



To: BZA/PRC  
From: Cathi Spaugy, Community Development Administrator  
Date: June 8, 2026  
Subject: Staff Report for BZA Case #26-01: 2005 Regent Park Drive

### Summary of the Request

The applicant and property owner Richard Bozard is requesting approval for a variance of Zoning Code section 18.06 (1) (a) and (b) to allow the construction of a 6' privacy fence that will extend out 10'4" from the side/"front" of the house. The desired construction/placement of the new fence is the reason for the variance request as (a) Side and rear yards - side yard fences/walls shall not extend forward of the house or front setback line, and (b) Front yard - no fence or wall shall exceed (4) feet in height above the ground. Note: 2005 Regent Park Drive is a corner lot.

Zoning Code for reference (with applicable portions to the request bolded)

#### **18.06 Fences & Walls**

***(1) Non corner lots: (a) Side and rear yards: No fence or wall shall exceed six (6) feet in height unless it is ten (10) or more feet from the property line. In residential zones, chain link, wire or wire mesh fences shall not exceed five (5) feet in height unless ten (10) or more feet from the property line. Side yard fences and walls shall not extend forward of the house or front setback line. All fences shall be constructed with supporting fence posts placed facing the interior of the lot.***

***(b) Front yard: No fence or wall shall exceed four (4) feet in height above the ground; be made of wire or chain link; be closer than five (5) feet to the front property line.***

***(2) Corner and double frontage lot(s): (a) Fences and walls on both streets shall meet above front-yard requirements.***

### Applicant Information

Richard Bozard, Applicant and Property Owner

### Current Zoning District

R-1A, One-Family Residential

**Parcel Identification**

L35-0002-0002-0-0001-00

**Additional Actions or Next Steps to be taken by the City**

The Board of Zoning Appeals will decide on the variance request at its meeting on June 16, 2026.

**Applicant's Reason for the Request**

The applicant wants to construct a 6' privacy fence that will extend out 10'4" from the side/"front" of the house.

The applicant's statement regarding the request is included in the packet.

**Surrounding Land Use within 1,000 Feet**

The surrounding land use within 1,000 feet includes Residential (R-1B,PD-1,R-3 and O-1)

**Previous Related Development Decisions in the Immediate Area (3-5 Years)**

3900 W. Franklin St. was rezoned from A-1 (Agricultural) to O-1 (Office Building) – (12/2025)

**Comprehensive Plan Applied to the Geographical Area**

N/A

**Existing Public Utilities**

Existing public utilities include water, storm, sanitary sewer, gas and electric.

**Soil Survey Data**

N/A

**Classification of Streets, Traffic Volumes & Direction, Planned Improvements**

N/A

**Flood Plain Information**

N/A

**Comments from City and County Agencies**

N/A

**Supporting Maps & Graphics**

Supporting documents are attached.

**Staff Recommendation**

Staff recommend that the Board of Zoning Appeals consider the request.

