

# BOARD OF ZONING APPEALS DECISION RECORD

Resolution No. BZA 22-05

July 19, 2022

## City of Bellbrook State of Ohio

### Board of Zoning Appeals Decision Record BZA 22-05

WHEREAS, the owner of 4047 Clarkston Drive has requested a variance of Zoning Code 18.05 (A) to allow the construction of a swimming pool within a corner lot; and

WHEREAS, The Bellbrook Board of Zoning Appeals has reviewed and agrees a variance to the code for this use is appropriate due to the exceptionally irregular, narrow, shallow or deep lot, or other exceptional physical conditions whereby such strict application of the Code would result in practical difficulty or unnecessary hardship that would deprive the owner of reasonable use of the land.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Bellbrook Board of Zoning Appeals that:

Section 1. There was a valid motion placed on the floor to approve a variance of Zoning Code 18.05A for case # BZA-22-05 after reviewing the procedures and requirements for said variance in accordance with Article 20, Section 20.13 and 20.13.1 of the Bellbrook Zoning Code have been met.

Section 2. That it is found and determined that all formal actions of the Board of Zoning Appeals relating to the adoption of this Decision Record Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including §121.22 of the Revised Code of the State of Ohio.

MOTION STATED BY: \_\_\_\_\_ and SECONDED BY: \_\_\_\_\_

Roll call vote showed \_\_\_\_\_ Yeas; \_\_\_\_\_ Nays.

Motion to approve is ADOPTED this \_\_\_\_ day of \_\_\_\_, 2022

AUTHENTICATION:

\_\_\_\_\_  
Aaron Burke, Chair

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Rob Schommer, Clerk of Council