

BOARD OF ZONING APPEALS DECISION RECORD

Decision Records No. BZA 24-03

November 19, 2024

City of Bellbrook State of Ohio

Board of Zoning Appeals Decision Record BZA 24-03

WHEREAS, the owner of 63 West Maple Street has requested three variances of the Bellbrook Zoning Code Section 18.05A to allow the construction of an accessory structure that is 768 square feet, 20 feet in height, and 4 feet from the side yard property line; and

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

WHEREAS, the City of Bellbrook Board of Zoning Appeals has reviewed the owner's 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 24-03 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 19th day of November 2024.

AUTHENTICATION:

Philip Ogrod, Chairperson

Rob Schommer, Clerk of Council