The Board of Zoning Appeals (BZA) for the Village of Monroeville met on Wednesday, October 15, 2025 at 6:00pm at the Monroeville Municipal Complex for a Variance request from Jacob Armstrong.

Mike Raftery called the meeting to order and the Pledge of Allegiance to the flag was recited by those present.

Present at roll call were:	Ken Bishoff	Ann Beck, BZA Clerk
	Mike Raftery	Dave Mahl, Zoning Inspector
	Scott Summerlin	
	Melissa Woodruff	

Also attending: Jan Perkins

APPOINTMENT OF CHAIRPERSON AND VICE CHAIRPERSON:
With the loss of Ken Honigford as Chairperson, the Board was required to nominate a new Chairperson. Scott Summerlin nominated Mike Raftery. Mike Accepted the nomination. No other nominations were given. Scott Summerlin made the motion, seconded by Ken Bischoff to appoint Mike Raftery as Chairperson. Motion carried with Ken, Melissa, and Scott voting yea. Mike abstained. With Mike's appointment as Chairperson, a new Vice Chairperson was nominated. Scott expressed his interest as Vice Chairperson, Melissa Woodruff asked if anyone else was interested. None given. Scott accepted the nomination. Melissa made the motion, seconded by Ken Bischoff to appoint Scott Summerlin as Vice Chairperson. Motion carried with Mike, Ken, and Melissa voting yea. Scott abstained.

APPROVAL OF MINUTES:
Scott Sumerlin made the motion, seconded by Melissa Woodruff to approve the minutes from the May 21, 2025 meeting as presented. Motion carried with all voting "yea".

ARMSTRONG VARIANCE:
Mike Raftery introduced the variance before them regarding a fence located at the corner of 60 W. Broad St. and Baker St. which does not meet the setback on the Baker St side yard. Ken asked if there was already a fence there. Mike replied that there was one in the back but nothing along either street on the proposal. Ken asked Dave Mahl for clarification of the type of fence. Dave replied that it was a 3ft dog-eared fence. The 3ft is what is allowed in the front yard. Ken had thought it may be a 5 or 6 ft fence. Dave stated it wouldn't be more than 3 ft.

Mike asked how far the variance would put the fence from the sidewalk. Dave did not have an exact measurement (Mr. Armstrong was not present to give that information). Discussion regarding the 30ft setback on Baker and W. Broad streets. Scott stated that for most of the homes in town, the 30ft setback makes it nearly impossible to have a fence like this. Discussion about keeping the fence away from the sidewalk. Scott asked Dave if we had an ordinance that said it would have to be off of the sidewalk. Dave stated that it is not stated in the ordinance but can be included in the acceptance of the variance. Ken stated he was looking at the aesthetics and the thoughts on that. Dave said it would be similar to a fence located at Monroe and S. Ridge.

Discussion of whether or not the Board can impose keeping the fence away from the sidewalk. Yes, but a consensus needs to be met prior to making the motion so it can be part of the approval. With that, a motion was made by Ken Bischoff, seconded by Scott Summerlin, to accept the variance with the condition that approval of this variance as it relates to the setbacks, that the fence be placed a minimum of 2ft from the sidewalk. Motion carried with all voting "yea".

OTHER BUSINESS:
The clerk asked the members if they knew of anyone who may be interested in serving on the Board to have them submit a letter of interest to the office and it would be presented to the mayor for council's consideration.

ADJOURNMENT:
There being no further business to discuss, Ken Bischpff made the motion, seconded by Melissa Woodruff, to adjourn. No objections were voiced. Meeting adjourned at 6:25pm.

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Mike Raftery, Chairperson

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Ann Beck, BZA Clerk

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