



Board of Zoning Appeals and Property Review Commission

September 15, 2020 6:15 PM

Agenda

1. Call to Order
2. Roll call
3. Approval of prior minutes of August 25, 2020
4. Zoning Appeals
 - **VA20-06 A&B** – 2501 Marcia Dr. Accessory Structure Variance from section 18.05A.
 - Staff Summary
 - Property Owner
 - Public Input
 - Board Discussion/Decision
 - **VA20-08 A,B&C**– 4082 Ridgetop Dr. Accessory Structure Variance from section 18.05A.
 - Staff Summary
 - Property Owner
 - Public Input
 - Board Discussion/Decision
 - **VA20-09 A&B** – 3875 Upper Bellbrook Rd. Accessory Structure Variance from section 18.05A.
 - Staff Summary
 - Property Owner
 - Public Input
 - Board Discussion/Decision
5. Property Maintenance - none
6. Adjournment

Zoom information:

Webinar ID: 826 5758 3437

Passcode: 873711



Board of Zoning Appeals/Property Review Commission Public Hearing Notice

REMOTE MEETING VIA ZOOM*

Date	Time	Location
September 15, 2020	6:15 pm	Via Zoom and Livestreaming on the City's YouTube page (Bellbrook City Hall)

The Bellbrook Board of Zoning Appeals/Property Review Commission will hold a public hearing on Variance Case for **2501 Marcia Dr** (Bellbrook OH). The public is invited to view the meeting on YouTube.

VA20-06 A & B This is a request by Rick & Layla Ahlers of 2501 Marcia Dr. for a variance from zoning code **18.05(a)** for a 840 square foot garage at a height of 17 feet.

18.05(a) Detached accessory buildings (including garages) constructed on a one-family lot shall not exceed, in the aggregate, six hundred (600) square feet & 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.



Should any member of the public wish to give their input on the above case may send it to j.hansen@cityofbellbrook.org or by submitting a written letter to the Board of Zoning Appeals by mailing or dropping it off at **15 E Franklin Street, Bellbrook OH, 45305**. Any input received in writing/email will be given to the board for their review.

Anyone wishing to speak via zoom must contact the Clerk of Council **by 3 PM on 9/15/20** at p.timmons@cityofbellbrook.org.

Thanks,
Jessica Hansen

To: Board of Zoning Appeals

From: Jessica Hansen, Planning & Zoning Assistant

Date: September 10, 2020

Subject: BZA Staff Report for BZA Case VA 20-06 A & B 2501 Marcia Dr – Accessory Structure

Summary

The request is to install a garage in the rear yard of the property located at **2501 Marcia Dr, Bellbrook, OH 45305**. Request for variance from section 18.05A of the zoning ordinance.

Applicant Information:

- **Applicant Name:** Rick Ahlers
- **Applicant Address:** 2501 Marcia Dr
- **Property Owner:** Same

Location:



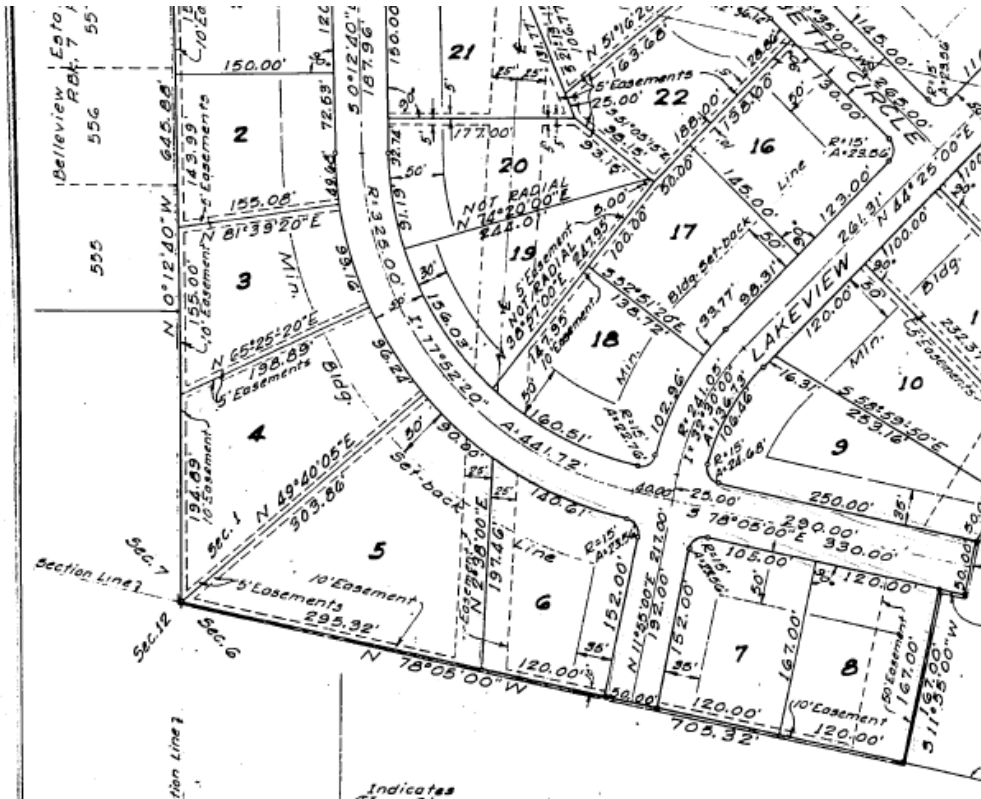
The property is located at the cusp of where Marcia Dr becomes Lakeview Dr in the southern most portion of the city.

