



To: BZA/PRC
From: Cathi Spaugy, Community Development Administrator
Date: June 8, 2026
Subject: Staff Report for BZA Case #26-03: 2109 S. Belleview Drive

Summary of the Request

The applicant and property owner Brady Harding is requesting approval for a variance of Zoning Code section 18.05A to allow the construction of a detached garage (16' high/ 1200 sq. ft.) in the rear 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

Brady Harding, Applicant and Property Owner

Current Zoning District

R-2, Two-Family Residential

Parcel Identification

L35-0002-0006-0-0101-00

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 June 16, 2026.

Applicant's Reason for the Request

The applicant wants to construct a 16' high/1200 sq. ft. detached garage in the rear 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-3).

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 Accessory Building #ACCS-26-0001

Record Overview

Record Number: ACCS-26-0001
Record Type: Accessory Building
Record Status: In Progress
Record Submitted At: Wednesday May 27, 2026
Record Address: 2109 S BELLEVIEW DR, BELLBROOK, OH 45305
Record Owner: Cathi Spaugy
Record Applicant: Brady Harding

Form Submission

Property Address:
2109 S BELLEVIEW DR, BELLBROOK, OH 45305
Parcel Number: L35-0002-0006-0-0101-00
Lot: 286
Subdivision: Belleview Plat #5

Contractor:
Brady Harding
bharding1111@gmail.com, (937) 829-1510

Property Owner:
Brady Harding
bharding1111@gmail.com, (937) 829-1510

Type of Lot: Interior

Construction Type: Garage

Height (Feet): 16

Width (Feet): 30

Length (Feet): 40

Total Square Feet: 1200

Distance from Property Lines - Side Yard (Feet): 12

Distance from Property Lines - Rear Yard (Feet): 38

Width of Recorded Side Yard Easements (Feet): 0

Width of Recorded Rear Yard Easements (Feet): 0

Proposed Use of Structure:

Garage

Other Comments:

-

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 application, or the lessee or agent fully authorized by the owner to make this submission. I certify that statements made to me about the time it takes to review and process this application are general. I am aware that the city has attempted to request everything necessary for an accurate and complete review of my proposal; however, after my application has been submitted and reviewed by city staff, I understand it may be necessary for the city to request additional information and clarification. I hereby certify, under penalty of perjury, that all the information provided on this application is true and correct.:



Signed in GovWell: Wednesday May 27, 2026, 2:24pm

Generated Documents

No documents generated

Activity History

- Email**
June 1, 2026, 3:23pm
Subject: #ACCS-26-0001 | Thank You For Your Payment (Brady Harding) (2109 S BELLEVIEW DR, BELLBROOK, OH 45305)
To: Brady Harding
- Email**
June 1, 2026, 3:23pm
Subject: #ACCS-26-0001 | New Task - Issue Record (Brady Harding) (2109 S BELLEVIEW DR, BELLBROOK, OH 45305)
To: Cathi Spaugy
- Payment**
June 1, 2026, 3:23pm
Brady W Harding paid fees in the amount of \$80.00.
- Email**
May 28, 2026, 9:50am
Subject: #ACCS-26-0001 | Payment is Required (Due on 5/29/26) (Brady Harding) (2109 S BELLEVIEW DR, BELLBROOK, OH 45305)
To: Brady Harding
- Payment**
May 28, 2026, 9:50am
Cathi Spaugy requested fees in the amount of \$80.00.
- Email**
May 28, 2026, 9:47am
Subject: #ACCS-26-0001 | Application Progress (Brady Harding) (2109 S BELLEVIEW DR, BELLBROOK, OH 45305)
To: Brady Harding
- Email**
May 28, 2026, 9:47am
Subject: #ACCS-26-0001 | New Task - Add Fees (Brady Harding) (2109 S BELLEVIEW DR, BELLBROOK, OH 45305)
To: Cathi Spaugy
- Plan Review Completed**
May 28, 2026, 9:47am
Cathi Spaugy approved the plans and left no comments.
- Email**
May 28, 2026, 9:45am
Subject: #ACCS-26-0001 | Update On Your Submission (Brady Harding) (2109 S BELLEVIEW DR, BELLBROOK, OH 45305)
To: Brady Harding
- Email**
May 28, 2026, 9:45am
Subject: #ACCS-26-0001 | New Plan Set For Review (Brady Harding) (2109 S BELLEVIEW DR, BELLBROOK, OH 45305)
To: Cathi Spaugy

