



Board of Zoning Appeals and Property Review Commission

August 17, 2021 6:15 PM

Agenda

1. Call to Order
2. Roll Call
3. Approval of prior minutes of July 20, 2021
4. Zoning Appeals
 - **VA 21-02** 2136 S Lakeman Accessory Structure
 - Staff Report
 - Property Owner
 - Public Input
 - Board Discussion/Decision
 - **VA 21-03** 1501 Lynlee Dr New Construction
 - Staff Report
 - Property Owner
 - Public Input
 - Board Discussion/Decision
 - **VA 21-06** 3544 Ridgeway Rd Accessory Structure
 - Staff Report
 - Property Owner
 - Public Input
 - Board Discussion/Decision
5. Property Maintenance
6. Old Business
7. New Business
8. Adjournment

BELLBROOK BOARD OF ZONING APPEALS AND PROPERTY REVIEW COMMISSION
PUBLIC HEARING MINUTES
July 20, 2021

PRESENT: Aaron Burke
Philip Ograd
Sharon Schroeder (arrived at 6:20)
Chairperson Meredith Brinegar

CALL TO ORDER:

Chairperson Brinegar called the meeting of the Board of Zoning Appeals to order at 6:16 PM. The Secretary called the roll. Mr. Burke, yes; Mr. Ograd, yes; Brinegar, yes.

Clerk of Council Pamela Timmons was also in attendance.

Mrs. Timmons explained that due to the lack of a Planning and Zoning Administrative Assistant staff has been handling those duties. The staff reports for tonight's cases were written by Mrs. Timmons

APPROVAL OF MINUTES:

Mr. Ograd made a motion to approve the prior minutes of February 16, 2021. This was seconded by Mr. Burke. All were in favor. The motion carried 3-0.

ZONING APPEALS

- **VA 21-04 1706 N Belleview Drive Accessory Structure**

Mrs. Timmons presented the staff report. The request is for a variance from Zoning Code 18.05(A) for a 1,040 square foot accessory structure on an existing foundation from a structure that had previously been on the property. The property is 3.74 acres and there are no easements. Mrs. Timmons reported that the Board had denied a similar request by the neighboring property owner of 1745 N Belleview Drive in 2020. Emails were received from a resident who opposes the variance pointing to the precedence set last year. The report did not contain a staff recommendation as Mrs. Timmons does not have the experience or training necessary to make one.

Chairperson Brinegar swore in Rob Snyder, the property owner of 1706 N Belleview Drive.

Mr. Snyder explained that four acres of land takes a lot of work and equipment. There is an existing 25 by 40-foot concrete pad and foundation that he would like to build on. They looked at multiple ways to do that. The easiest way is to rebuild on the existing foundation. He showed the Board pictures he took that show the view outward from each direction of the proposed structure. The land

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is wooded all around the location so the only house visible is his own. The structure will be used to store a tractor, yard equipment, and sports equipment.

Mr. Ogrod asked why the owner included a provision for the size to be up to 1,200 square foot and not just the 1,040 square foot of the proposed building. Mr. Snyder answered that he spoke with the Greene County Building Inspectors who explained that there could be a chance that the size would increase due to the positioning of footers and things.

Mr. Ogrod asked what the proposed height would be. Mr. Snyder said the calculation determined it would be just under 17 feet high due to the pitch of the roof required by Greene County building Code.

Chairperson Brinegar stated that the height also requires a variance since Bellbrook Zoning Code limits the height to 15 feet. The Board can vote on both variances tonight. Mrs. Timmons added that the Board has done this several times in the recent past and she would update the variance to include (a) for size and (b) for height.

Mr. Ogrod asked if any trees would have to be removed and Mr. Snyder said no.

Chairperson Brinegar wanted to consider the part of the Code that a variance should be considered based on an undue hardship to the property owner. She asked Mr. Snyder if another possibly smaller structure could be constructed. Mr. Snyder answered that to do that would require removal or partial removal of the concrete pad that is already in place. Chairperson Brinegar added that the Board does take into consideration the addition of non-porous surfaces being added but that is not the case here. Mr. Ogrod asked for the reasoning for such a large structure. Mr. Snyder answered that they have tools and equipment to care for such a large property plus shop tools, an ATV, bikes and kayaks.