Zoning:

R-1B One-Family Residential: Intent: "These districts are the most restrictive of the residential districts. The purpose and intent is to provide for an environment of predominantly low density single unit dwellings plus certain other facilities which serve the residents living in the district and to regulate transient occupancy with the city to protect and preserve the permanency of residential neighborhoods, protect property values, and ensure the comfort and safety of the residents. "

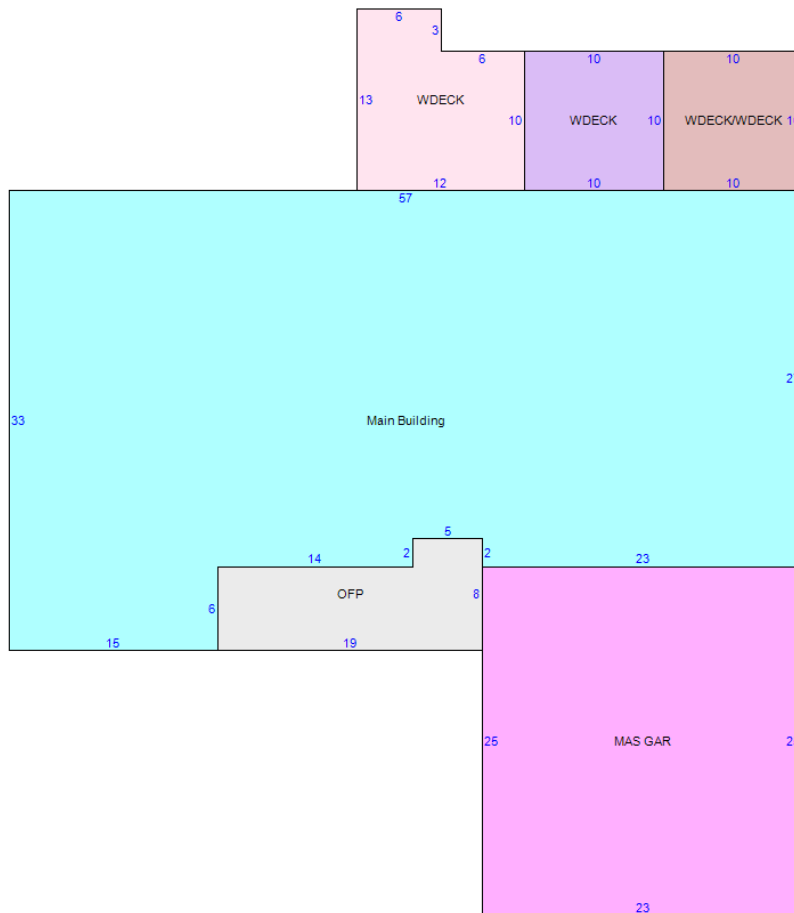
Accessory uses: Article 5 Section 5.03 "Private garage for storage of vehicles of residents and employees."

Recorded Easements: 10' easement in the rear of the property as well as a 5' easement along the western side of the property. (Lot 5)



Accessory Structure Request Information: The applicant wishes to place a 28 x 30 840 square foot garage that will be 17 feet high. The location is in his rear yard 20 feet from the side yard and 15 feet from the rear yard.

Main Structure Square Footage and Dimensions:



Jun: 000		
Parcel: L35000200080000500		
Taxyr: 2019		
Card: 1		
Code	Description	Area
	Main Building	1619
23	MASONRY GARAGE	575
11	OPEN FRAME PORCH	124
31	WOOD DECKS	138
31	WOOD DECKS	100
31/31	WOOD DECKS/WOOD DECKS	100

Greene County Auditor's Home Record

Per section 18.05A: *"Detached accessory buildings (including garages) constructed on a one-family lot shall not exceed, in the aggregate, six hundred (600) square feet." "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."*

Discussion

The Board of Zoning Appeals should decide whether or not to grant this variance from Section **18.05A** for size and also height. With that being said, rules are there for a reason; until 1992 there was no limit for on the size of accessory structures. This was limited in 1992 to prevent these oversized garages because they were becoming a problem. The 600 square foot size limit was set so to prevent anyone from operating a business out of the garage, as of the time of the writing of this staff report we have received no responses for or against the structure from surrounding neighbors. The applicant has stated the structure will be utilized for storage.

1. Would raise Property value and help keep neighborhood clean and looking nice.

2. The variance would not be substantial

3. The way our property is structured the building would not be visible to the neighbors or barely visible from the street if at all.

4. No Governmental Services would be affected by the variance

5. When we purchased the home almost 2 years ago we were not aware of any Zoning Restrictions.

6. Would keep Vehicles and Equipment out of the Driveway and Yard.

7. Would like to build a framed detached garage. That will be a nice addition to the lot. Keeping the neighborhood clean + raising Property value.



