



CITY OF BELLBROOK

ZONING PERMIT – FENCES

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305

(937) 848-4666 WWW.CITYOFBELLBROOK.ORG

DATE RECEIVED ____/____/____ STAFF USE APPLICATION # _____

APPLICANT INFORMATION

PROPERTY ADDRESS 2214 Tampico Trail, Bellbrook, OH 45305 ZONING DISTRICT Winter Haven Block M
PROPERTY OWNER Denise Tanka PHONE NUMBER 937-848-0692
APPLICANT NAME Denise Tanka PHONE NUMBER 937-848-0692
APPLICANT EMAIL dtanka12@gmail.com

REQUEST INFORMATION

TYPE OF LOT CORNER ☐ INTERIOR ☒ OTHER ☐

FENCE TYPE CHAIN LINK ☐ WOODEN ☒ PRIVACY ☒ SPLIT RAIL ☐ PICKET ☐

OTHER ☒ This is a replacement fence. Maximum replacement= west side, west rear, and back rear.
Same materials: wood. Existing footprint. All sides 4-inches inside property line.

FENCE LOCATION (CHECK ALL THAT APPLY) FRONT YARD ☐ SIDE YARD ☒ REAR YARD ☒

FENCE HEIGHT (FILL IN ALL THAT APPLY) FRONT YARD _____ SIDE YARD 6 ft REAR YARD 6 ft

FENCE MATERIAL(S) Pressure-treated wood for posts. Cedar rails and dog-eared pickets.

OTHER COMMENTS Contractor TBA, in process of collecting quotes. Variance also submitted regarding orientation of structural supports along west side.

Fence Orientation

Neighbor's Yard
(Structural Supports
Hidden)



Your Yard
(Structural Supports
Exposed)

SHOW PROPOSED FENCE LOCATION ON CORRESPONDING LOT TYPE

Street/ROW	North	Street/ROW
Property Line	Property Line	Property Line
Front Yard	Front Yard	Front Yard
Side Yard	Side Yard	Side Yard
Building	Building	Building
Street/ROW	Street/ROW	Street/ROW

Draw proposed fence location here if other Examples do not match your lot's layout

Auditor's plot map also submitted with this form.

Yellow highlight = scope of project

I HEREBY CERTIFY THAT THE INFORMATION AND STATEMENTS GIVEN ON THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT IF THE INFORMATION IN THIS APPLICATION IS NOT CORRECT OR COMPLETE, ANY PERMIT ISSUED MAY BE INVALID WITH THE RESULT BEING THAT I MAY BE REQUIRED TO TAKE THE ABOVE-DESCRIBED ACCESSORY STRUCTURE DOWN AT MY OWN EXPENSE. ANY APPROVAL GRANTED BY THE CITY SHALL EXPIRE IF THE WORK HAS NOT BEGUN WITHIN ONE (1) YEAR FROM THE DATE OF APPROVAL.

APPLICANT SIGNATURE Denise A. Tanka DATE 7 / 11 / 25

OFFICE USE ONLY		
PERMIT FEE	PAYMENT TYPE	REVIEW AUTHORITY
\$ _____	CASH <input type="checkbox"/> CHECK <input type="checkbox"/> # _____	ADMINISTRATIVE <input type="checkbox"/> BZA <input type="checkbox"/> VRB <input type="checkbox"/>
APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>		
APPROVED-CONDITIONS <input type="checkbox"/>	STAFF SIGNATURE _____	DATE ____/____/____

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03/09/2025

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ZONING DISTRICT Winter Haven Block M
City of Bellbrook

PROPERTY OWNER Denise Tanka

PHONE NUMBER 937-848-0692

APPLICANT NAME Denise Tanka

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PRIVACY ☒ SPLIT RAIL ☐ PICKET ☐

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Same materials: wood. Existing footprint. All sides 4-inches inside property line.

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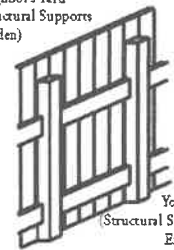
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SHOW PROPOSED FENCE LOCATION ON CORRESPONDING LOT TYPE

		<p>Draw proposed fence location here if other Examples do not match your lot's layout</p> <p>Auditor's plot map also submitted with this form.</p> <p><u>Yellow highlight</u> = scope of project</p>
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APPLICANT SIGNATURE Denise A. Tanka

DATE 7/11/25

OFFICE USE ONLY

PERMIT FEE	PAYMENT TYPE	REVIEW AUTHORITY
\$ _____	CASH <input type="checkbox"/> CHECK <input type="checkbox"/> # _____	ADMINISTRATIVE <input type="checkbox"/> BZA <input type="checkbox"/> VRB <input type="checkbox"/>
APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>	DATE ____/____/____	
APPROVED-CONDITIONS <input type="checkbox"/>	STAFF SIGNATURE _____	