Status Changed

May 28, 2026, 9:45am

From: Submitted

To: In Progress

Application Review Completed

May 28, 2026, 9:45am

Cathi Spaugy reviewed the application and marked it as complete.

Email

May 28, 2026, 9:05am

Subject: ACCS-26-0001 — Task Review Application is due today

To: Cathi Spaugy

Email

May 27, 2026, 2:24pm

Subject: #ACCS-26-0001 | Bellbrook: Submission Received and Status Tracker (Brady Harding) (2109 S BELLEVIEW DR, BELLBROOK, OH 45305)

To: Brady Harding

Email

May 27, 2026, 2:24pm

Subject: #ACCS-26-0001 | New Task - Review Application (Brady Harding) (2109 S BELLEVIEW DR, BELLBROOK, OH 45305)

To: Cathi Spaugy

Record Submitted

May 27, 2026, 2:24pm

Brady Harding submitted the application.

Record Report for Zoning Variance #VAR-26-0002

Record Overview

Record Number: VAR-26-0002
Record Type: Zoning Variance
Record Status: In Progress
Record Submitted At: Wednesday May 27, 2026
Record Address: 2109 S BELLEVIEW DR, BELLBROOK, OH 45305
Record Owner: Cathi Spaugy
Record Applicant: Brady Harding

Form Submission

Property Address:
2109 S BELLEVIEW DR, BELLBROOK, OH 45305

Parcel Number: L35-0002-0006-0-0101-00

Lot: 286

Subdivision: Belleview Plat 5

Contractor:
TBD TBD
bharding1111@gmail.com, (937) 829-1510

Property Owner:
Brady Harding
bharding1111@gmail.com, (937) 829-1510

Business:
Brady Harding
2109 S Belleview Dr
Bellbrook, OH 45305

Existing Use:
Residential

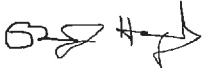
Proposed Use:
Residential

Description:

We are planning to build a 30' x 40' x 16' high garage in the rear yard of our property. The 1,200 SF structure exceeds the permitted area without a variance. The garage will be fully screened with vegetation from adjacent neighbors (existing vegetation). The property is a one acre lot and the new work does not exceed the lot coverage requirements as set forth in the zoning code for R-1a. The garage is located to exceed the setback requirements as well.

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

application, or the lessee or agent fully authorized by the owner to make this submission. I certify that statements made to me about the time it takes to review and process this application are general. I am aware that the city has attempted to request everything necessary for an accurate and complete review of my proposal; however, after my application has been submitted and reviewed by city staff, I understand it may be necessary for the city to request additional information and clarification. I hereby certify, under penalty of perjury, that all the information provided on this application is true and correct.:



Signed in GovWell: Wednesday May 27, 2026, 2:18pm

Generated Documents

No documents generated

Activity History

- Email**
June 4, 2026, 2:25pm
Subject: #VAR-26-0002 | Added to Board of Zoning Appeals / Property Review Commission Meeting (Brady Harding) (2109 S BELLEVIEW DR, BELLBROOK, OH 45305)
To: Brady Harding
- Email**
June 4, 2026, 2:25pm
Subject: #VAR-26-0002 | New Task - Log Meeting (Brady Harding) (2109 S BELLEVIEW DR, BELLBROOK, OH 45305)
To: Cathi Spaugy
- Meeting**
June 4, 2026, 2:25pm
Cathi Spaugy added the record to the Board of Zoning Appeals / Property Review Commission meeting scheduled for June 16, 2026 at 6:30pm
- Email**
June 1, 2026, 3:21pm
Subject: #VAR-26-0002 | Thank You For Your Payment (Brady Harding) (2109 S BELLEVIEW DR, BELLBROOK, OH 45305)
To: Brady Harding
- Email**
June 1, 2026, 3:21pm
Subject: #VAR-26-0002 | New Task - Add to Meeting (Brady Harding) (2109 S BELLEVIEW DR, BELLBROOK, OH 45305)
To: Cathi Spaugy
- Payment**
June 1, 2026, 3:21pm
Brady W Harding paid fees in the amount of \$200.00.
- Email**
May 28, 2026, 10:02am
Subject: #VAR-26-0002 | Payment is Required (Due on 5/29/26) (Brady Harding) (2109 S BELLEVIEW DR, BELLBROOK, OH 45305)
To: Brady Harding
- Payment**
May 28, 2026, 10:01am
Cathi Spaugy requested fees in the amount of \$200.00.
- Email**
May 28, 2026, 10:01am
Subject: #VAR-26-0002 | Application Progress (Brady Harding) (2109 S BELLEVIEW DR, BELLBROOK, OH 45305)
To: Brady Harding
- Email**
May 28, 2026, 10:01am
Subject: #VAR-26-0002 | New Task - Add Fees (Brady Harding) (2109 S BELLEVIEW DR, BELLBROOK, OH 45305)
To: Cathi Spaugy
- Plan Review Completed**
May 28, 2026, 10:01am
Cathi Spaugy approved the plans and left no comments.

Email
May 28, 2026, 10:01am

Subject: #VAR-26-0002 | New Plan Set For Review (Brady Harding) (2109 S BELLEVIEW DR, BELLBROOK, OH 45305)
To: Cathi Spaugy

Email
May 28, 2026, 10:01am

Subject: #VAR-26-0002 | Update On Your Submission (Brady Harding) (2109 S BELLEVIEW DR, BELLBROOK, OH 45305)
To: Brady Harding

Status Changed
May 28, 2026. 10:00am

From: Submitted
To: In Progress

Application Review Completed
May 28, 2026, 10:00am

Cathi Spaugy reviewed the application and marked it as complete.