Board of Zoning Appeals/Property Review Commission Public Hearing Notice

REMOTE MEETING VIA ZOOM*

Date

Time

Location

September 15, 2020

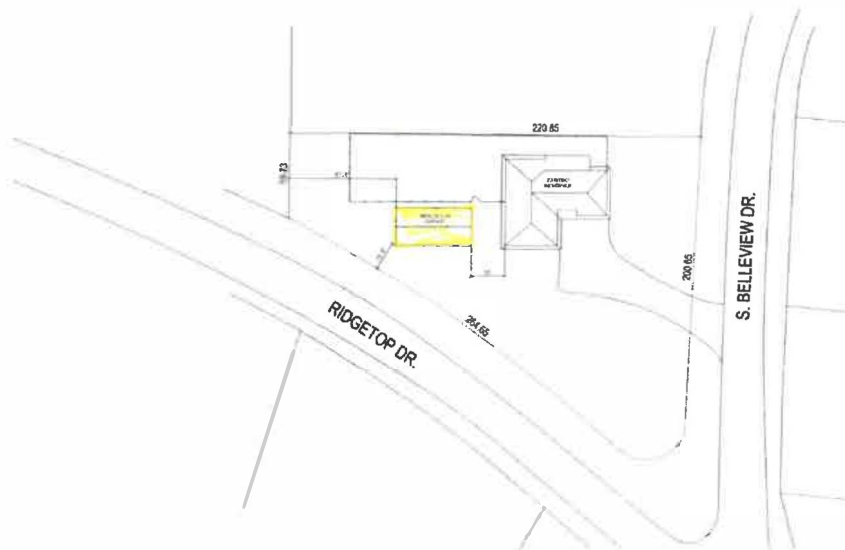
6:15 pm

**Via Zoom and Livestreaming on the
City's YouTube page
(Bellbrook City Hall)**

The Bellbrook Board of Zoning Appeals/Property Review Commission will hold a public hearing on Variance Case for **4082 Ridgetop Dr**(Bellbrook OH). The public is invited to view the meeting on YouTube.

VA20-08 A, B, & C This is a request by Louis Schatzberg of 4082 Ridgetop Dr. for a variance from zoning code **18.05(a)** for a 800 square foot garage.

18.05(a) Detached accessory buildings (including garages) constructed on a one-family lot shall not exceed, in the aggregate, six hundred (600) square feet.



Should any member of the public wish to give their input on the above case may send it to j.hansen@cityofbellbrook.org or by submitting a written letter to the Board of Zoning Appeals by mailing or dropping it off at **15 E Franklin Street, Bellbrook OH, 45305**. Any input received in writing/email will be given to the board for their review.

Anyone wishing to speak via zoom must contact the Clerk of Council by **3 PM on 9/15/20** at p.timmons@cityofbellbrook.org.

Thanks,
Jessica Hansen

To: Board of Zoning Appeals
From: Jessica Hansen, Planning & Zoning Assistant
Date: September 10, 2020
Subject: BZA Staff Report for BZA Case VA 20-08 A, B & C 4082 Ridgetop Dr – Accessory Structure

Summary

The request is to install a garage in the rear yard of the property located at **4082 Ridgetop Dr, Bellbrook, OH 45305**. Request for variance from section 18.05A of the zoning ordinance.

Applicant Information:

- **Applicant Name:** Louis Schatzberg
- **Applicant Address:** 4082 Ridgetop Dr
- **Property Owner:** Same

Location:



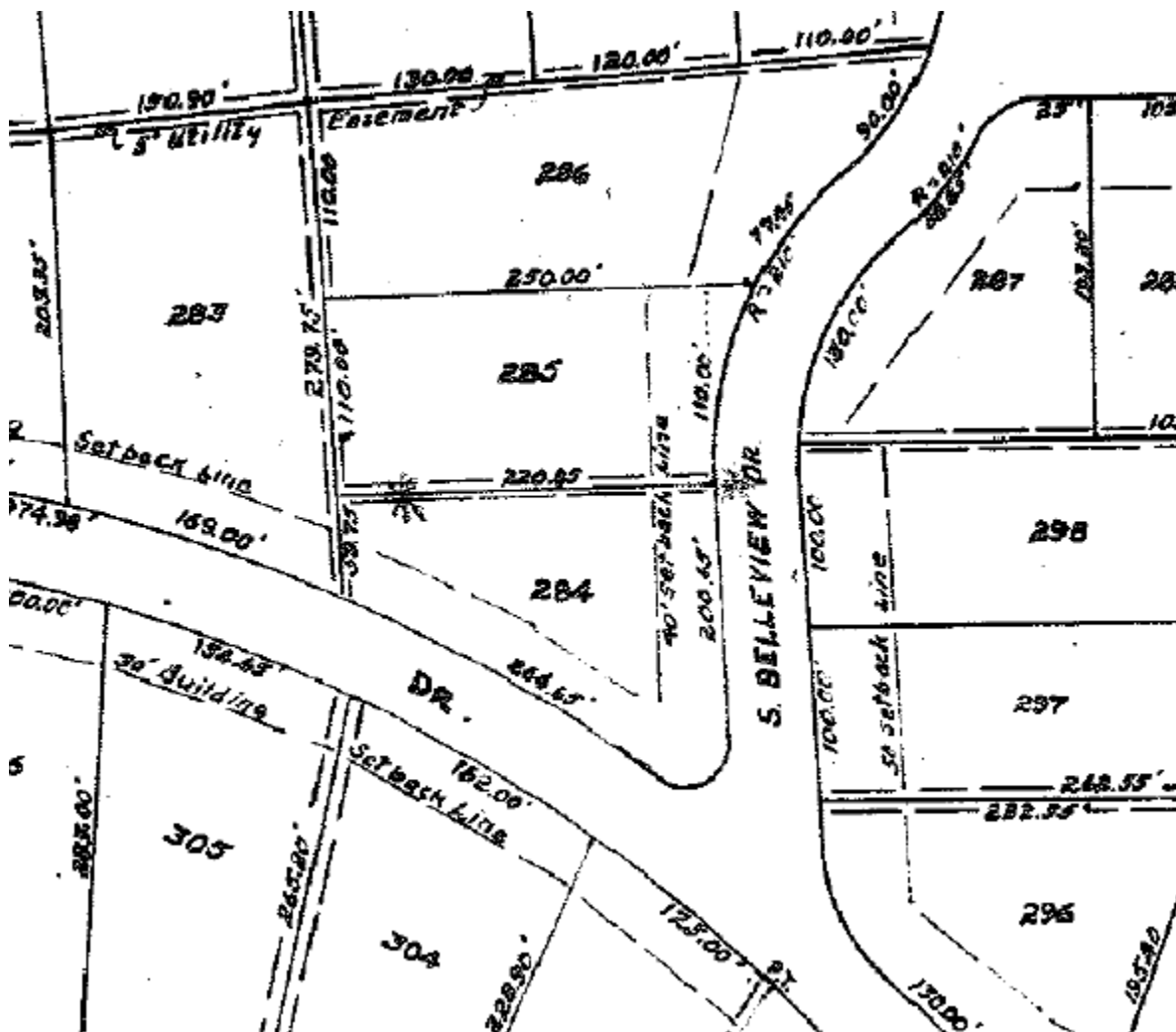
The property is located at the intersection of S Bellevue Dr and Ridgetop Dr in the City of Bellbrook.

