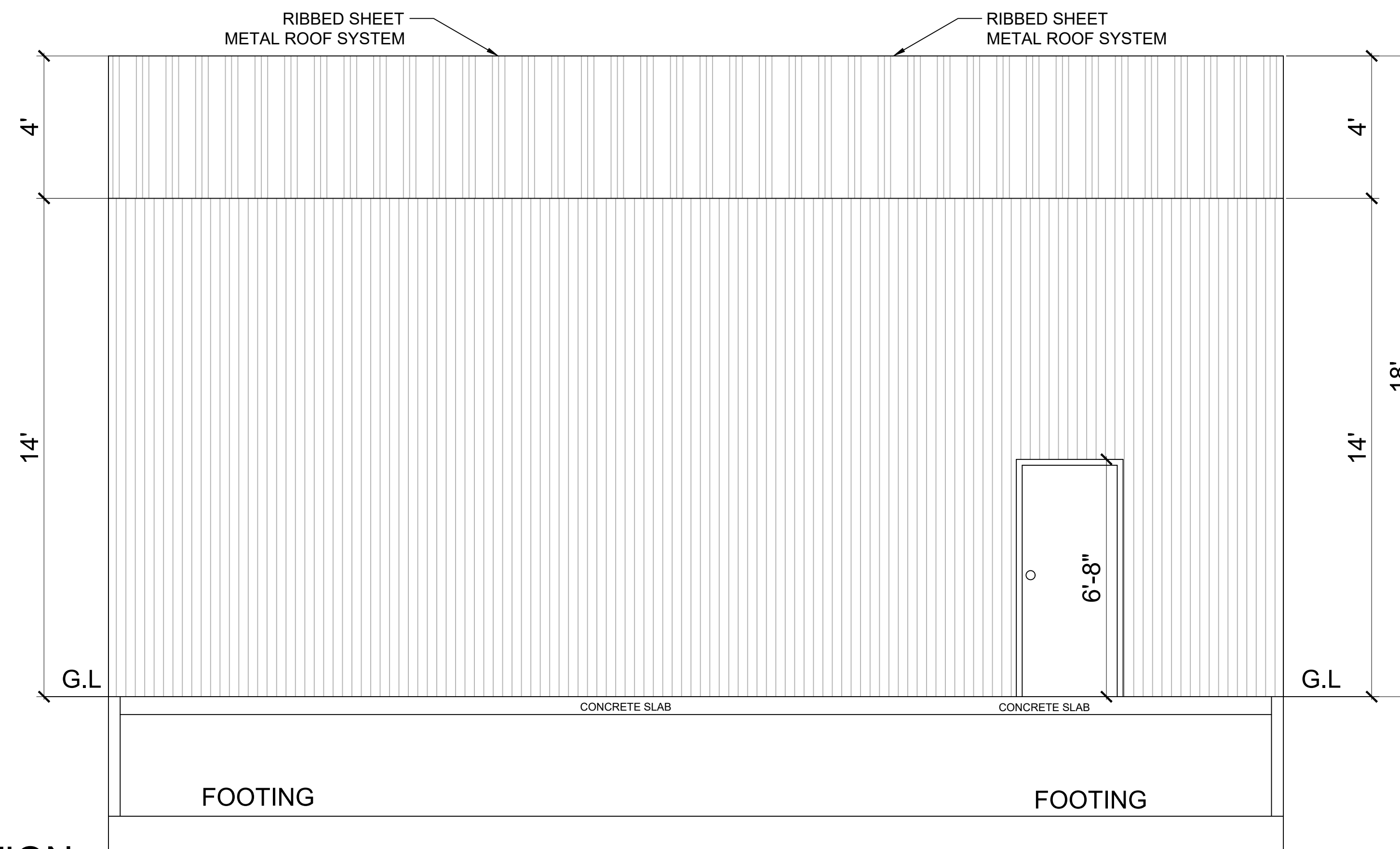
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PROJECT NO.: 0001

