

RECORD OF PROCEEDINGS

Bellbrook Board of Zoning Appeals & Property Review Commission
June 18, 2024

1. CALL TO ORDER

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

2. ROLL CALL

PRESENT

Mrs. Brinegar

Mr. Ogrod

Mrs. Taylor

ABSENT

Mrs. Schroder

3. APPROVAL OF THE MINUTES

Mr. Ogrod asked if anyone had comments or corrections to the minutes of the March 19, 2024, meeting. Hearing none, the minutes were declared to be approved.

Mr. Ogrod explained to the applicant since only three board members were available at tonight's meeting, to decide a 3/0 in favor of your petition. You can wait until a full board is available or proceed tonight.

Mr. Ogrod swore in all people speaking at tonight's meeting.

4. OLD BUSINESS

None

5. NEW BUSINESS

A. **BZA 2024-02:** 1796 Bledsoe Drive on a variance request of zoning code 18.05A to allow the construction of a 672 square foot addition to an existing accessory building.

B. Staff Report: Mr. Foster spoke to the applicant Eric Bowlin is requesting a variance request of zoning code 18.05A to allow the construction of a 672 square foot addition to an existing accessory building 1796 Bledsoe Drive. Provided dimensions and eight letters from neighboring properties in favor.

6. OPEN DISCUSSION

The board members discussed the positive in this variance request for the addition to an existing accessory building with the applicant and neighbor (Christopher Werner) of 4239 Whites Drive Bellbrook Ohio 45305. Explained he is in favor of the variance at 1796 Bledsoe Drive.

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Mr. Ogrod asked for a motion to approve BZA 2024-02, the variance request to allow the construction of the addition to an existing accessory building at 1796 Bledsoe Drive.

Motion made by Mrs. Brinegar, Seconded by Mrs. Taylor.

Voting Yea: Mrs. Brinegar, Mrs. Taylor, Mr. Ogrod

Motion Carries

7. ADJOURNMENT

Hearing no further business coming before the Board, Mr. Ogrod declared the meeting adjourned at 6:58 pm.

Philip Ogrod, Chairperson

Rob Schommer, Clerk of Council