ZONING PERMIT – FENCES

OCTOBER 2017

eagle view fr south 2214 /2210





CITY OF BELLBROOK

APPLICATION FOR ZONING VARIANCE

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305

(937) 848-4666 WWW.CITYOFBELLBROOK.ORG

DATE RECEIVED ____/____/____

STAFF USE

APPLICATION # _____

APPLICANT INFORMATION

PROPERTY OWNER Denise Tanka PHONE NUMBER 937-848-0692

OWNER ADDRESS 2214 Tampico Trail, Bellbrook, OH 45305

APPLICANT NAME Denise Tanka PHONE NUMBER 937-848-0692

APPLICANT ADDRESS 2214 Tampico Trail, Bellbrook, OH 45305

APPLICANT EMAIL dtanka12@gmail.com

REQUEST INFORMATION

PROPERTY ADDRESS 2214 Tampico Trail, Bellbrook, OH 45305 ZONING DISTRICT City of Bellbrook

SUBDIVISION Winter Haven Block M LOT NUMBER 294 PARCEL ID L35-0002-0012-0-0193-00

DESCRIBE THE GENERAL NATURE OF THE VARIANCE BLUF: Requesting permission, via zoning variance, to allow replacement wooden privacy fence posts along "west" side to be set facing neighbor's chainlink fence. Please see attached sheet for details.

SEE THE REVERSE OF THIS PAGE FOR ADDITIONAL INFORMATION TO BE INCLUDED WITH AN APPLICATION FOR ZONING VARIANCE.

I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL FOR ANY ADMINISTRATIVE REVIEW, CONDITIONAL USE PERMIT, 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.

APPLICANT SIGNATURE

Denise Tanka

DATE 7 / 11 / 25

OFFICE USE ONLY

APPLICATION FEE	PAYMENT TYPE	REVIEW AUTHORITY
\$ _____	CASH <input type="checkbox"/> CHECK <input type="checkbox"/> # _____	ADMINISTRATIVE, BOARD OF ZONING APPEALS
BOARD OF ZONING APPEALS	MEETING DATE ____/____/____	APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> CONDITIONS <input type="checkbox"/>

Details in support of Zoning Variance Application:

1. I currently have 17 y/o wooden privacy fence, set 4-inches inside the property line (both side yards, and backyard). Permit pulled at time of construction in 2008.
2. Due to age and extreme storm damage, much of this fence is now in dire need of replacement. (Same style: 6ft wooden privacy fence, same footprint).
3. Neighbor to the "west" side (2210 Tampico) has a chain link fence— which traverses inside, on, and over the property line. Since my fence is a uniform 4-inches inside the property line, and the neighbor's chainlink is "all over", the distance between the two fences is not uniform. (In 2008, before I had my fence originally installed, I hired a surveyor to locate all four property pins. He informed me of, and documented, the placement of this neighbor's chainlink fence on the side in question.)
4. I'm now in the process of having multiple fencing contractors visit my property to quote replacement of my broken wooden privacy fence.
5. NONE of the contractors will work "through" this neighbor's chain fence. ALL say it's physically-impossible. ALL are requesting that the supporting fence posts be allowed to be placed *facing* the neighbor's chainlink fence to enable proper placement, construction, and warranty of a replacement fence.
6. I, therefore, am requesting permission (via this APPLICATION FOR ZONING VARIANCE) from the City of Bellbrook to have my fence replacement structural posts set *facing* the neighbor's chainlink fence on the side in question.

Answers to Zoning Variance Application Questions:

Without the ability to provide permitted construction access to the structural posts along that "west" side, I will be unable to select and hire a trustworthy, qualified, seasoned fencing professional who will properly build a structurally-sound replacement backed by a warranty-- as voiced by all of these contractors. As such, my fence will remain in disrepair, and will continue to degrade-- causing me to suffer: lack of security for my property, loss of enjoyment of my yard, and strained neighborly relations. I'd be placed in an uncomfortable position of legally-pressuring an 87-year-old neighbor to remove her fence, which she has voiced that she is quite intent in keeping in place.

I believe the request to be a simple, straightforward solution to a multifaceted problem-- the future-selected contractor can work unimpeded, provide excellent service, and produce an aesthetically-pleasing product; my elderly neighbor will not be filled with stress or worry and can continue to enjoy her yard as is; and, I will be afforded the ability to maintain my property to the standards set by the City and expected by the neighborhood.

Since this is a replacement fence, with the same materials and same footprint, government services (e.g. water, sewer, trash removal) would not be adversely affected by this variance. The spirit behind the zoning requirement, as is, will continue to be observed on the rest of the project (ie. side yard gate facing the street, as well as along the back rear line). The "east" side section (not to be replaced at this time) continues to abide by the zoning requirement as written.

I thank you for your time and consideration.

Most Sincerely, Denise Tanka  # # #

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03/09/2025

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