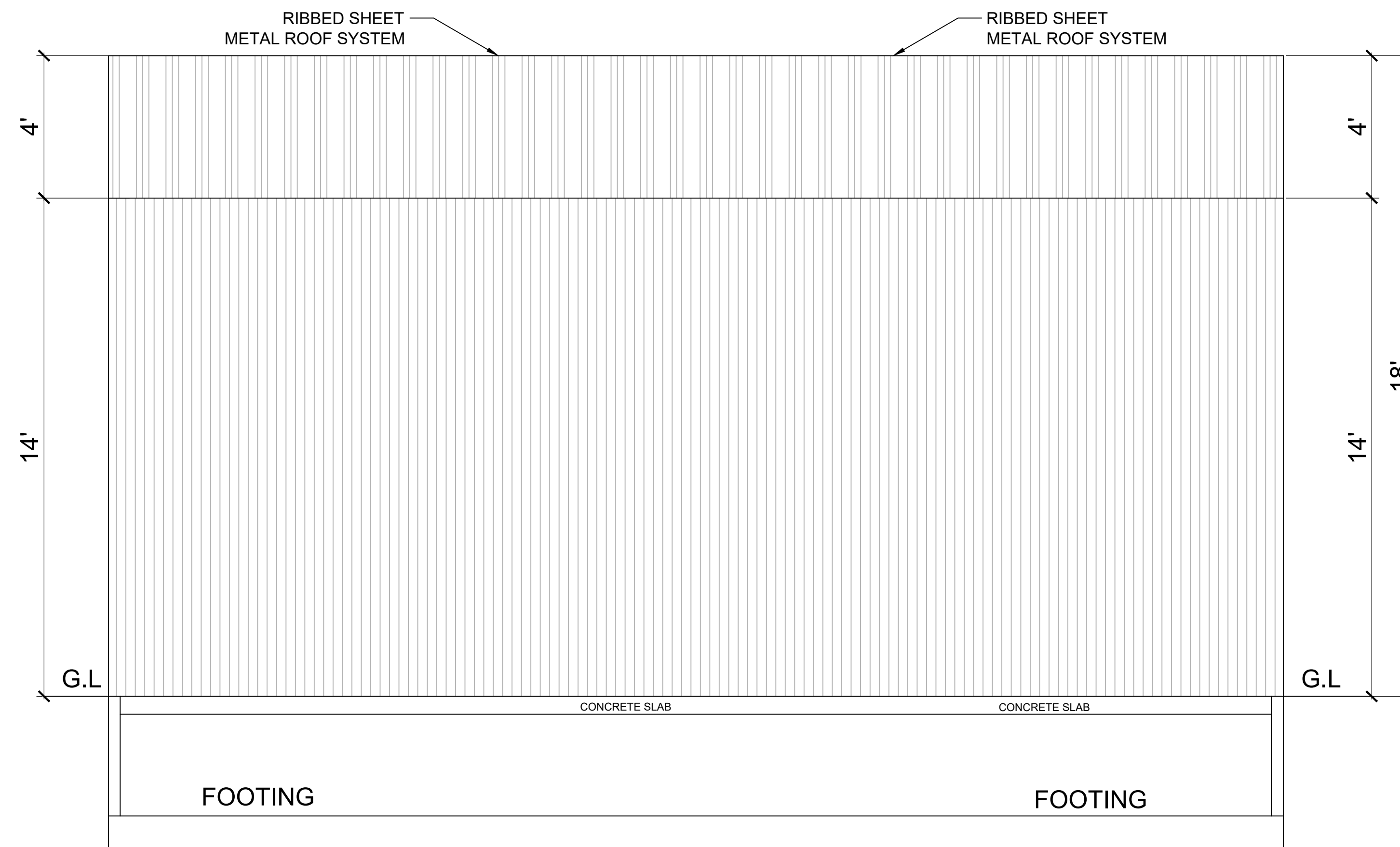
DRAWING TITLE: PROPOSED FRONT & REAR ELEVATION

DRAWN BY: TM  
QC CHECKED BY:  
CA REVIEWED BY:

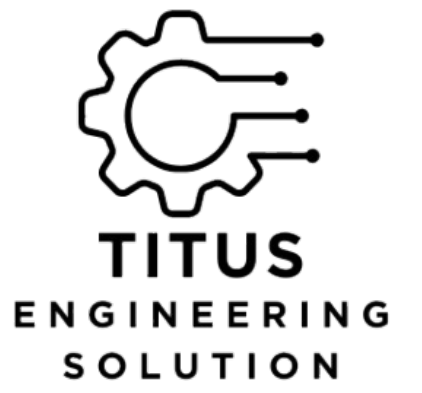
DRAWING NUMBER: A3-00



9 PROPOSED LEFT ELEVATION  
SCALE = 1 : 2



10 PROPOSED RIGHT ELEVATION  
SCALE = 1 : 2



CLIENT:  
KIRK MORRIS

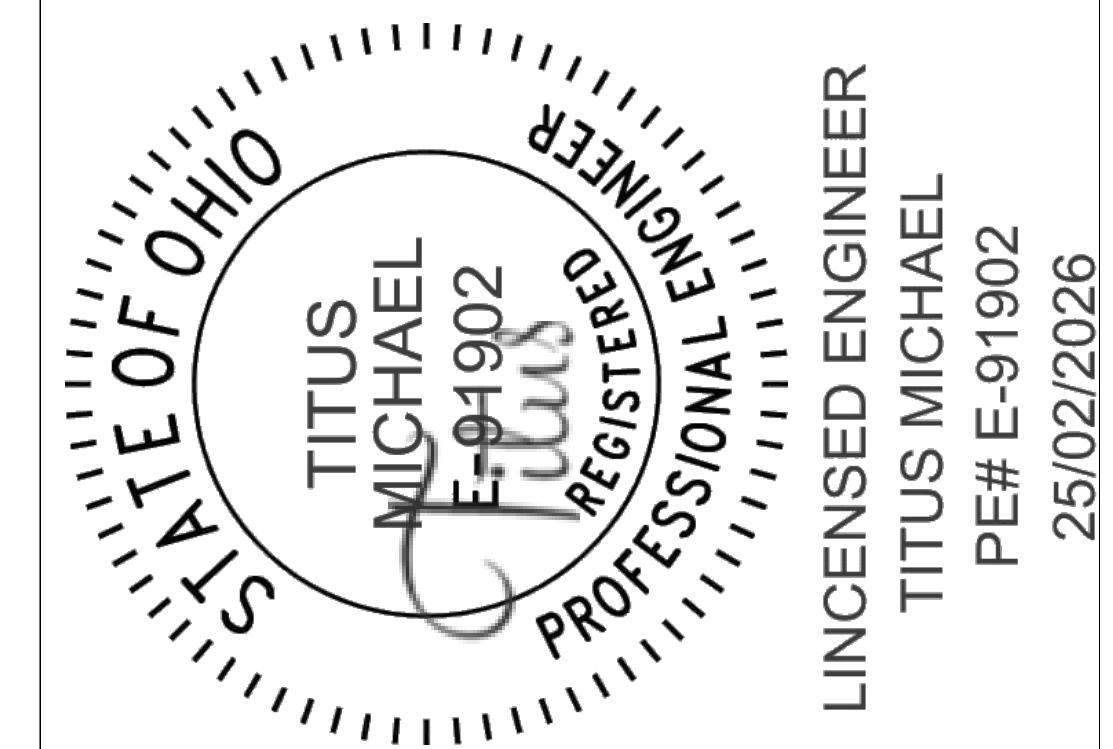
ADDRESS:  
2770 SPRINGBORO WEST.

PRINT DATE FEB/25/2026

ISSUE DATE  
ARCHITECTURAL DRAWING

REVISION DATE

P.E STAMP



PROJECT TITLE  
PROPOSED GARAGE BUILDING

PROJECT NO. 0001

DRAWING TITLE  
PROPOSED LEFT & RIGHT ELEVATION

DRAWN BY TM  
QC CHECKED BY  
CA REVIEWED BY

DRAWING NUMBER  
A4-00



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

04/16/2026

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 2026-04 LEGAL NOTICE**

The Moraine Board of Zoning will be holding a meeting to hear an appeal request (Case No. 2026-04) submitted by Kirk Morris for the premises located at 2770 Springboro West. City Lot No. 3002. The meeting will take place on May 5, 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 1159**

#### **1159.03(a)(2)B-1**

*In Industrial District M-1, the minimum rear yard depth for a one-story principal building shall be no less than 30 feet.*

Appellant requests to add an equipment shed 10 feet from the rear property line. This shed would be the principal structure as no other structures are currently at that property. The building permit has already been approved at the 30-foot rear property depth. A revision to the building permit will need to be made by the appellant if this were to be voted on favorably. The shed will be located at a commercial business located at 2770 Springboro West Road. The business is in an M-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

TDI Properties LLC  
2218 Andrew Road  
Dayton, Ohio 45440



*City of Moraine*

4200 Dryden Road  
Moraine, OH 45439-1495

TDI Properties LLC  
2750 Viking Ln.  
Moraine, Ohio 45439



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



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

Moga 9 Enterprises  
2626 E. Third St.  
Dayton, Ohio 45403

Moga 9 Enterprises  
2805 Springboro West  
Moraine, Ohio 45439



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

Norfolk Southern  
650 W. Peachtree St. NW  
Atlanta, GA 30308