Parcel Search



Feature Information

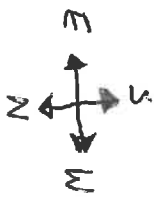
Property Info Building Info Deed Info

**PARCEL ID:** L35-0002-0002-0-0001-00

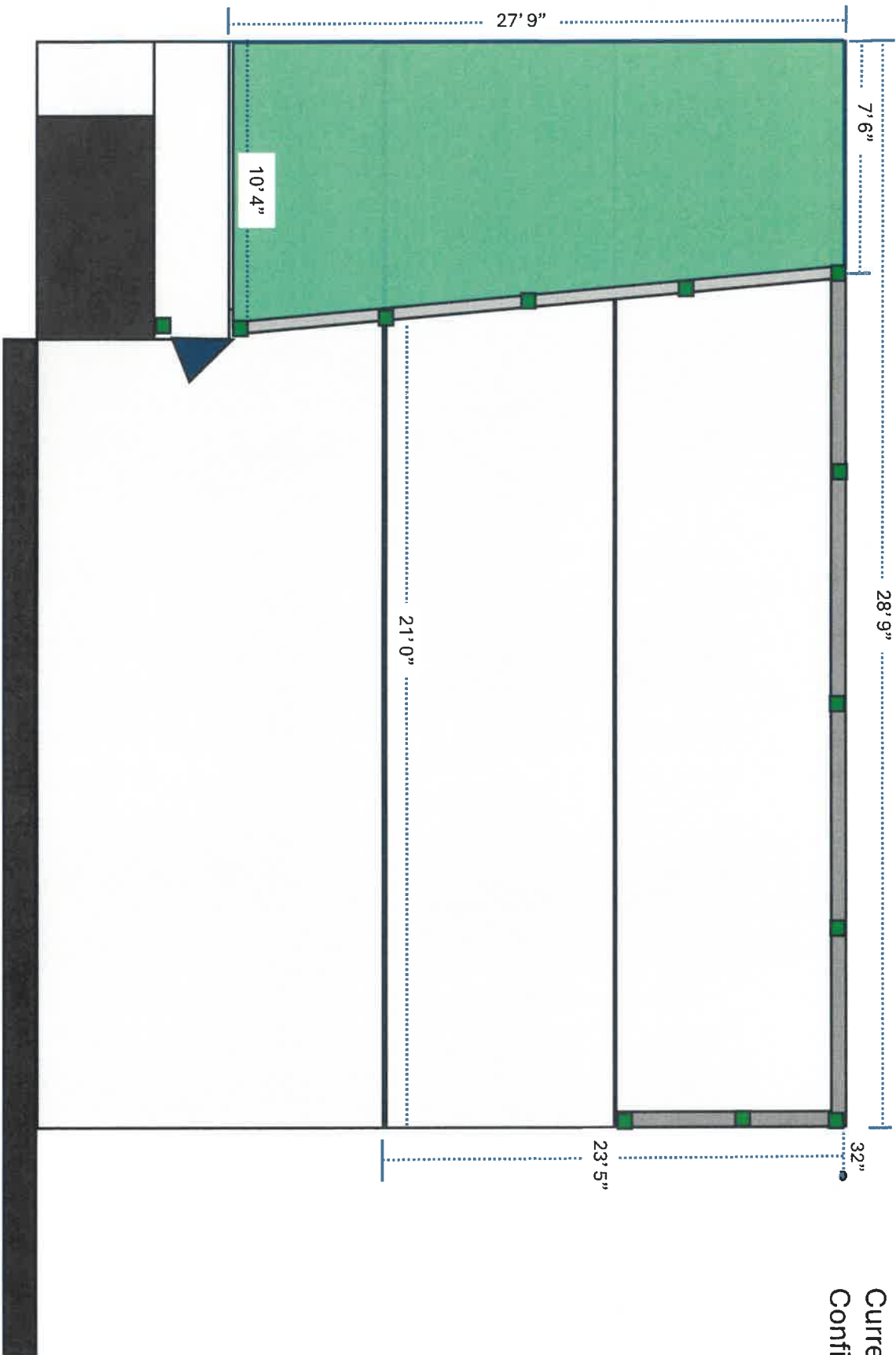
**OWNER(S):** BOZARD RICHARD E & ROSEMARIE R

