



BZA 5-7-25

The Board of Zoning Appeals (BZA) meeting on May 7, 2025, reviewed an application from Jeffrey and Nancy Cross for a variance of fencing height and location at 6651 Old Eight Road, Boston Heights, Ohio. The Crosses sought a variance to install a 7.5-foot high, no-dig, high-tension, double-dipped galvanized steel fence with a durable PVC coating to protect their garden from deer. The fence, recommended by the USDA for deer containment, is 321 feet from the road and 55 feet wide by 120 feet deep. The BZA unanimously approved the variances, noting the practical difficulty of maintaining the garden without the higher fence and the minimal impact on the neighborhood.

Call to Order and Initial Introductions

- Bill Hinkle calls the meeting of the Board of Zoning Appeals to order at 7 PM.
- Members present include Mr. D. Maccarone, Ms. May, Mr. Fenn, and Mr. Wells.
- Bill Hinkle notes the absence of minutes and skips over that part of the agenda.
- The meeting is to review an application from Jeffrey and Nancy Cross for a variance of fencing height and location at 6651 Old Eight Road, Boston Heights, Ohio.

Applicant Introduction and Overview

- Jeffrey Cross and Nancy Cross introduce themselves and provide a brief overview of their application.
- Jeffrey Cross mentions the importance of their garden to his wife, who is a veterinarian, and his daughter-in-law.
- Nancy Cross explains the need for a higher fence due to a new fencing ordinance and the importance of the garden.
- Jeffrey Cross mentions the support from his neighbor, Dana, who wrote a letter of support.

Details of the Fencing Material and Height

- Nancy Cross discusses the fencing material they have purchased, emphasizing its durability and ease of installation.
- Jeffrey Cross explains the technical details of the fence, including its height and the use of no-dig fence sheets.
- The fence is designed to be easily removable for access, making it a flexible solution for their garden.
- Nancy Cross provides additional details about the fence, including its dimensions and the materials used.

Neighbor Support and Technical Details

- Jeffrey Cross mentions the support from his neighbor, Tony and Wendy, who wrote a letter of support.
- D. Maccarone and other members discuss the height and location of the fence, noting that it is not visible from the road.
- Brian Gorog, the Village Engineer, provides additional technical support, mentioning his experience with deer fencing.



- The fence material is described as high-tension, double-dipped galvanized steel covered in a durable PVC coating.

Discussion on Variance and Final Decision

- Bill Hinkle outlines the considerations for area and size variances, including practical difficulty and the spirit and intent of the zoning requirements.
- The board discusses the feasibility of the garden in the backyard and the need for a higher fence due to deer issues.
- A motion is made and seconded to grant the variances, with all members voting in favor.
- The board advises the applicants to ensure the contractor is registered with the village and provides additional information for the permit process.

Closing Remarks and Adjournment

- Brian Gorog provides information on the next steps for the permit process, including submitting a site plan and additional details.
- The applicants express their gratitude for the board's support and the thorough application process.
- Bill Hinkle entertains a motion to adjourn, which is seconded and passed by all members.
- The meeting is adjourned at 7:30 PM.