Zoning:

R-1B One-Family Residential: Intent: "These districts are the most restrictive of the residential districts. The purpose and intent is to provide for an environment of predominantly low density single unit dwellings plus certain other facilities which serve the residents living in the district and to regulate transient occupancy with the city to protect and preserve the permanency of residential neighborhoods, protect property values, and ensure the comfort and safety of the residents. "

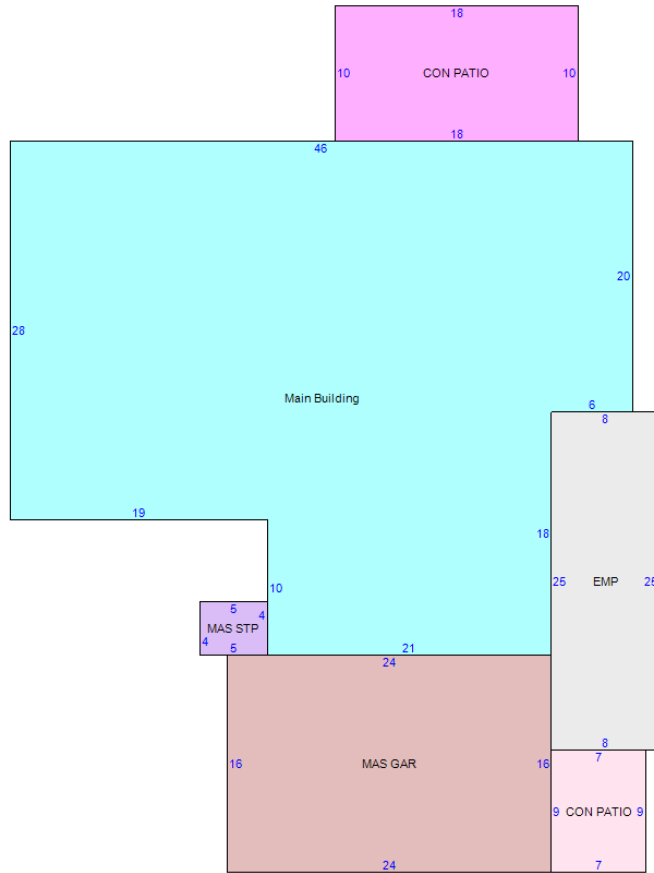
Accessory uses: Article 5 Section 5.03 "Private garage for storage of vehicles of residents and employees."

Recorded Easements: 15' easement in the rear of the property as well as a 5' easement along the western side of the property. (Lot 284)



Accessory Structure Request Information: The applicant wishes to place a 20 x 40 800 square foot garage in his rear yard. The structure will be 16 feet tall and one of the corners will pass into the recorded setback of 30 feet. Three variances will be needed from the code.

Main Structure Square Footage and Dimensions:



Jur: 000		
Parcel: L35000200060009900		
Taxyr: 2019		
Card: 1		
Code	Description	Area
	Main Building	1450
33	CONC/BRICK PATIO	180
22	ENCL MASONRY PORCH	200
33	CONC/BRICK PATIO	63
35	MAS STOOP/TERRACE	20
23	MASONRY GARAGE	384

Greene County Auditor's Home Record

Per section 18.05A: *"Detached accessory buildings (including garages) constructed on a one-family lot shall not exceed, in the aggregate, six hundred (600) square feet." "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."*

"Corner lot accessory buildings must be placed within the boundaries of the required rear yard as governed by article # 7 Sec. 7.09."

Discussion

The Board of Zoning Appeals should decide whether or not to grant these variances from Section **18.05A** for size, height and location. With that being said, rules are there for a reason; until 1992 there was no limit for on the size of accessory structures. This was limited in 1992 to prevent these oversized garages because they were becoming a problem. The 600 square foot size limit was set so to prevent anyone from operating a business out of the garage, as of the time of the writing of this staff report we have received no responses for or against the structure from surrounding neighbors. The applicant has stated the structure will be utilized for storage.



