

RECORD OF PROCEEDINGS

Bellbrook Board of Zoning Appeals & Property Review Commission
June 21, 2022

CALL THE MEETING TO ORDER:

Mr. Burke called the meeting of the Bellbrook Board of Zoning Appeals & Property Review Commission to order at 6:30pm

ROLL CALL:

PRESENT

Mr. Kyle Boehmer
Mrs. Meredith Brinegar
Mr. Aaron Burke
Mr. Philip Ogrod

ABSENT

Mrs. Sharon Schroder

ALSO PRESENT:

Jason Foster, Community Development Administrator

APPROVAL OF MINUTES:

Mr. Burke asked if anyone had comments or corrections to the minutes of the May 17, 2022, meeting. Hearing none, the minutes were declared to be approved.

OLD BUSINESS:

None

NEW BUSINESS:

Zoning Appeals Case BZA22-04 is open. Variance for the placement for an accessory building 4116 North Linda Dr.

Mr. Burke opened the public hearing for the zoning case. Mr. Burke administered an oath for testimony to testifying witnesses.

Mr. Foster introduced the case noting the applicant, the Watkins family is requesting a variance of Section 1805 (A) accessory buildings, to allow the construction of a 16 X 12 X 8-foot accessory building in the side yard.

He noted the gas pipeline was recently replaced in the applicant's yard within a utility easement which the energy company will not allow any structure to be placed within. This requires the applicant to place a shed in their side yard requiring a variance. He noted the City has received five letters of support

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from the neighboring properties.

Mr. Foster added Staff recommends the approval of the variance, to allow the construction of the shed at the proposed location.

Mr. Roger Watkins at 4116 North Linda Dr. spoke about his property, placement of shed and the application for a variance.

Mr. Burke asked about a large hill in the yard, and Mr. Watkins noted it was reduced in size at his request during the pipeline replacement. He noted with the easement restriction, there is no place to build a shed in his back yard.

Mr. Ogrod confirmed the shed would be about ten feet from the fireplace on the home.

Mr. Foster added the applicants have been cooperative throughout this process.

Mr. Boehmer commented how beautiful the applicant's lawn was. He also noted the only potential concern from any neighbors has been resolved by the submitted letters of support.

Mr. Ogrod also noted it was impressive they had the recommendation of the neighborhood.

Mrs. Brinegar noted this is a very good use and definition of a variance of this code.

Mr. Ogrod asked about a map that depicts a shed that appears to be within the easement at an adjacent property. Mr. Foster noted Center Pointe moved the shed for the property owner out of the easement and it is no longer obstructing it.

After asking for any comments for or against the variance and hearing no additional, Mr. Burke closed the public hearing.

Motion to approve the variance request for the placement of an accessory building at 4116 North Linda Drive

Motion made by Mrs. Brinegar, Seconded by Mr. Ogrod.

Voting Yea: Mr. Boehmer, Mrs. Brinegar, Mr. Ogrod, Mr. Burke

Motion Carries

OPEN DISCUSSION

Mr. Ogrod asked Mr. Foster about the property maintenance code status going to city council. Mr. Foster noted it did and the attorney made some grammatical and definition additions and it was passed on May 23, 2022 and will go into effect on June 23, 2022.

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ADJOURNMENT:

With no further business coming before the Board, Mr. Burke declared the meeting adjourned at 6:50 pm.

Aaron Burke, Chair Person

Rob Schommer, Clerk of Council