

RECORD OF PROCEEDINGS

Bellbrook Board of Zoning Appeals & Property Review Commission
March 19, 2024

1. CALL TO ORDER

Mr. Ogrod called the meeting of the Bellbrook Board of Zoning Appeals & Property Review Commission to order at 6:30pm.

2. ROLL CALL

PRESENT

Mr. Philip Ogrod
Mrs. Meredith Brinegar
Mr. Kyle Boehmer

ABSENT

Mrs. Taylor
Mrs. Sharon Schroder

3. APPROVAL OF THE MINUTES

Mr. Ogrod asked if anyone had comments or corrections to the minutes of the February 20, 2024, meeting. Hearing none, the minutes were declared to be approved.

4. OLD BUSINESS

None

5. NEW BUSINESS

A. **BZA 24-01**: 1912 Sugar Maple Place on a variance request of zoning code 18.05B to allow the construction of a swimming pool with a four-foot fence and automatic pool cover.

Staff Report: Mr. Foster spoke on the applicants Scott and Jamie Nagy accompanied by their contractor Knickerbocker Pools. Provided dimensions and letters from neighboring properties.

6. OPEN DISCUSSION

Mr. Ogrod swore in all people speaking at tonight's meeting.

Scott Nagy homeowner of 1912 Sugar Maple Place spoke on the requested variance for the pool & cover.

David Cramer of 1869 Willow Green Drive, Beavercreek, the contractor for Knickerbocker provided details on the auto covers for pools noting the auto cover being safer than a fence.

David Elliot of 3662 River Birch Court, spoke on the properties around the applicants

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and how they are fenced and protected.

The board members discussed the positive in this variance request for the pool and automatic cover

Mrs. Meredith Brinegar asked for a motion to approve the variance request to allow the construction of a swimming pool with a four-foot fence and automatic pool cover.

Motion made by Mrs. Brinegar, Seconded by Mr. Boehmer.

Voting Yea: Mrs. Brinegar, Mr. Boehmer, Mr. Ogrod

Motion Carries

7. ADJOURNMENT

Hearing no further business coming before the Board, Mr. Ogrod declared the meeting adjourned at 6:58 pm.

Philip Ogrod, Chairperson

Rob Schommer, Clerk of Council