CITY OF BELLBROOK

ZONING PERMIT – ACCESSORY BUILDINGS

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305

(937) 848-4666 WWW.CITYOFBELLBROOK.ORG

DATE RECEIVED 9/2/2020

STAFF USE

APPLICATION # 20-129

APPLICANT INFORMATION

PROPERTY ADDRESS 4082 RIDGETOP DR

ZONING DISTRICT

PROPERTY OWNER LOUIS G. SCHATZBERG

PHONE NUMBER 937-760-8401

APPLICANT NAME LOUIS G. SCHATZBERG

PHONE NUMBER 937-760-8401

APPLICANT EMAIL LOUIEABX@GMAIL.COM

REQUEST INFORMATION

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

DIMENSIONS OF STRUCTURE HEIGHT 16' WIDTH 20' LENGTH 40' FLOOR AREA 800 SQUARE FEET

PROPOSED LOCATION SIDE YARD ☐ REAR YARD ☐ *DISTANCE FROM PROPERTY LINES SIDE YARD _____ REAR YARD _____

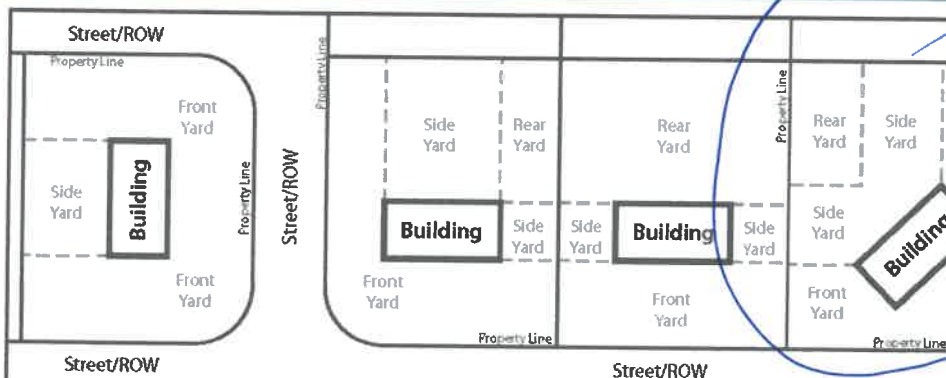
WIDTH OF RECORDED EASEMENTS ON LOT SIDE YARD _____ REAR YARD _____ PLEASE DENOTE LOCATION ON LOT TYPES BELOW

PROPOSED USE OF STRUCTURE PARK CARS TO GET OUT OF WEATHER

OTHER COMMENTS _____

ANY STRUCTURE EXCEEDING 200 SQUARE FEET IN GROSS FLOOR AREA OR POOL SHALL

SHOW PROPOSED ACCESSORY BUILDING LOCATION ON COR



Needs
BZA
Approval

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 ____/____/____

OFFICE USE ONLY

PERMIT FEE	PAYMENT TYPE	REVIEW AUTHORITY
\$ <u>45.00</u>	CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/> # <u>8250</u>	ADMINISTRATIVE <input type="checkbox"/> BZA <input checked="" type="checkbox"/> VRB <input type="checkbox"/>
APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>		
APPROVED-CONDITIONS <input type="checkbox"/>	STAFF SIGNATURE _____	DATE ____/____/____

Variance for Size

min front yard 40 feet



CITY OF BELLBROOK

APPLICATION FOR ZONING VARIANCE

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

APPLICANT INFORMATION

DATE RECEIVED 9/2/2020 APPLICATION # Va-20-08
PROPERTY OWNER LOUIS G. SCHATZBERG PHONE NUMBER _____
OWNER ADDRESS 4082 RIDGETOP DR
APPLICANT NAME LOUIS G. SCHATZBERG PHONE NUMBER 937-760-8401
APPLICANT ADDRESS 4082 RIDGETOP DR

REQUEST INFORMATION

PROPERTY ADDRESS 4082 RIDGETOP DR ZONING DISTRICT R-1A
SUBDIVISION Belleview 5ALL LOT NUMBER 284 PARCEL ID L35000200060009900

DESCRIBE THE GENERAL NATURE OF THE VARIANCE

ADD A GARAGE

Needs
BZA

SEE THE REVERSE OF THIS PAGE FOR ADDITIONAL INFORMATION TO BE INCLUDED WITH THIS APPLICATION

I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL FOR ANY VARIANCE, OR EXCEPTION FROM ANY OTHER CITY REGULATIONS WHICH ARE NOT SPECIFICALLY TH APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL OF A BUILDING OCCUPANCY PERM FOR SATISFYING REQUIREMENTS OF ANY PRIVATE RESTRICTIONS OR COVENANTS APPURTENANT TO THE F

I CERTIFY THAT I AM THE APPLICANT AND THAT THE INFORMATION SUBMITTED WITH THIS APPLICATION AND BELIEF. I UNDERSTAND THAT THE CITY IS NOT RESPONSIBLE FOR INACCURACIES IN INFORMATION I REVOCATION OF THIS ZONING CERTIFICATE AS DETERMINED BY THE CITY. I FURTHER CERTIFY THAT I AM PROPERTY INVOLVED IN THIS APPLICATION, OR THE LESSEE OR AGENT FULLY AUTHORIZED BY THE OWNEI

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 Louis G. Schatzberg DATE 9/2/2020

OFFICE USE ONLY

APPLICATION FEE	PAYMENT TYPE	REVIEW AUTHORITY
\$ <u>100.00</u>	CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/> # <u>3250</u>	ADMINISTRATIVE, BOARD OF ZONING APPEALS
BOARD OF ZONING APPEALS	MEETING DATE <u>9/15/2020</u>	APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> CONDITIONS <input type="checkbox"/>



Board of Zoning Appeals/Property Review Commission Public Hearing Notice

REMOTE MEETING VIA ZOOM*

Date

Time

Location

September 15, 2020

6:15 pm

Via Zoom and Livestreaming on the
City's YouTube page
(Bellbrook City Hall)

The Bellbrook Board of Zoning Appeals/Property Review Commission will hold a public hearing on Variance Case for **3875 Upper Bellbrook Rd** (Bellbrook OH). The public is invited to view the meeting on YouTube.

VA20-09 This is a request by Gaelan Smith of 3875 Upper Bellbrook Rd. for a variance from zoning code **18.05(a)** for a 1200 square foot garage.

18.05(a) Detached accessory buildings (including garages) constructed on a one-family lot shall not exceed, in the aggregate, six hundred (600) square feet.



Should any member of the public wish to give their input on the above case may send it to i.hansen@cityofbellbrook.org or by submitting a written letter to the Board of Zoning Appeals by mailing or dropping it off at **15 E Franklin Street, Bellbrook OH, 45305**. Any input received in writing/email will be given to the board for their review.

Anyone wishing to speak via zoom must contact the Clerk of Council by **3 PM on 9/15/20** at p.timmons@cityofbellbrook.org.

