

**CITY OF GERMANTOWN BOARD OF ZONING APPEALS
MINUTES OF MEETING HELD FEBRUARY 12, 2024**

The City of Germantown Board of Zoning Appeals met on February 12, 2024 at 7:02 p.m. in the City Building Council Chambers.

MEMBERS PRESENT:

The following members were present at the Call to Order: Mr. Treiber, Mr. Herner, Mrs. Izor, Mrs. Spencer, and Mr. Dalton.

ALSO PRESENT:

Also present: Kandice Smith, Applicant; and Keith Brane, City Planner.

CONSIDER APPROVAL OF THE MINUTES OF THE NOVEMBER 13, 2023 BZA MEETING:

On a motion by Mr. Treiber, seconded by Mr. Dalton, it was moved to approve the minutes of the November 13, 2023 meeting as written. On call of the roll: Mr. Treiber, yes; Mr. Herner, yes; Mrs. Spencer, yes; Mrs. Izor, yes; and Mr. Dalton, yes. Motion carried.

PUBLIC HEARINGS:

Variance Application #V23-05: Chairman Izor said this is a public hearing for Case # V23-05, application made by Michael and Kandice Smith, 1225 West Market Street, to appeal Section 1129.09(b), Fences and Electronic Fences, of the Planning and Zoning Code of the City of Germantown. If granted, it will allow the construction of a six (6) foot privacy fence in the required front yard. She asked the applicant to come forward and give an overview.

Mrs. Kandice Smith of 1225 West Market Street said we are asking to put a fence in what is considered the front yard. Our driveway is a little different, it goes back quite a way and the fence is to provide some privacy from the businesses that are already there. When business traffic is coming in at night to park in the rear of the businesses, headlights shine in our bedroom. Security lights recently installed can be problematic for us as well.

Chairman Izor asked for further explanation of the drawing and the gate that would be installed. Mrs. Smith explained the layout.

Mr. Brane said the topography and the layout of the lot are justification for the variance and staff recommends approval.

Chairman Izor opened the public hearing at 7:10 p.m. She asked if there were any proponents besides the applicant wishing to speak. Seeing no one come forward, she asked if there were any opponents wishing to speak. Seeing none, she asked Mr. Brane if he had anything to add. Mr. Brane said no. The public hearing was closed.

Chairman Izor asked why the business did not provide the screening previously? Mr. Brane said the people who previously owned the house also owned the business. They discussed this while viewing an aerial map.