



Bellbrook

Application

Date: 11/19/2024

Applicant / Owner

Applicant Name: Joshua Bacca
 Address: 1956 Cabernet Way
 City, State, Zip: Bellbrook, OH 45305
 Phone: 619-316-5891
 Email: jbacca76@icloud.com

Owner Name: Joshua and Courtney Bacca
 Address: 1956 Cabernet Way
 City, State, Zip: Bellbrook, OH 45305
 Phone: 619-316-5891
 Email: jbacca76@icloud.com

Project

Site Address:
 City, State, Zip:
 Subdivision:
 Lot:
 Parcel:

Current Zoning:
 Proposed Zoning:
 Present Use:
 Proposed Use: Storage
 Comments:

General Information

Lot Type: Interior
 Side Yard Line:
 Rear Yard Line:
 Front Yard Line:
 Structure Size:
 Height:

Asbestos:
 Structure Use:
 Business Name:
 Mailing:
 City, State, Zip:
 Phone:
 Email:

Accessory Buildings

Building Type: Interior
 Height: 12'
 Width: 10'
 Length: 8'

Floor Area: 80
 Proposed Location: Rear Yard
 Side Yard Ease: 0
 Rear Yard Ease: 0

Fences

Fence Type:
 Front Yard: ☐
 Side Yard: ☐

Rear Yard: ☐
 Fence Materials:

Demolition

Commercial: ☐
 Residential: ☐
 Type:

Units:
 Old Village:

Signs

Sign Request:
 Sign Type:
 Sign Height:
 Sign Width:
 Sign Area:

Build Frontage:
 Sign Location:
 Ground Height:
 Sign Materials:

New Construction

Construction:
Lot Width:
Lot Depth:
Lot Area:
Residential SF:
Basement SF:
Garage SF:
Addition SF:
Total SF:

Front Yard:
Rear Yard:
Sum of Sides:
Building Height:
Side Yard Ease:
Rear Yard Ease:
Purpose:

Special Event

Type of Event:
Other:
Alcohol Served:

Event Date(s):
Event Time:

Brief description of the event and any special public safety or city services needed:

Streets or public areas requesting:

Will signs be placed in the right-of-way?

HOLD HARMLESS: THE PERMITTEE WILL HOLD HARMLESS AND INDEMNIFY THE CITY OF BELLBROOK, ITS ELECTED OFFICIALS, OFFICERS, EMPLOYEES AND AGENTS FROM ANY DAMAGES WHICH MAY ARISE AS A RESULT OF THE CONDUCT OF THE PARADE OR ASSEMBLY FOR WHICH THE PERMIT IS SOUGHT BY PERSONS WHO WERE OR REASONABLY SHOULD HAVE BEEN UNDER THE CONTROL OF THE PERMITTEE.

PRIOR TO THE BEGINNING OF THE EVENT, IT IS IMPORTANT THAT ALL PARTICIPANTS BE ADVISED TO OBEY PEDESTRIAN REGULATIONS AND CROSS ONLY AT INTERSECTIONS OR AS DIRECTED BY THE POLICE.

YOUR ORGANIZATION WILL HAVE TO ARRANGE FOR PAYMENT FOR THE USE OF SERVICES (WATER, ELECTRIC, TRASH PICK-UP) WHETHER PROVIDED BY A PRIVATE OWNER OR PUBLIC ENTITY. EXTRAORDINARY PUBLIC SAFETY SERVICES (EXCESSIVE OVERTIME) MAY ALSO NEED TO BE PAID FOR AT THE DETERMINATION OF THE CITY MANAGER.

IT IS THE EVENT ORGANIZATION'S RESPONSIBILITY TO CLEAN UP DEBRIS LEFT OVER FROM THE EVENT. FAILURE TO CLEAN UP FOLLOWING THE EVENT WILL REST IN A \$500 CLEAN-UP FEE BEING SENT TO THE PERSON AND/OR ORGANIZATION RESPONSIBLE FOR THE EVENT.

Zoning Permit - Temporary Use

Business Name:
Mailing Address:

Proposed Use:
Size (trailers, etc.):

Description - include specific type of use, hours of operation, number of employees, and other pertinent information:

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.

