



# CITY OF BELLBROOK

## APPLICATION FOR ZONING VARIANCE

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305  
(937) 848-4666 [WWW.CITYOFBELLBROOK.ORG](http://WWW.CITYOFBELLBROOK.ORG)

DATE RECEIVED 9 / 16 / 2024

STAFF USE

APPLICATION # 2024-148

### APPLICANT INFORMATION

PROPERTY OWNER John Rancurello PHONE NUMBER 937-689-4355

OWNER ADDRESS 63 W Maple Bellbrook

APPLICANT NAME same PHONE NUMBER same

APPLICANT ADDRESS same

APPLICANT EMAIL johnrancurello@gmail.com

### REQUEST INFORMATION

PROPERTY ADDRESS 63 W Maple Bellbrook ZONING DISTRICT R-1B

SUBDIVISION McElure LOT NUMBER 13 PARCEL ID L35000100020010500

DESCRIBE THE GENERAL NATURE OF THE VARIANCE 1 place garage 4 ft from side property line - 2 Build garage a + 768 sq.ft Height at 20' 24x32 #3 Total height higher

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 John Rancurello DATE 9 / 16 / 2024

### OFFICE USE ONLY

APPLICATION FEE	PAYMENT TYPE	REVIEW AUTHORITY
\$ <u>200.00</u>	CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/> # <u>6124</u>	ADMINISTRATIVE, BOARD OF ZONING APPEALS
BOARD OF ZONING APPEALS	MEETING DATE <u>11/6/2024</u> / <u>11/19/2024</u>	APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> CONDITIONS <input type="checkbox"/>

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

- ① I am asking to build my garage 4 foot from the eastern property line. Having been granted a variance in 2017 for the placement of an outbuilding I don't see a problem with aligning my garage to the same
- ② A 24 x 32 garage is an optimal size, enough room for 2 vehicles and or storage/workshop
- ③ Asking to build the garage with a storage/workshop/craft room above the bottom floor I am getting ready to retire and can't just sit around - this space would be optimal for me and my wife and grandchildren for crafts and projects
- ④ The old village district is full of unique buildings and homes. Most probably had barns behind the main structure. I think there is 2 barns still standing downtown. I am trying to build what might of been a period building with authentic wood siding.
- ⑤ I have noticed some properties have garages that are similar in size including a property on west south street just east of my property
- ⑥ I think this will enhance my property and the neighborhood as a whole
- ⑦ No adverse affects of services

Payment For

- Utility Billing
- Permit - type: Variance

DATE RECEIVED

Name

Rancurello

SEP 20 REC'D

Service Address

63 W. Maple St.

Payment Type

- Cash
- Check - #: 6124

Amount Paid

\$ 200.00

Date Paid

9/20/2024

