



**The Bellbrook Board of Zoning Appeals**

**will conduct a Public Hearing**

**on August 15, 2017 at 6:00 PM**

**in the City Council Chambers (2<sup>nd</sup> Floor)**

**15 East Franklin Street, Bellbrook, Ohio 45305**

**BZA Case #17-06: 1478 Kensington Drive (Ashgard Group):** The property owner is requesting a variance to allow the replacement of an existing fence five feet tall chain-link fence with a six feet tall privacy fence in the front yard along Kensington Drive. This is a corner lot which includes an in-ground pool. The pool is required to have a fence that is at least five feet tall. This current fence was approved and installed in 1981. A new Zoning Permit is required because the property owner wants to change the style and height of the fence. However, since the fence is changing it now has to be evaluated under the current Zoning Code which does not allow fences over four feet tall in the front yard. The property owner wishes to keep the use of the front yard in connection with the pool. The variance is requested to allow a fence taller than four feet to be installed in the front yard.

This is a public hearing and residents are invited to attend.