Joshua Bacca

Name

11/19/2024

Date



CITY OF BELLBROOK

ZONING PERMIT – ACCESSORY BUILDINGS

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305
(937) 848-4666 WWW.CITYOFBELLBROOK.ORG

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

APPLICANT INFORMATION

PROPERTY ADDRESS 1956 Cabernet Way ZONING DISTRICT PD-1
PROPERTY OWNER Joshua & Courtney Bacca PHONE NUMBER 619-316-5891
APPLICANT NAME Joshua Bacca PHONE NUMBER 619-316-5891
APPLICANT EMAIL jbacca76@icloud.com

REQUEST INFORMATION

TYPE OF LOT CORNER ☐ INTERIOR ☒ OTHER ☐ ACCESSORY BUILDING TYPE SHED ☒ GARAGE ☐ POOL ☐ OTHER ☐

DIMENSIONS OF STRUCTURE HEIGHT 12' WIDTH 10' LENGTH 8' FLOOR AREA 80 SQUARE FEET

PROPOSED LOCATION SIDE YARD ☐ REAR YARD ☒ *DISTANCE FROM PROPERTY LINES SIDE YARD 37' REAR YARD 175'

WIDTH OF RECORDED EASEMENTS ON LOT SIDE YARD 0 REAR YARD 0 PLEASE DENOTE LOCATION ON LOT TYPES BELOW

PROPOSED USE OF STRUCTURE Storage of pool & yard equipment.

OTHER COMMENTS _____

ANY STRUCTURE EXCEEDING 200 SQUARE FEET IN GROSS FLOOR AREA OR POOL SHALL BE REQUIRED TO OBTAIN A BUILDING PERMIT.

SHOW PROPOSED ACCESSORY BUILDING LOCATION ON CORRESPONDING LOT TYPE

		<p>Draw proposed accessory building location here if other examples do not match your lot's layout</p>
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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 [Signature] DATE 11/19/24

OFFICE USE ONLY

PERMIT FEE \$ _____	PAYMENT TYPE CASH <input type="checkbox"/> CHECK <input type="checkbox"/> # _____	REVIEW AUTHORITY 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 ____/____/____	

REGULATION OF ACCESSORY BUILDINGS (INCLUDING SHEDS, GARAGES, & SWIMMING POOLS)

A. PURPOSE

ACCESSORY BUILDINGS MAY BE ERECTED UPON A LOT WHERE A PRINCIPAL BUILDING ALREADY EXISTS. THE USE OF THE ACCESSORY BUILDING MUST BE SECONDARY AND INCIDENTAL TO THE PRINCIPAL STRUCTURE AND USE.

B. PERMIT REQUIRED

NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED, MOVED, ADDED TO, STRUCTURALLY ALTERED, NOR SHALL ANY BUILDING, STRUCTURE OR LAND BE ESTABLISHED OR CHANGED IN USE WITHOUT A PERMIT ISSUED BY THE ZONING INSPECTOR. ZONING PERMITS SHALL BE ISSUED ONLY IN CONFORMITY WITH THE PROVISIONS OF THIS ORDINANCE UNLESS THE ZONING INSPECTOR RECEIVED A WRITTEN ORDER FROM THE BOARD OF ZONING APPEALS OR FROM THE CITY COUNCIL, AS PROVIDED BY THIS ORDINANCE.

C. ACCESSORY BUILDINGS (ZONING CODE: 18.05 A)

- a) IN A RESIDENTIAL ZONE, NO GARAGE OR OTHER ACCESSORY BUILDING SHALL BE ERECTED WITHIN A REQUIRED SIDE YARD OR FRONT YARD.
- b) WHEN LOCATED AT LEAST SIXTY (60) FEET FROM THE FRONT PROPERTY LINE AND COMPLETELY TO THE REAR OF THE MAIN DWELLING, THE ACCESSORY BUILDING MAY BE ERECTED NOT LESS THAN EIGHT (8) FEET FROM THE SIDE OR REAR LOT LINES. PROVIDED THAT WHEN ACCESS TO A GARAGE IS FROM AN ALLEY, SUCH GARAGE SHALL BE LOCATED NOT LESS THAN TEN (10) FEET FROM THE ALLEY.
- c) WHEN LOCATED LESS THAN SIXTY (60) FEET FROM THE FRONT PROPERTY LINE AND NOT COMPLETELY TO THE REAR OF THE DWELLING, GARAGES SHALL BE CONSTRUCTED AS A PART OF THE MAIN BUILDING OR CONNECTED THERETO BY A COVERED BREEZEWAY.
- d) CORNER LOT ACCESSORY BUILDINGS MUST BE PLACED WITHIN THE BOUNDARIES OF THE REQUIRED REAR YARD AS GOVERNED BY ARTICLE #7, SEC. 7.09, YARD & LOT REQUIREMENTS OR ARTICLE # 17, SEC. 17.05, PD-1 PLANNED RESIDENTIAL DEVELOPMENT AND NOT LESS THAN 8' FROM THE SIDE AND REAR LOT LINES.
- e) 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.
- f) DETACHED ACCESSORY BUILDINGS (INCLUDING GARAGES) CONSTRUCTED ON A ONE-FAMILY LOT SHALL NOT EXCEED, IN THE AGGREGATE, SIX HUNDRED (600) SQUARE FEET.

