



CITY OF BELLBROOK

APPLICATION FOR ZONING VARIANCE

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305
(937) 848-4666 WWW.CITYOFBELLBROOK.ORG

DATE RECEIVED 10 / 15 / 2024 STAFF USE APPLICATION # 2024-171

APPLICANT INFORMATION

PROPERTY OWNER Mary Lou McWilliams PHONE NUMBER 937-848-2838
OWNER ADDRESS 44 N West St.
APPLICANT NAME Bradley McWilliams PHONE NUMBER 937-478-4125
APPLICANT ADDRESS 44 N West St.
APPLICANT EMAIL brad@mbmind.com

REQUEST INFORMATION

PROPERTY ADDRESS 44 N West ZONING DISTRICT R-1A
SUBDIVISION G-2-2 E 1/2 LOT NUMBER N/A PARCEL ID L35000100020606400
DESCRIBE THE GENERAL NATURE OF THE VARIANCE see attached

SEE THE REVERSE OF THIS PAGE FOR ADDITIONAL INFORMATION TO BE INCLUDED WITH AN APPLICATION FOR ZONING VARIANCE.

I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL FOR ANY ADMINISTRATIVE REVIEW, CONDITIONAL USE PERMIT, VARIANCE, OR EXCEPTION FROM ANY OTHER CITY REGULATIONS WHICH ARE NOT SPECIFICALLY THE SUBJECT OF THIS APPLICATION. I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL OF A BUILDING OCCUPANCY PERMIT. I UNDERSTAND FURTHER THAT I REMAIN RESPONSIBLE FOR SATISFYING REQUIREMENTS OF ANY PRIVATE RESTRICTIONS OR COVENANTS APPURTENANT TO THE PROPERTY.

I CERTIFY THAT I AM THE APPLICANT AND THAT THE INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT THE CITY IS NOT RESPONSIBLE FOR INACCURACIES IN INFORMATION PRESENTED, AND THAT INACCURACIES MAY RESULT IN THE REVOCATION OF THIS ZONING CERTIFICATE AS DETERMINED BY THE CITY. I FURTHER CERTIFY THAT I AM THE OWNER OR PURCHASER (OR OPTION HOLDER) OF THE PROPERTY INVOLVED IN THIS APPLICATION, OR THE LESSEE OR AGENT FULLY AUTHORIZED BY THE OWNER TO MAKE THIS SUBMISSION.

I CERTIFY THAT STATEMENTS MADE TO ME ABOUT THE TIME IT TAKES TO REVIEW AND PROCESS THIS APPLICATION ARE GENERAL. I AM AWARE THAT THE CITY HAS ATTEMPTED TO REQUEST EVERYTHING NECESSARY FOR AN ACCURATE AND COMPLETE REVIEW OF MY PROPOSAL; HOWEVER, AFTER MY APPLICATION HAS BEEN SUBMITTED AND REVIEWED BY CITY STAFF, I UNDERSTAND IT MAY BE NECESSARY FOR THE CITY TO REQUEST ADDITIONAL INFORMATION AND CLARIFICATION.

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT ALL THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT.

APPLICANT SIGNATURE Bradley McWilliams DATE 10 / 14 / 24

OFFICE USE ONLY		
APPLICATION FEE	PAYMENT TYPE	REVIEW AUTHORITY
\$ <u>200.00</u>	CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/> # <u>1031</u>	ADMINISTRATIVE, BOARD OF ZONING APPEALS
BOARD OF ZONING APPEALS	MEETING DATE / /	APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> CONDITIONS <input type="checkbox"/>

VRB: 11/6/2024
BZA: 11/19/2024

a) Brad McWilliams
44 N West St
Bellbrook, OH 45305

b) See attached

c) We are requesting a variance for building a 1680 sq ft (42X40) garage and increase the height of 16' due to RV storage.

d)

- 1) The variance will not have affected the use of the property and will have a reasonable return.
- 2) We don't believe the variance is substantial as the structure will be surrounded by trees on three sides, providing a natural buffer.
- 3) We believe the proposed addition of a garage will not negatively impact any neighboring properties as this property is 2.375 acres with woods creating privacy.
- 4) The variance will not affect the delivery of governmental services.
- 5) When the property was purchased, there was no need for the structure.
- 6) Yes, this could be obtained by attaching to house through a breeze way however, we would like to keep the structure a separate building.
- 7) We believe if the variance is granted it would add to the property without affecting any of the neighbors due to the distance off the road along with all of the natural coverage.

Payment For

- Utility Billing
- Permit - type: *Variance*

DATE RECEIVED

Name

McWilliams

OCT 15 REC'D

Service Address

44 N. West St.

Payment Type

- Cash
- Check - #: *1031*

Amount Paid

\$ 200.00

Date Paid

10/15/2024