Thanks,
Jessica Hansen

To: Board of Zoning Appeals
From: Jessica Hansen, Planning & Zoning Assistant
Date: September 10, 2020
Subject: BZA Staff Report for BZA Case VA 20-09A& B – Accessory Structure

Summary

The request is to install a garage in the rear yard of the property located at **3875 Upper Bellbrook Rd, Bellbrook, OH 45305**. Request for variance from section 18.05A of the zoning ordinance.

Applicant Information:

- **Applicant Name:** Drew Ehrhart
- **Property Owner:** Gaelan Smith
- **Property Address:** 3875 Upper Bellbrook Road

Location:



The property is tucked back along a private drive off of Upper Bellbrook Road just south of Cypress Pointe Dr. It is 5.033 acres.

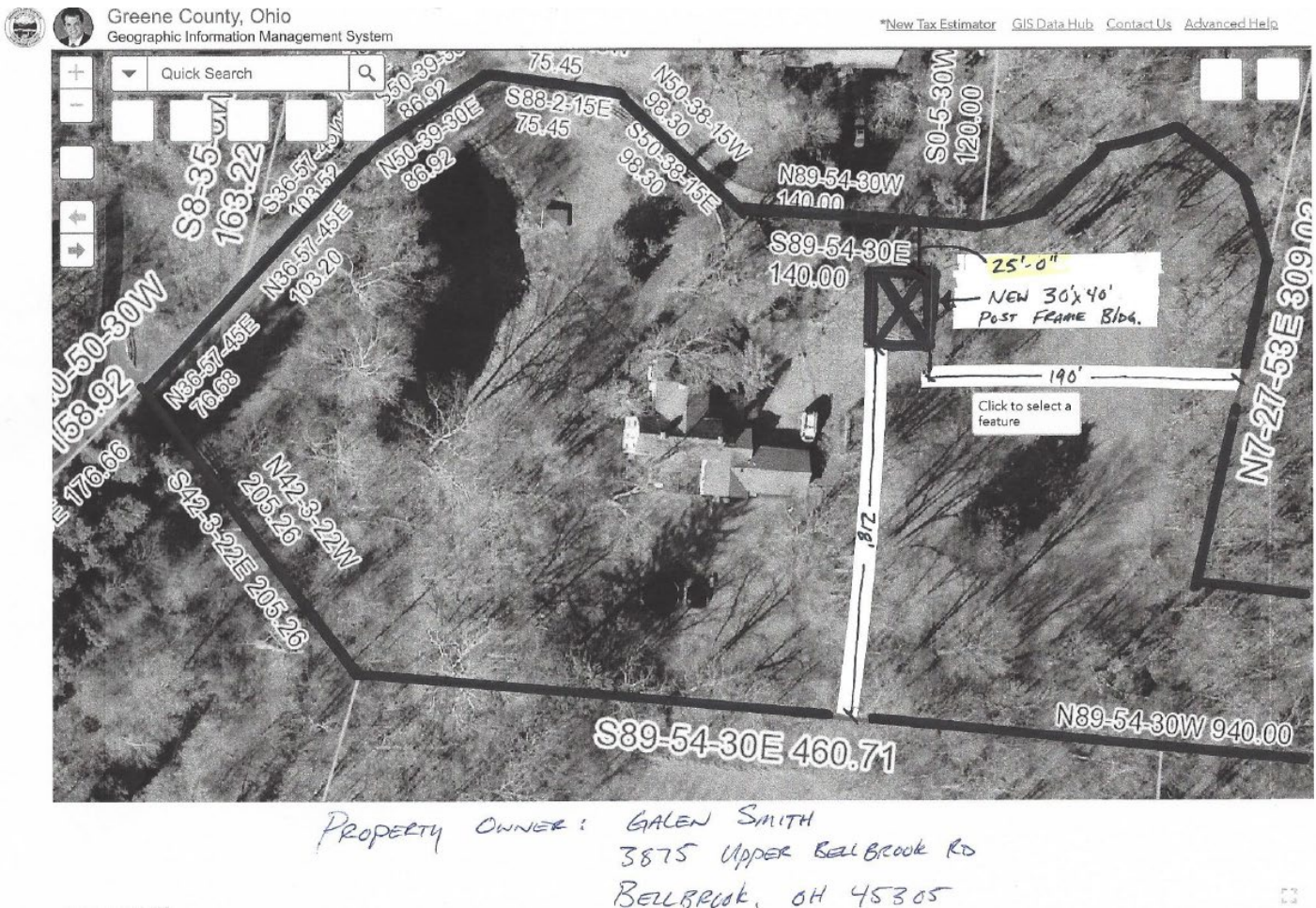
Zoning:

R-1AA One-Family Residential: Intent: "These districts are the most restrictive of the residential districts. The purpose and intent is to provide for an environment of predominantly low density single unit dwellings plus certain other facilities which serve the residents living in the district and to regulate transient occupancy with the city to protect and preserve the permanency of residential neighborhoods, protect property values, and ensure the comfort and safety of the residents. "

Accessory uses: Article 5 Section 5.03 "Private garage for storage of vehicles of residents and employees."