D. SWIMMING POOLS (ZONING CODE: 18.05 B)

- a) EVERY OUTDOOR SWIMMING POOL (GREATER THAN 18" IN DEPTH), OR THE ENTIRE REAR YARD OF THE PROPERTY ON WHICH IT IS LOCATED, SHALL BE COMPLETELY FENCED OR WALLED TO PREVENT UNCONTROLLED ACCESS. THE FENCE OR WALL SHALL BE NOT LESS THAN FIVE (5) FEET IN HEIGHT AND SHALL BE MAINTAINED IN GOOD CONDITION WITH A GATE OR DEVICE THAT SHALL BE SELFLOCKING AND SECURED WHEN NOT IN USE. FENCES SURROUNDING POOLS SHALL MEET THE REQUIREMENTS OF SECTION 18.06(1)(A). A DWELLING, HOUSE OR ACCESSORY BUILDING MAY BE USED AS PART OF SUCH ENCLOSURE; AND
- b) ABOVE GROUND POOLS, THE CIRCUMFERENCE OF WHICH ARE DECKED AND COMPLETELY FENCED AND THE TOP OF THE FENCE IS NOT LESS THAN FIVE (5) FEET ABOVE THE GROUND LEVEL ARE CONSIDERED TO MEET THE FENCE HEIGHT REQUIREMENTS. ALL OTHER PROVISIONS IN SECTION 18.05(B)(1) APPLY.

