



To: Village Review Board  
From: Jason Foster, Community Development Administrator  
Date: July 18, 2022  
Subject: Staff Report for VRB 22-05 21 N Main Street

### Summary of the Request

The applicant, Victorian Bellbrook LLC, is requesting a recommendation for the construction of a 1,440 square foot addition at 21 N. Main Street. The addition will be added to the east facing wall of the existing building and be finished with wood siding. The addition meets all mandatory standards set forth in Section 4.3.1 of Article 14 of the Zoning Code.

### Applicant Information

Victorian Bellbrook LLC

### Current Zoning District

B-4, Central Business District

### Parcel Identification

L35000100060009900

### Additional Actions or Next Steps to be taken by the City

The Village Review Board will make a recommendation, then the City will issue permits for the addition.

### Applicant's Reason for the Request

The applicant wishes to construct the addition for a workshop and storage space. This project is in lieu of the previously approved project at 46 E Franklin Street.

### Surrounding Land Use within 1,000 Feet

Commercial, single-family residential, multi-family residential

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

N/A

**Comprehensive Plan Applied to the Geographical Area**

The Comprehensive Plan encourages development in the Old Village District.

**Existing Public Utilities**

Water, Gas, Electric, Sanitary Sewer

**Soil Survey Data**

N/A

**Classification of Streets, Traffic Volumes & Direction, Planned Improvements**

The applicant plans to use existing curb cuts to access the property.

**Flood Plain Information**

N/A

**Comments from City and County Agencies**

The City Engineer has reviewed the entirety of the project and had no issue.

**Supporting Maps & Graphics**

See attached

**Staff Recommendation**

Staff recommends a favorable recommendation from the Board to allow the construction of a 1,440 square foot addition at 21 N. Main Street.