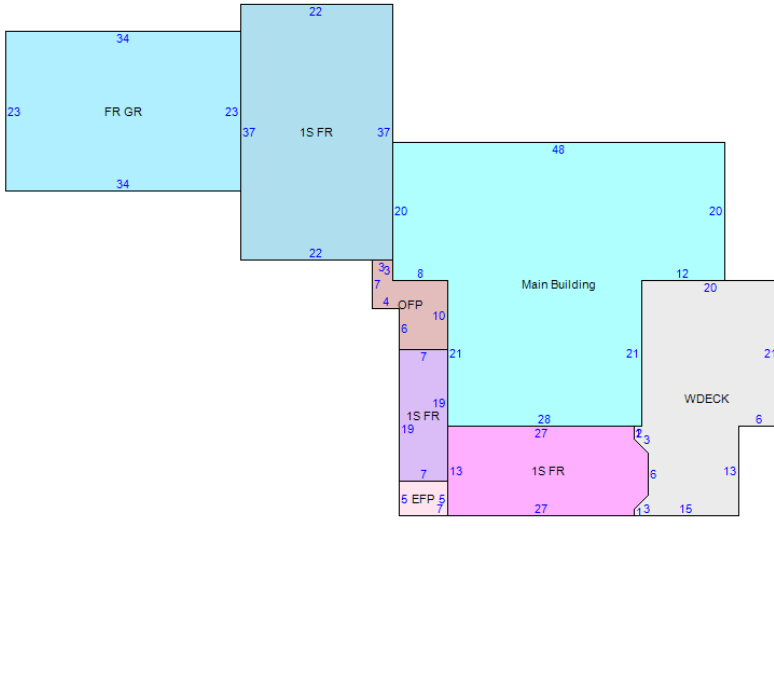
Recorded Easements: none

Accessory Structure Request Information: The applicant wishes to place a 30x40 1,200 square foot structure where one had previously existed, but has since deteriorated and been removed. The height of the building would be 17 feet.



3875 Upper Bellbrook Rd.

Jur: 000		
Parcel: L35000010001000900		
Taxyr: 2019		
Card: 1		
Code	Description	Area
	Main Building	1548
10	FRAME	357
31	WOOD DECKS	589
12	ENCL FRAME PORCH	35
10	FRAME	133
11	OPEN FRAME PORCH	95
10	FRAME	814
13	FRAME GARAGE	782
AP1	FOUR SIDE CLOSED MTL POLE BLDG	864*



18.21 NON CONFORMITIES:

Within the districts established by this Ordinance or amendments that may later be adopted, there exists lots, structures, and uses of land and structures which were lawful before this Ordinance was passed or amended, but which would be prohibited, regulated or restricted under the terms of this Ordinance or future amendment. It is the intent of this Ordinance to permit these non-conformities to continue until they are removed but not to encourage their continuance. Such uses are declared by this Ordinance to be incompatible with permitted uses in the districts involved.

It is further the intent of this Ordinance that non-conformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district except by appeal to the Board of Zoning Appeals for approval of specific plans. Expansions of existing non-conforming uses, where allowed by the Board of Zoning Appeals, may be made only on property owned by the applicant as of the effective date of this Ordinance.

A non-conforming use of a structure, a non-conforming use of land, or a non-conforming use of a structure and land shall not be extended or enlarged after passage of this Ordinance by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses of a nature which would be prohibited generally in the district involved.

To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change in the plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner; except that where demolition or removal of an existing building has been substantially begun preparatory to rebuilding such demolition or removal shall be deemed to be actual construction, provided that work shall be diligently carried on until completion of the building involved.

Per section 18.05A: *“Detached accessory buildings (including garages) constructed on a one-family lot shall not exceed, in the aggregate, six hundred (600) square feet.” “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.”*

Discussion

The Board of Zoning Appeals should decide whether or not to grant this variance from Section **18.05A** for size and also height. With that being said, rules are there for a reason; until 1992 there was no limit for on the size of accessory structures. This was limited in 1992 to prevent these oversized garages because they were becoming a problem. The 600 square foot size limit was set so to prevent anyone from operating a business out of the garage. As of the time of the writing of this staff report we have received no responses for or against the structure from surrounding neighbors. The garage had previously existed, and since this is a very large lot in a secluded neighborhood, staff sees no issues in approving the variance request.



CITY OF BELLBROOK

APPLICATION FOR ZONING VARIANCE

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

DATE RECEIVED 9/02/2020 STAFF USE APPLICATION # 20-09

APPLICANT INFORMATION

PROPERTY OWNER GAELAN SMITH PHONE NUMBER 937-751-2598
OWNER ADDRESS 3875 UPPER BELLBROOK RD
APPLICANT NAME DREN EHRHART - EHRHART CONSTRUCTION 937-623-6621
APPLICANT ADDRESS 1214 ANKENY RD XENIA OH 45385
APPLICANT EMAIL EHRHART-CONSTRUCTION@YAHOO.COM

REQUEST INFORMATION

PROPERTY ADDRESS 3875 UPPER BELLBROOK RD ZONING DISTRICT _____
SUBDIVISION CODE 00142002 LOT NUMBER _____ PARCEL ID L35000100610000900
DESCRIBE THE GENERAL NATURE OF THE VARIANCE 30x40x12 STORAGE BUILDING TO
REPLACE EXISTING. SIZE, LOCATION. REMAIN THE SAME AS
EXISTING STRUCTURE. - SITE PLAN ATTACHED
- NEW 30x40 BUILDING PLANS ATTACHED

*8-31-20 EMAILED TO JESSICA HANSEN CHECK # 1007 - \$165.00

SEE THE REVERSE OF THIS PAGE FOR ADDITIONAL INFORMATION TO BE INCLUDED

I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL OF A ZONING VARIANCE, OR EXCEPTION FROM ANY OTHER CITY REGULATIONS WHICH ARE NOT SPECIFIC TO THIS APPLICATION. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL OF A BUILDING OCCUPANCY 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 BELIEF. I UNDERSTAND THAT THE CITY IS NOT RESPONSIBLE FOR INACCURACIES IN INFORMATION PROVIDED. I FURTHER CERTIFY THAT I AM NOT REQUESTING A ZONING VARIANCE. I FURTHER CERTIFY THAT I AM NOT REQUESTING A ZONING VARIANCE. I FURTHER CERTIFY THAT I AM NOT REQUESTING A ZONING VARIANCE.

