



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

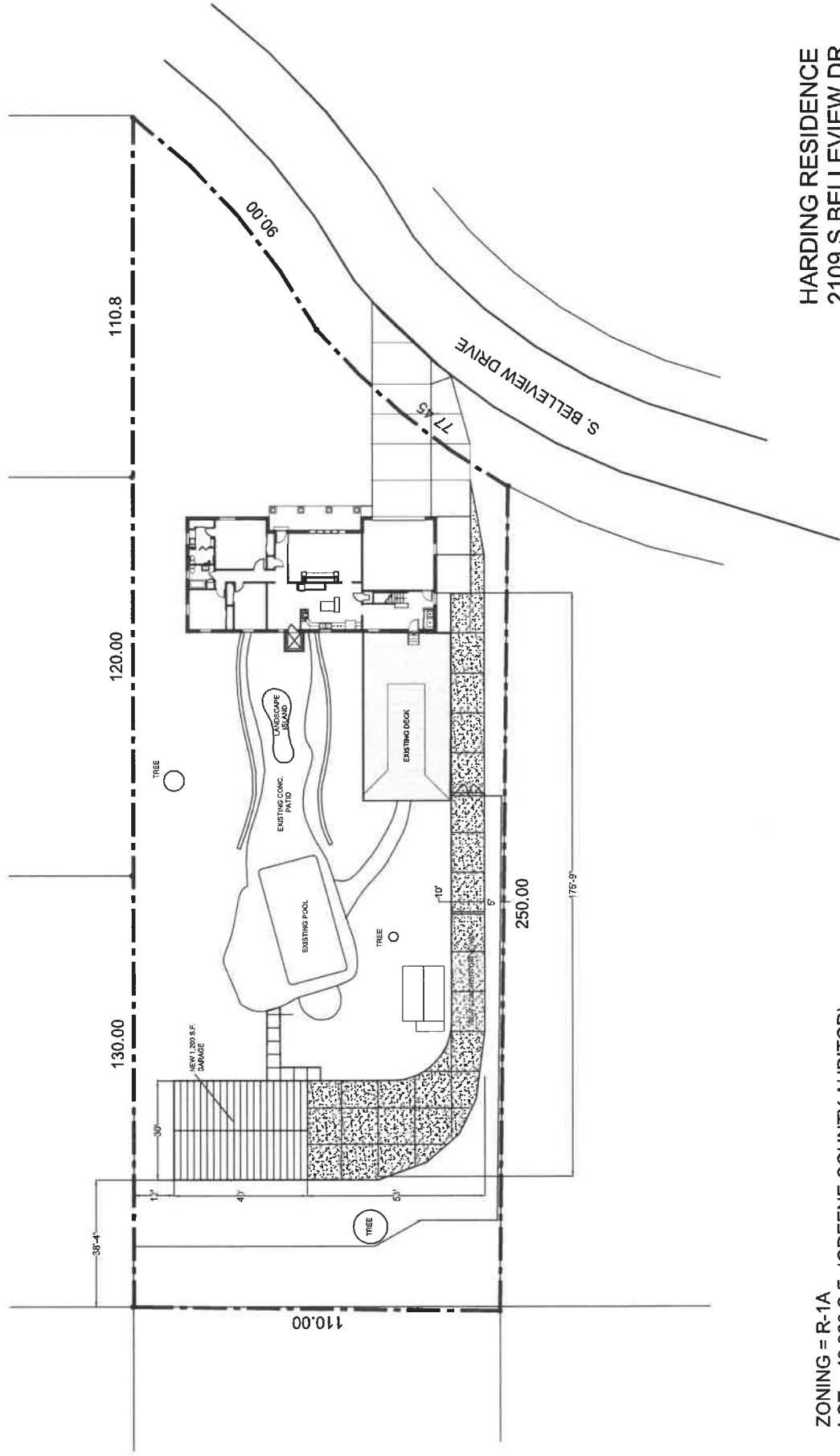
N/A

Supporting Maps & Graphics

Supporting documents are attached.

Staff Recommendation

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



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

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