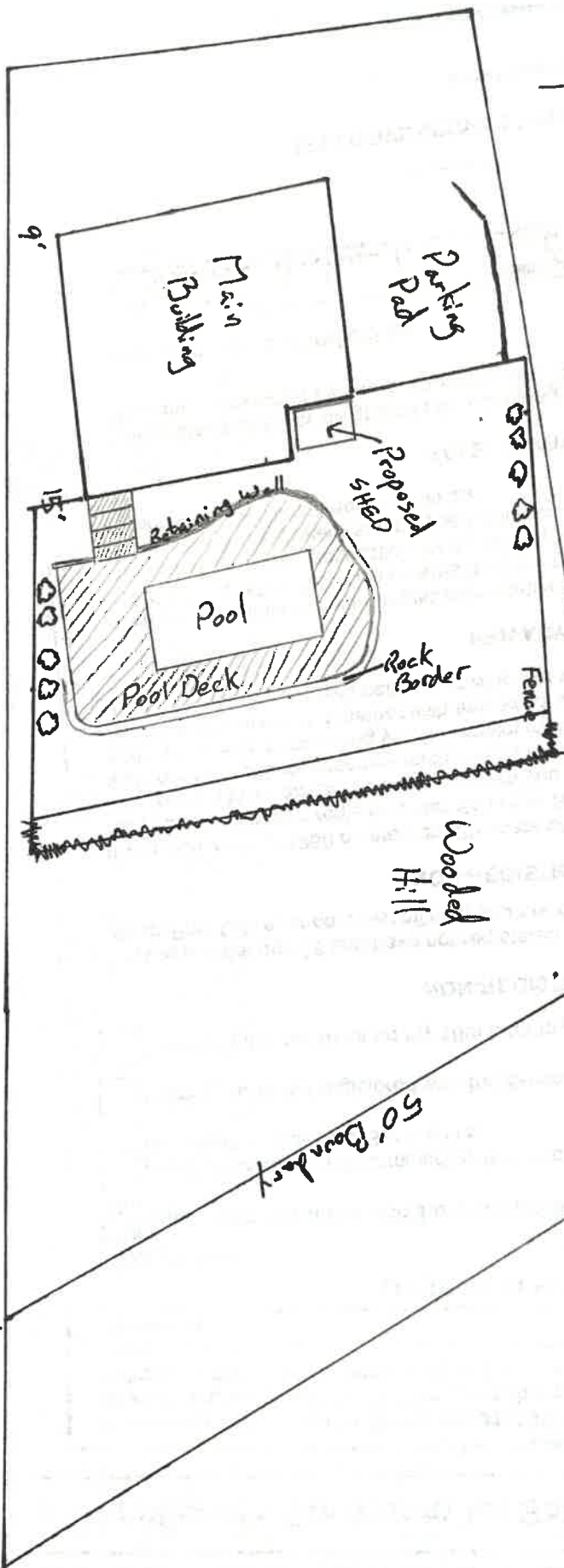
E. OTHER

- a) **PORTABLE STORAGE UNITS** A PORTABLE STORAGE UNIT IS INTENDED TO BE USED ONLY FOR TEMPORARY STORAGE. IT IS NOT INTENDED TO BE USED FOR LONG-TERM ON-SITE STORAGE. THE UNIT MUST BE PLACED ON A HARD SURFACE.
- b) **TEMPORARY TENTS** TEMPORARY TENTS FOR SPECIAL EVENTS ARE PERMITTED IN RESIDENTIAL DISTRICTS FOR A MAXIMUM OF ONE WEEK PER EVENT. A ZONING PERMIT IS REQUIRED FOR TEMPORARY TENTS MEASURING 400 SQUARE FEET OR LARGER.

F. EASEMENTS

BE AWARE THAT YOUR PROPERTY MAY INCLUDE RECORDED EASEMENTS, INCLUDING BUT NOT LIMITED TO UTILITY EASEMENTS, AND THE PROPERTY OWNER IS SOLELY RESPONSIBLE FOR LOCATING ALL RECORDED EASEMENTS. THE PROPERTY OWNER ASSUMES ALL RISK WHEN CONSTRUCTING A NON-PERMANENT ACCESSORY BUILDING WITHIN A RECORDED EASEMENT. SUCH BUILDING MAY REQUIRE RELOCATION OR REMOVAL AT THE OWNER'S EXPENSE FOR SCHEDULED OR EMERGENCY MAINTENANCE, REPAIR, OR REPLACEMENT WITHIN THE EASEMENT. CONTACT THE COUNTY AUDITOR OR RECORDER'S OFFICE FOR A COMPLETE LISTING OF RECORDED EASEMENTS ON YOUR PROPERTY.

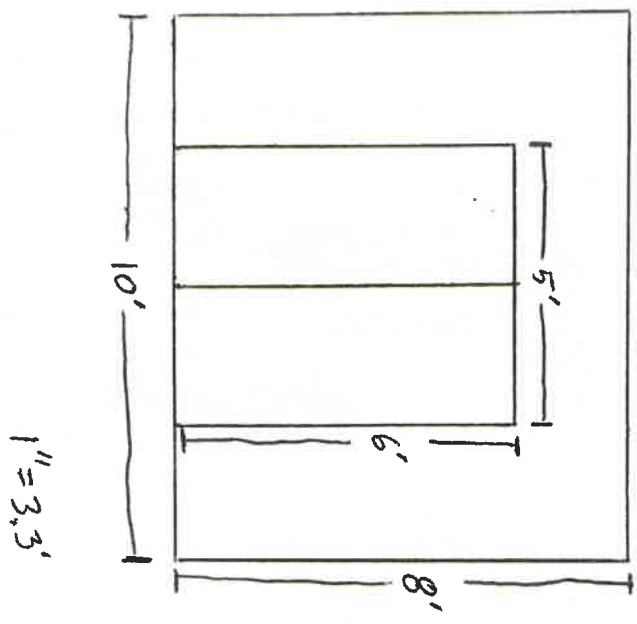
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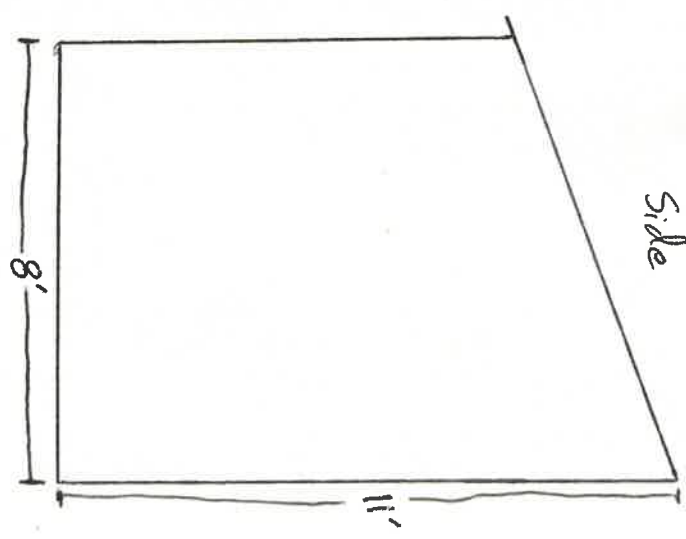
1" = 31.32'