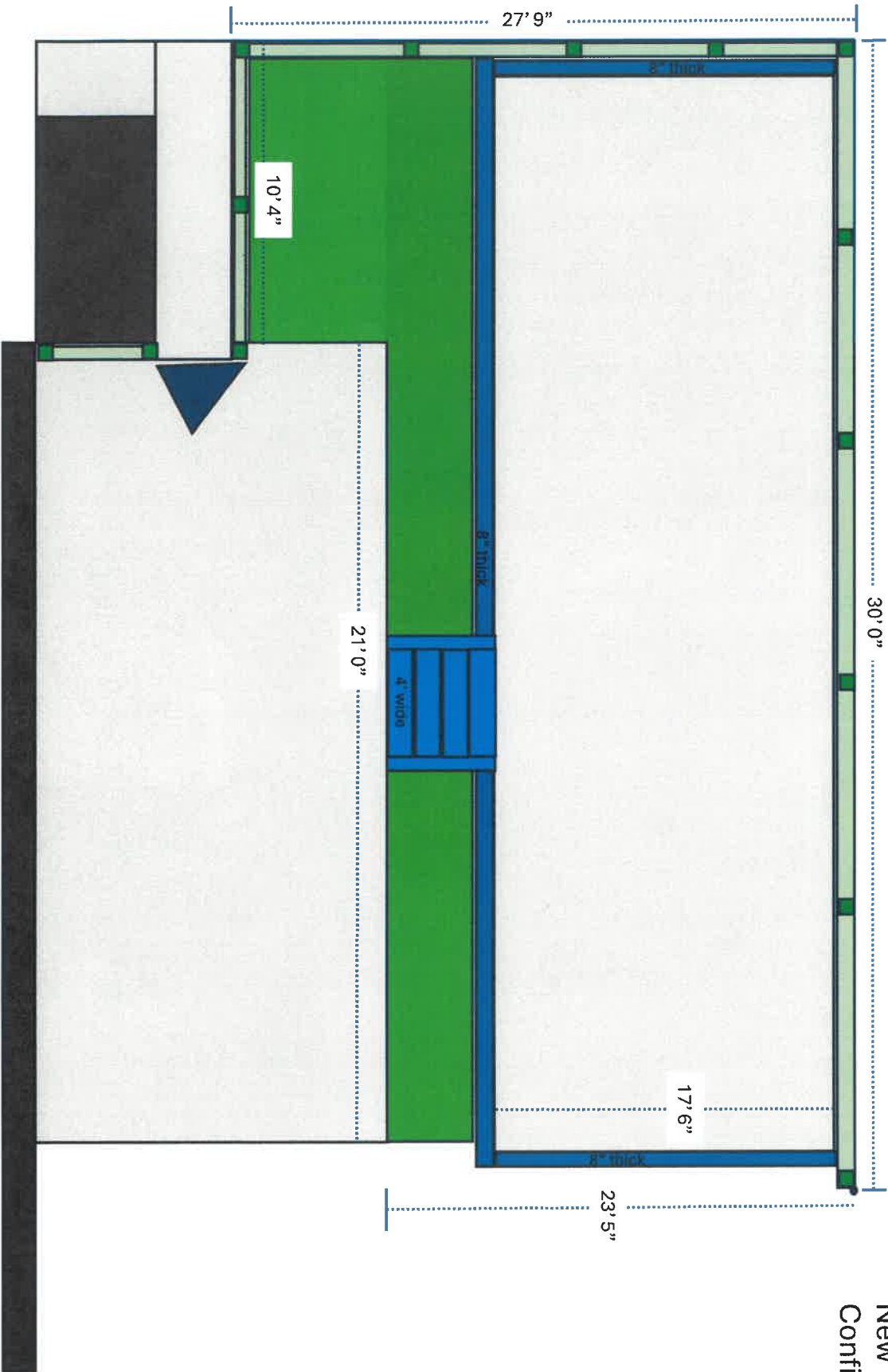
**PROPERTY ADDR:** 2005 REGENT PARK DR  
BELLBROOK OH 45305

**MAILING ADDR:** 2005 REGENT PARK DR



Current Configuration





New Configuration







## Notice of Public Hearing

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**The Bellbrook Board of Zoning Appeals  
will conduct a public hearing on  
Tuesday, June 16, 2026, at 6:30 p.m.  
City Council Chambers (second floor)  
15 East Franklin Street, Bellbrook, Ohio 45305.**

**BZA Case #26-01: 2005 Regent Park Drive**

The Bellbrook Board of Zoning Appeals will hold a public hearing on a variance request for **2005 Regent Park Dr.** The variance request of the Bellbrook Zoning Code Section 18.06 (Fences & Walls) is for the construction of a 6' privacy fence that will extend forward 10'4" from the front of the house and will exceed the 4' height requirement for a front yard fence due to this being a corner lot.

If you have questions, please contact the City of Bellbrook Community Development Department at (937) 848.4666 or [cathi@bellbrook.gov](mailto:cathi@bellbrook.gov)

This publication was mailed June 4, 2026