

RECORD OF PROCEEDINGS

Minutes of Board of Zoning Appeals

Held July 2, 2024

Public Hearing - BZA 2024-03

Mr. Kempe opened the Public Hearing regarding BZA case 2024-03 at 6:00 PM.

Staff Report

BZA Case 2024-03

Mr. Sorice reported the appellant Paul Allison at 3055 Dorf Drive, City Lot 3784, requests an appeal to Moraine Codified Ordinances Section 1141.03 to construct a 14-foot deck to the front of the dwelling. He noted the minimum front yard depth for a two and a half-story dwelling is 25 feet, and the construction of the deck would encroach on the 25-foot setback requirement. He stated the deck would be attached to the dwelling, but it would encroach 3 feet, 9 inches over the stated 25-foot setback, and added this was in the R-2A Zoning District. He explained he included some pictures of the location with measurements, and added, if approved, it would have a setback of 21 feet, 3 inches. He noted if the front deck were to be approved, railing and skirting would also be applied on the proposed deck. He stated the Technical Review Committee did not have any objections to the proposed front deck extension, and added they did not receive any phone calls or comments from the neighboring properties. He reported notifications were sent to the contiguous property owners on June 13, 2024, and the notices were also advertised in the Dayton Daily News, on the City's website, as well as in the City Building. He noted if this extension were to be approved, Mr. Allison would have to follow the 2024 Ohio Building Code, and the building plan review would be sent to the National Inspection Corporation (NIC) for the building permit to be issued.

Opponents/Proponents - None

Close Public Hearing - BZA 2024-03

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

Call to Order - Board of Zoning Appeals Meeting

Board of Zoning Appeals Meeting Call to Order at 6:03 PM.

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

Staff Members Present: City Planner Nick Sorice, Building and Zoning Administrator Brent Carpenter, and Clerk of Council Amy Brown

Approval of Minutes

Board of Zoning Appeals Meeting Minutes - February 6, 2024

Mr. Kempe asked if there were any changes or corrections to the February 6, 2024 Board of Zoning Appeals meeting minutes. Hearing none, the minutes were approved as submitted.

Business

Decision - BZA 2024-03

RECORD OF PROCEEDINGS

Minutes of Board of Zoning Appeals

Held July 2, 2024

Mr. Hicks made a motion to approve the application for BZA case 2024-03.

RESULT: Passed, *(Yes 4, No 0, Abstained 0)*
MOVER: Tom Hicks
AYES: Jim Kempe, Sharon Duff, Patricia Bond, Tom Hicks
NAYS: None

Other Business - None

Adjournment

Adjournment at 6:05 PM.