Wood shed 8'x10'
T1-11 Siding oriented horizontally to match house.
Asphalt shingles to match house.

Front



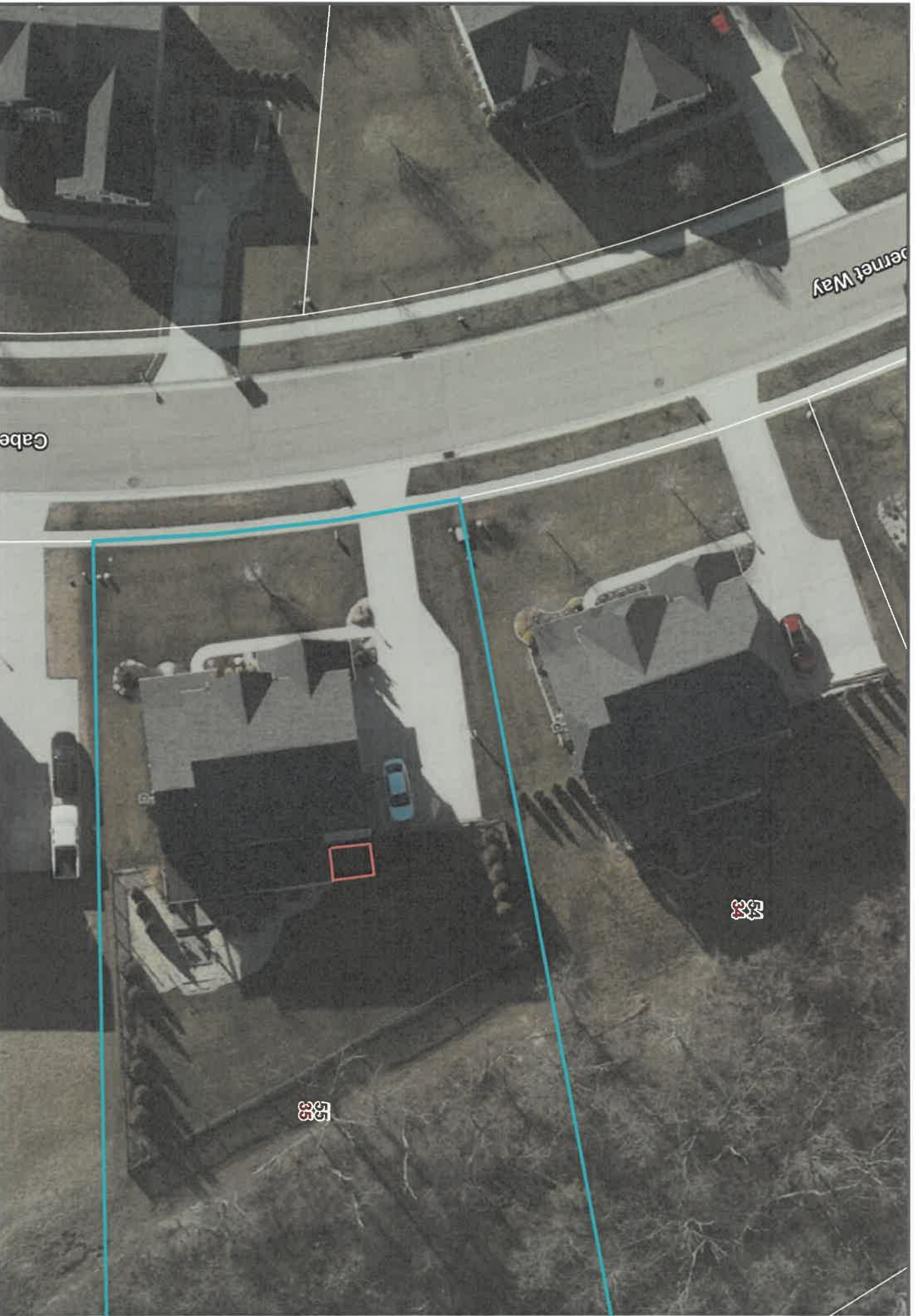
Side

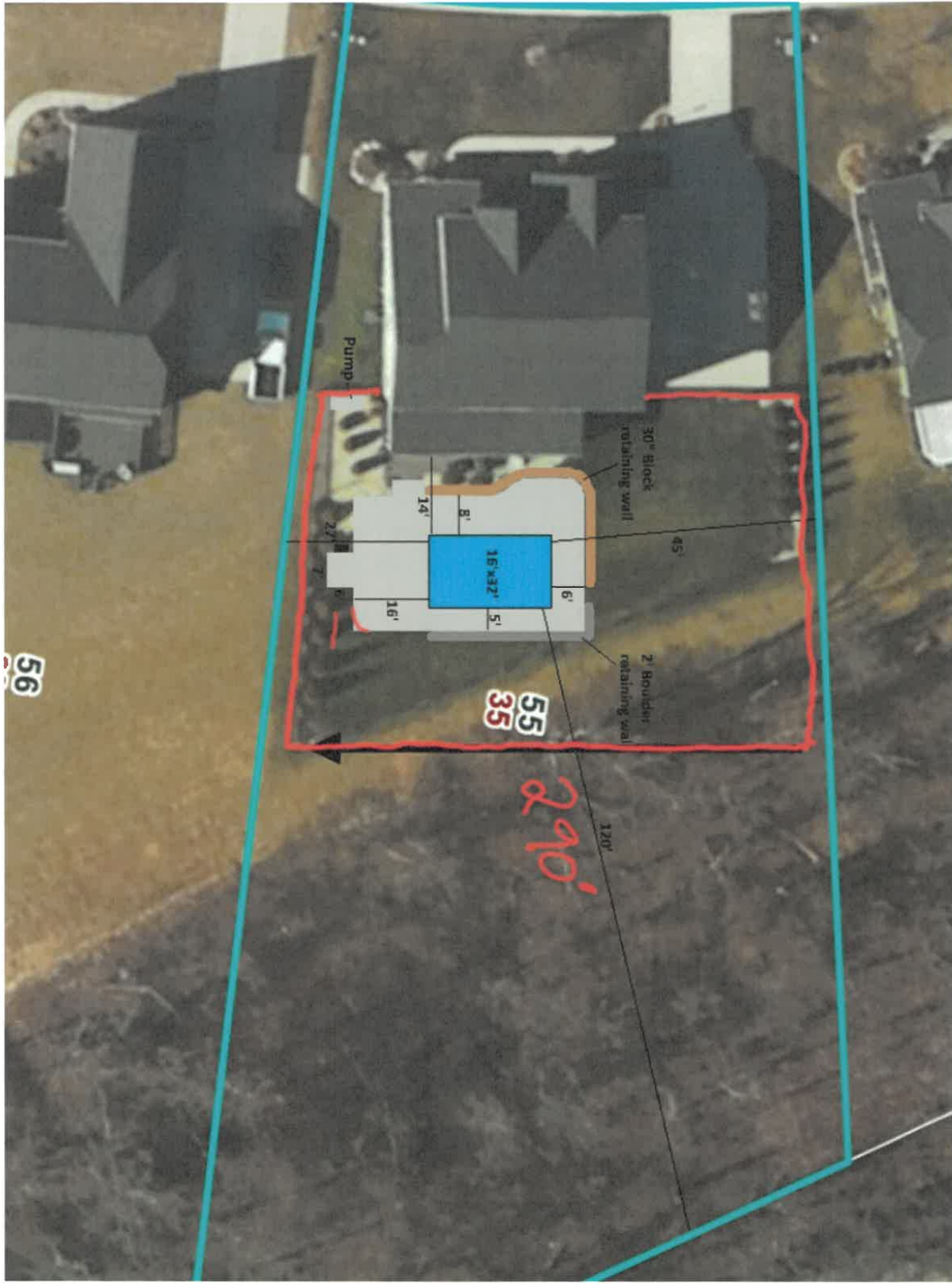




1956 Cabernet Way Shed

Geographic Information Management System





Pump

30" Block retaining wall

45'

2' Boulder retaining wall

55
35

290'

120'

14'

8'

21'

6'

16'

5'

6'

56



Greene County PAS

Geographic Information Management System

*proposed location will require a variance of 18.05A