I CERTIFY THAT STATEMENTS MADE TO ME ABOUT THE TIME IT TAKES TO REVIEW AND PROCESS AN APPLICATION FOR A ZONING VARIANCE, I UNDERSTAND IT MAY BE NECESSARY FOR THE CITY TO ATTEMPT TO REQUEST EVERYTHING NECESSARY FOR AN ACCURATE AND COMPLETE REVIEW OF THE APPLICATION SUBMITTED AND REVIEWED BY CITY STAFF.

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT ALL THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT.

APPLICANT SIGNATURE [Signature]

OFFICE USE ONLY		
APPLICATION FEE	PAYMENT TYPE	REVIEW AUTHORITY
\$ <u>100</u>	CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/> # <u>1007</u>	ADMINISTRATIVE, BOARD OF ZONING APPEALS
BOARD OF ZONING APPEALS	MEETING DATE <u>9/15/2020</u>	APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> CONDITIONS <input type="checkbox"/>

From: Jessica Hansen
Sent: Friday, August 28, 2020 11:05 AM
To: Drew Ehrhart
Subject: RE: New Building Smith Residence

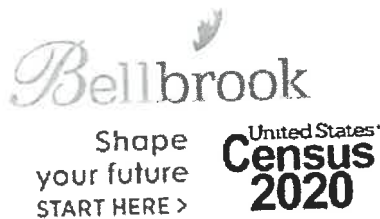
Mr. Ehrhart,

The fee for the accessory structure permit is \$65 you will also need to complete this variance form as the proposed accessory structure is over the permitted 600 square feet per our zoning code. The fee for that permit is \$100.00. Because of COVID-19 our office is currently closed to the public and we are working from home, so I would ask that you mail in the payment or drop it off in the "Utility Payments Only" drop box outside of our Municipal Building at 15 E Franklin St, in Bellbrook. Because this requires a variance it will need to go before our Board of Zoning Appeals, that meeting will likely happen on the 15th of September, we will send you further information as the date gets closer.

Thanks,

Jessica Hansen
Planning & Zoning Assistant
City of Bellbrook
(937) 848-4666

CHECK # 1007
\$ 165.00



From: Drew Ehrhart <ehrhart_construction@yahoo.com>
Sent: Friday, August 28, 2020 9:52 AM
To: Jessica Hansen <jessica@cityofbellbrook.org>
Subject: Fwd: New Building Smith Residence

Begin forwarded message:



CITY OF BELLBROOK

ZONING PERMIT – NEW CONSTRUCTION

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

DATE RECEIVED ____/____/____ STAFF USE APPLICATION #

APPLICANT INFORMATION

PROPERTY ADDRESS 3875 UPPER BELLBROOK RD ZONING DISTRICT _____
PROPERTY OWNER GAELAN SMITH PHONE NUMBER 937-751-2598
APPLICANT NAME DREW EHRHART PHONE NUMBER 937-623-6021
APPLICANT EMAIL EHRHART-CONSTRUCTION@YAHOO.COM

REQUEST INFORMATION

TYPE OF LOT CORNER ☐ INTERIOR ☒ OTHER ☐ CONSTRUCTION TYPE ADDITION ☐ PATIO/DECK ☐ RESIDENCE ☐

DIMENSIONS OF LOT WIDTH _____ DEPTH _____ LOT AREA _____ SQUARE FEET 5.03 ACRES POST FRAME BUILDING 30'x40'

STRUCTURE SF RESIDENTIAL _____ BASEMENT _____ GARAGE _____ ADDITION/PATIO/DECK _____ TOTAL SF 1200

YARD REQUIREMENTS FRONT YARD _____ REAR YARD _____ SUM OF SIDES _____ BUILDING HEIGHT 17' FEET

DISTANCE FROM PROPERTY LINES FOR ADDITIONS AND PATIOS/DECKS SIDE YARD _____ REAR YARD _____

WIDTH OF RECORDED EASEMENTS ON LOT SIDE YARD 190' REAR YARD 215' PLEASE DENOTE

PROPOSED USE OF STRUCTURE STORAGE

OTHER COMMENTS _____

SEE THE REVERSE OF THIS PAGE FOR ADDITIONAL INFORMATION TO BE INCLUDED WITH A ZONING PERMIT

I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL FOR ANY ADMINISTRATIVE 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 THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL OF A BUILDING OCCUPANCY PERMIT. I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL OF A BUILDING OCCUPANCY PERMIT. I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL OF A BUILDING OCCUPANCY PERMIT.

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 THE REVOCATION OF THIS ZONING CERTIFICATE AS DETERMINED BY THE CITY. I FURTHER CERTIFY THAT I AM THE OWNER OR PERSON IN POSSESSION OF THE PROPERTY INVOLVED IN THIS APPLICATION, OR THE LESSEE OR AGENT FULLY AUTHORIZED BY THE OWNER TO MAKE THIS SUBMITTAL.

I CERTIFY THAT STATEMENTS MADE TO ME ABOUT THE TIME IT TAKES TO REVIEW AND PROCESS THIS APPLICATION ARE GENERAL. I HAVE REQUESTED EVERYTHING NECESSARY FOR AN ACCURATE AND COMPLETE REVIEW OF MY PROPOSAL; HOWEVER, IF SUBMITTED AND REVIEWED BY CITY STAFF, I UNDERSTAND IT MAY BE NECESSARY FOR THE CITY TO REQUEST ADDITIONAL INFORMATION.

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT ALL THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT.

APPLICANT SIGNATURE Drew Ehrhart DATE 8/27/20

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"/>
PARK DEVELOPMENT FEE		
\$		
APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>	STAFF SIGNATURE	DATE ____/____/____
APPROVED-CONDITIONS <input type="checkbox"/>		

ZONING PERMIT – NEW CONSTRUCTION

NOVEMBER 2017