

BOARD OF ZONING APPEALS DECISION RECORD

Decision Records No. BZA 25-04

December 16, 2025

City of Bellbrook State of Ohio

Board of Zoning Appeals Decision Record BZA 25-04

WHEREAS the applicant has requested a variance of the Bellbrook Zoning Code Section 18.20.A (11) (d) to allow for the installation of a new permanent freestanding ground sign that will exceed the maximum 6' requirement at the property located at 3777 Upper Bellbrook Rd.

WHEREAS, the City of Bellbrook Board of Zoning Appeals has reviewed the applicant's request and agrees that the variance of the Zoning Code for this use is appropriate.

NOW, THEREFORE, BE IT RESOLVED by the City of Bellbrook Board of Zoning Appeals that:

Section 1. There was a valid motion placed on the floor to approve the variance of Zoning Code Section 18.20A for case BZA 25-04 after reviewing the procedures and requirements for said variance in accordance with Article 20, Sections 20.13 and 20.13.1 of the Bellbrook Zoning Code, which have been met.

Section 2. That it is found and determined that all formal actions of the Board of Zoning Appeals relating to the adoption of this Decision Record Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including §121.22 of the Revised Code of the State of Ohio.

MOTION STATED BY:

SECONDED BY:

Roll call vote showed Yeas; Nays.

Motion to approve is PASSED this 16th day of December 2025

AUTHENTICATION:

Philip Ogrod, Chairperson

Rob Schommer, Clerk of Council