Email
May 28, 2026, 9:05am

Subject: VAR-26-0002 — Task Review Application is due today
To: Cathi Spaugy

Email
May 27, 2026, 2:18pm

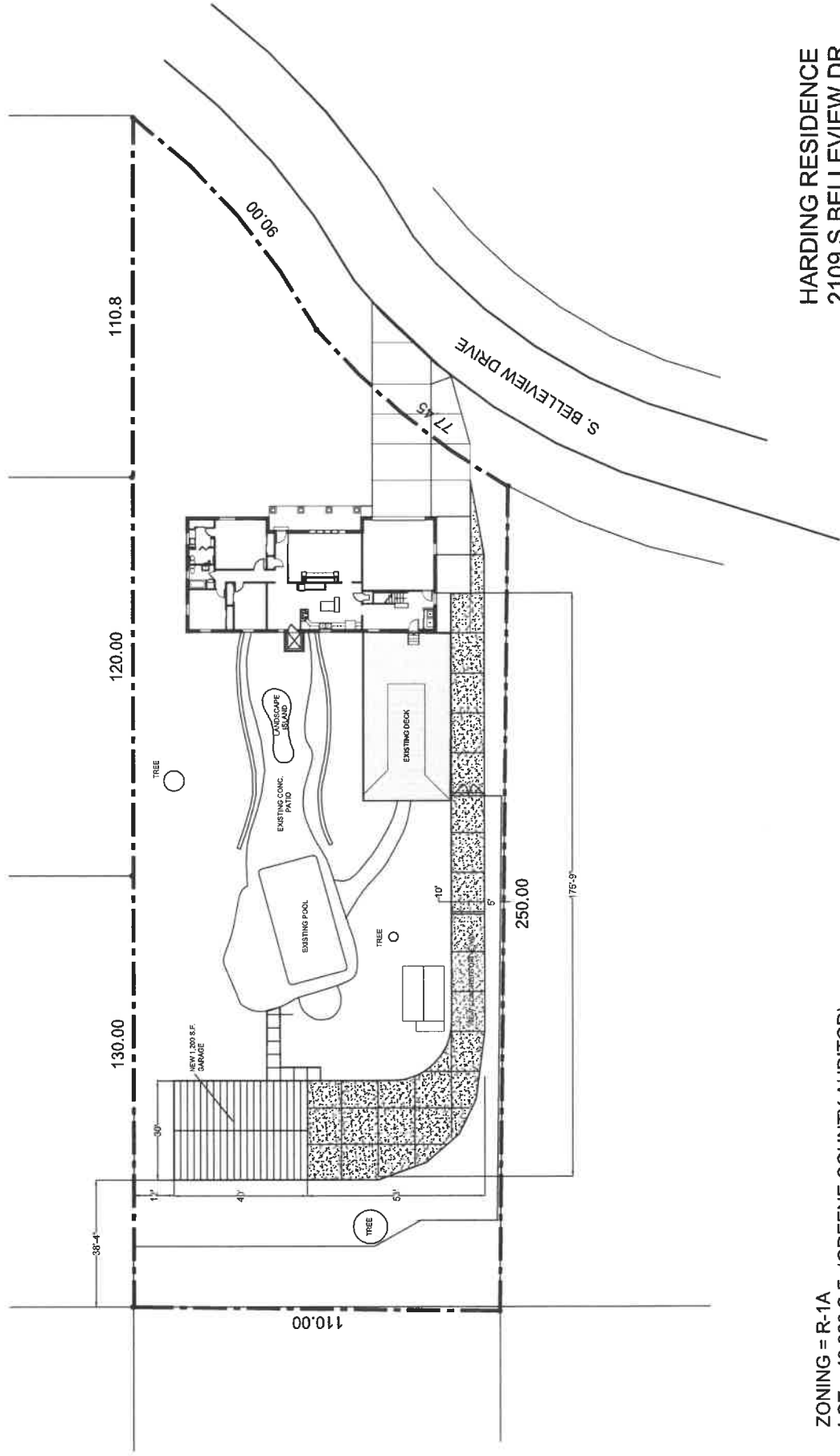
Subject: #VAR-26-0002 | Bellbrook: Submission Received and Status Tracker (Brady Harding) (2109 S BELLEVIEW DR, BELLBROOK, OH 45305)
To: Brady Harding

Email
May 27, 2026, 2:18pm

Subject: #VAR-26-0002 | New Task - Review Application (Brady Harding) (2109 S BELLEVIEW DR, BELLBROOK, OH 45305)
To: Cathi Spaugy

Record Submitted
May 27, 2026, 2:18pm

Brady Harding submitted the application.



HARDING RESIDENCE
 2109 S BELLEVUE DR.
 BELLBROOK, OH
 MAY 22, 2026

ZONING = R-1A
 LOT = 43,920 S.F. (GREENE COUNTY AUDITOR)
 MAIN HOUSE = 2,739 S.F. (6.2% COVERAGE)
 DRIVES, POOL, DECKS & OUT BUILDINGS = 9,705 S.F. (22.1% COVERAGE)



Notice of Public Hearing

**The Bellbrook Board of Zoning Appeals
will conduct a public hearing on
Tuesday, June 16, 2026, at 6:30 p.m.
City Council Chambers (second floor)
15 East Franklin Street, Bellbrook, Ohio 45305.**

BZA Case #26-03: 2109 S. Belleview Drive

The Bellbrook Board of Zoning Appeals will hold a public hearing on a variance request for **2109 S. Belleview Dr.** The variance request of the Bellbrook Zoning Code Section 18.05A(Accessory Buildings) is for a detached garage (30'x 40' x 16') to be constructed in the rear yard, which exceeds the aggregate of six hundred (600) square feet and the 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 June 4, 2026