



To: Planning Board
From: Michaela Grant, Community Development Administrator
Date: February 19, 2025
Subject: Staff Report for PB 25-01: Proposed Lot Reconfiguration (Re-Plat) of Parcel IDs L35-0001-0003-0-0007-00 (4050 Upper Bellbrook Road) & L35-0001-0003-0-0016-00

Summary of the Request

The applicants, David and Tobi Wood and Justin and Allie Beers, are seeking approval for the reconfiguration of two lots with Parcel IDs L35-0001-0003-0-0007-00 (4050 Upper Bellbrook Road) and L35-0001-0003-0-0016-00, which currently encompass a total of 1.884 acres and 0.929 acres, respectively.

The applicants' request is to reconfigure the lots to change the size and boundaries, essentially transferring 0.993 acres of land from L35-0001-0003-0-0007-00 (4050 Upper Bellbrook Road) to L35-0001-0003-0-0016-00. The proposed reconfiguration would result in Tract I (L35-0001-0003-0-0007-00/4050 Upper Bellbrook Road), measuring 0.891 acres, and Tract II (L35-0001-0003-0-0016-00), measuring 1.922 acres. The intended purpose of this reconfiguration is to facilitate the future establishment of a new single-family residence.

It is important to note that approving this lot reconfiguration would result in a zoning violation under the Bellbrook Zoning Code. Specifically, the presence of an accessory structure (barn) as the sole building on a lot zoned R-1B would constitute a violation. Accessory structures are not permitted to be the standalone structure in the R-1B zoning district and would require the presence of a principal structure (e.g., a house).

To address and rectify the zoning violation, the approval of this lot reconfiguration will require the applicants to begin construction of a new single-family residence, fully compliant with the parcel's zoning district, within 24 (twenty-four) months of approval; otherwise, it will result in a violation of the Bellbrook Zoning Code. Failure to commence construction within this timeframe will result in the violation of the Bellbrook Zoning Code, and subsequent enforcement actions may be taken.

Applicant Information

David and Tobi Wood, Owners
Justin and Allie Beers, Applicants
Thomas K. Marsh (McDougall-Marsh Land Surveyors), Surveyor

Current Zoning District

Both parcels are zoned R-1B One-Family Residential.

Parcel Identification

L35-0001-0003-0-0007-00 (4050 Upper Bellbrook Road)

L35-0001-0003-0-0016-00



Additional Actions or Next Steps to be taken by the City

If the proposed lot reconfiguration is approved, the applicants will record the lot reconfiguration with Greene County.

Applicant's Reason for the Request

The applicants seek to reconfigure the lots to facilitate the construction of a new single-family residential property on proposed Tract II.

Surrounding Land Use within 1,000 Feet

The surrounding land uses within 1,000 feet include various Residential (PD-1, R-1A, R-1B, R-3).

Previous Related Development Decisions in the Immediate Area (3-5 Years)

N/A

Comprehensive Plan Applied to the Geographical Area

The Comprehensive Plan encourages single-family development on vacant land.

Existing Public Utilities

All public utilities are on site.

Soil Survey Data

N/A

Classification of Streets, Traffic Volumes & Direction, Planned Improvements

N/A

Flood Plain Information

Neither parcel is within the flood plain (Zone X, unshaded).



Comments from City and County Agencies
N/A
Supporting Maps & Graphics
Supporting documents are attached.
Staff Recommendation
Staff recommends that the Planning Board considers the submitted request.