

# BOARD OF ZONING APPEALS DECISION RECORD

Decision Records No. BZA 24-04

November 19, 2024

## City of Bellbrook State of Ohio

### Board of Zoning Appeals Decision Record BZA 24-04

WHEREAS, the applicant has requested two variances of the Bellbrook Zoning Code Section 18.05A to allow the construction of an accessory structure at the property located at 44 North West Street that is 1,680 square feet and at a height not to exceed twenty-five feet; and

WHEREAS, the Village Review Board reviewed the variance requests as originally submitted in an open public meeting on November 6, 2024, and by formal motion recommended to the Board of Zoning Appeals that the variances be approved; and

WHEREAS, the City of Bellbrook Board of Zoning Appeals has reviewed the applicant's revised request and agrees that the variances of the Zoning Code for this use are appropriate.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Bellbrook Board of Zoning Appeals that:

Section 1. There was a valid motion placed on the floor to approve the variances of Zoning Code Section 18.05A for case BZA 24-04 after reviewing the procedures and requirements for said variances in accordance with Article 20, Sections 20.13 and 20.13.1 of the Bellbrook Zoning Code, which have been met.

Section 2. That it is found and determined that all formal actions of the Board of Zoning Appeals relating to the adoption of this Decision Record Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including §121.22 of the Revised Code of the State of Ohio.

MOTION STATED BY: \_\_\_\_\_ and SECONDED BY: \_\_\_\_\_

Roll call vote showed \_\_\_\_\_ Yeas; \_\_\_\_\_ Nays.

Motion to approve is PASSED this 19<sup>th</sup> day of November 2024.

AUTHENTICATION:

\_\_\_\_\_  
Philip Ogrod, Chairperson

\_\_\_\_\_  
Rob Schommer, Clerk of Council