



To: Village Review Board  
From: Jason Foster, Community Development Administrator  
Date: April 21, 2022  
Subject: Staff Report for 31 South East Street

### Summary of the Request

The applicant, the Bellbrook Lion's Club, is requesting the recommendation of a 4,368 square foot new construction building at 31 South East Street. The Lion's Club wishes to construct the building for use to store items used for the annual festival. This building would replace the several semi-trailers existing on the property currently.

### Applicant Information

The Bellbrook Lion's Club

### Current Zoning District

R-1B

### Parcel Identification

L35000200050008900

### Additional Actions or Next Steps to be taken by the City

The Village Review Board will make a recommendation. The applicant will then apply to re-zone the property before Planning Board.

### Applicant's Reason for the Request

The applicant wishes to clean up the property by consolidating the several semi-trailers on the property to one new construction building.

### Surrounding Land Use within 1,000 Feet

Commercial, single-family residential, multi-family residential

**Previous Related Development Decisions in the Immediate Area (3-5 Years)**

N/A

**Comprehensive Plan Applied to the Geographical Area**

The Comprehensive Plan encourages development in the Old Village District. This request will also clean up the property aesthetically for the surrounding properties.

**Existing Public Utilities**

Water, Gas, Electric, Sanitary Sewer

**Soil Survey Data**

N/A

**Classification of Streets, Traffic Volumes & Direction, Planned Improvements**

The applicant plans to use existing curb cuts to access the property.

**Flood Plain Information**

N/A

**Comments from City and County Agencies**

The City Engineer has reviewed the entirety of the project and had no issue.

**Supporting Maps & Graphics**

See attached

**Staff Recommendation**

Staff recommends the approval of this variance to allow for the construction of a 4,368 square foot new construction building at 31 South East Street