



To: BZA/PRC
From: Cathi Spaugy, Community Development Administrator
Date: August 17, 2026
Subject: Staff Report for BZA Case #26-04: 63 N. West Street

Summary of the Request

The applicant and property owner Brad Earley is requesting approval for a variance of Zoning Code section 18.05A to allow the construction of a detached garage (16' high/ 816 sq. ft.) in the side yard of the property. The desired construction of the detached garage is the reason for the variance request as 18.05 – Accessory Buildings states the following:

Zoning Code for reference (with applicable portions to the request bolded)

18.05A – Accessory Buildings

No detached accessory building measuring up to three hundred (300) square feet in Residential and B-1 Districts shall exceed one (1) story or twelve (12) feet in height and no detached accessory building in Residential and B-1 Districts measuring from 301-600 square feet shall exceed one (1) story or 15' in height.

Detached accessory buildings (including garages) constructed on a one family lot shall not exceed, in the aggregate, six hundred (600) square feet.

Applicant Information

Brad Earley, Applicant and Property Owner

Current Zoning District

R-1B – One Family Residential

Parcel Identification

L35-0001-0002-0-0055-00

Additional Actions or Next Steps to be taken by the City

The Board of Zoning Appeals will decide on the variance request at its meeting on August 18, 2026.

Applicant's Reason for the Request

The applicant wants to construct a 16' high/816 sq. ft. detached garage in the side yard.
The applicant's statement regarding the request is included in the packet.

Surrounding Land Use within 1,000 Feet

The surrounding land use within 1,000 feet includes Residential (R-1A, R-2,R-3, PD-1), A-1 and B-4.

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

N/A

Comprehensive Plan Applied to the Geographical Area

N/A

Existing Public Utilities

Existing public utilities include water, storm, sanitary sewer, gas and electric.

Soil Survey Data

N/A

Classification of Streets, Traffic Volumes & Direction, Planned Improvements

N/A

Flood Plain Information

N/A

Comments from City and County Agencies

N/A

Supporting Maps & Graphics

Supporting documents are attached.

Staff Recommendation
Staff recommend that the Board of Zoning Appeals consider the request.

Record Report for Zoning Variance #VAR-26-0004

Record Overview

Record Number: VAR-26-0004

Record Type: Zoning Variance

Record Status: In Progress

Record Submitted At: Monday July 27, 2026

Record Address: 63 N WEST ST, BELLBROOK, OH 45305

Record Owner: Cathi Spaugy

Record Applicant: Brad Earley

Form Submission

Property Address:

63 N WEST ST, BELLBROOK, OH 45305

Parcel Number: L35-0001-0002-0-0055-00

Lot: -

Subdivision: City of Bellbrook

Contractor:

Joe Earley

jkearley76@gmail.com, (937) 219-1436

Property Owner:

Brad Earley

bradcearley@gmail.com, (937) 776-2347

Business:

JK Earley Construction LLC

9394 Kenrick Rd.

Dayton, OH 45458

Existing Use:

Concrete 24'x24' basketball pad

Proposed Use:

covered pavilion/garage/shed

Description:

I would like to build a 24' wide x 34' deep covered pavilion which includes a 10'x24' shed.

I understand that approval of this application does not constitute approval for any administrative review, 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

Record Report for Accessory Building #ACCS-26-0012

Record Overview

Record Number: ACCS-26-0012

Record Type: Accessory Building

Record Status: In Progress

Record Submitted At: Tuesday July 28, 2026

Record Address: 63 N WEST ST, BELLBROOK, OH 45305

Record Owner: Cathi Spaugy

Record Applicant: Brad Earley

Form Submission

Property Address:

63 N WEST ST, BELLBROOK, OH 45305

Parcel Number: L35-0001-0002-0-0055-00

Lot: Half acre

Subdivision: City of bellbrook

Contractor:

Joe Earley
jkearley76@gmail.com, (937) 219-1436

Property Owner:

Brad Earley
bradcearley@gmail.com, (937) 776-2347

Type of Lot: Corner

Construction Type: Garage

Height (Feet): 16

Width (Feet): 34

Length (Feet): 24

Total Square Feet: 816

Distance from Property Lines - Side Yard (Feet): 45

Distance from Property Lines - Rear Yard (Feet): 75

Width of Recorded Side Yard Easements (Feet): 0

Width of Recorded Rear Yard Easements (Feet): 0

Proposed Use of Structure:

I would like to build a covered pavilion/garage/shed. The actual depth will be 34' and the width will be 24'. Included in this at the back will be a 10' x 24' shed.

Other Comments:





Notice of Public Hearing

**The Bellbrook Board of Zoning Appeals
will conduct a public hearing on
Tuesday, August 18, 2026, at 6:30 p.m.
City Council Chambers (second floor)
15 East Franklin Street, Bellbrook, Ohio 45305.**

BZA Case #26-04: 63 N. West Street

The Bellbrook Board of Zoning Appeals will hold a public hearing on a variance request for **63 N. West St.** The variance request of the Bellbrook Zoning Code Section 18.05A(Accessory Buildings) is for a detached pavilion/garage/shed (34'x 24' x 16') to be constructed in the side yard, which exceeds in aggregate six hundred (600) square feet and also exceeds the 15' height requirement.

If you have questions, please contact the City of Bellbrook Community Development Department at (937) 848.4666 or cathi@bellbrook.gov

This publication was mailed August 7, 2026







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