Mr. Ogrod asked if there would be any utilities run to the structure. Mr. Snyder said there would be electric for lights.

Chairperson Brinegar asked if Mr. Snyder was aware that a similar request by a neighbor was denied and he said that he heard that. But she added that this is a very different property.

The only public comment on the case came from a neighbor who felt like variances should not be allowed and referred to the denied request from the previous year.

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Mr. Burke commented that this case falls between two cases the Board has heard in the last couple of years; a large property on Upper Bellbrook Road and the other N. Belleview request but on a much smaller lot.

Chairperson Brinegar stated that she understands the rationale behind this request due the needs when caring for a large property.

Ms. Schroeder added that the neighbor's property also had an unusual easement that affected the decision. This request is similar to the Upper Bellbrook case where there had been an existing oversized structure on the lot.

Ms. Schroeder made a motion to approve **VA 21-04 a** for a 1,040 square foot accessory structure at 1706 N. Belleview. Mr. Burke seconded the motion. The Clerk called the roll. Ms. Schroeder, yes; Mr. Burke, yes; Mr. Ograd, no; Chairperson Brinegar, yes. The variance for size was approved 3-1.

Mr. Burke made a motion to approve **VA 21-04 b** for a structure with a height of 17 feet at 1706 N. Belleview. Mr. Ograd seconded the motion. The Clerk called the roll. Mr. Burke, yes; Mr. Ograd, yes; Ms. Schroeder, yes; Chairperson Brinegar, yes. The variance for height was approved 4-0.

Mrs. Timmons stated that she will take the height requirement question to the City Manager to look to look into amending the Zoning Code.

- **VA 21-05 2097 Sheffield Place Accessory Structure**

Mrs. Timmons presented the staff report. The request by Timothy Chandler is for a 240 square foot shed at 2097 Sheffield Place. This structure would take the aggregate amount of added structures over the limit of 600 square foot defined by Code.

Chairperson Brinegar swore in Tim Chandler, the property owner of 2097 Sheffield Place.

Mr. Chandler explained that they wanted a shed to store garden and yard tools and would have no electricity. The attached garage holds his wife's car. The detached garage holds his truck and a boat. He added that 21 years ago he had requested building a 1,200 square foot garage but was denied. So, the garage is 600 square feet. The lot is three quarters of an acre.

Mr. Ograd asked how far from the existing garage the shed would be placed. Mr. Chandler stated it would be 9 foot behind the garage, 12 feet off the rear property line and 10 feet off the side property line.

BELLBROOK BOARD OF ZONING APPEALS AND PROPERTY REVIEW COMMISSION
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One neighbor spoke in support of the Chandler's request. Chairperson Brinegar swore in Charles Skipper 2109 Sheffield Place who stated that the Chandler's take very good care of their property and he was sure that the shed would also look good and be well maintained.

The Board members thanked Mr. Skipper saying that they appreciate input from neighbors.

Chairperson Brinegar commented that there have been a lot of requests for oversized structures and the Board must decide if there is an exception to be made here or if there is a hardship.

Mr. Burke added that this was more of a standard lot without the exceptional consideration of the other cases heard recently.

Ms. Schroeder said this was a struggle for several reasons including that the owner had previously turned down for a larger structure years ago. These owners are trying to take good care of their property.

Mr. Ograd said he didn't feel like this was a hardship instance since there is already a 600 square foot accessory structure on the lot.

Ms. Schroeder made a motion to approve **VA 21-05** for an accessory structure at 2097 Sheffield Place. Chairperson Brinegar seconded the motion. The Clerk called the roll. Ms. Schroeder, yes; Chairperson Brinegar, no; Mr. Burke, no; Mr. Ograd, no. The variance was denied 3-1.

PROPERTY REVIEW COMMISSION

- **Update on 2088 Dane Lane**

Mrs. Timmons reported that the City received payment from the property owner for the property maintenance violation.

PROPERTY MAINTENANCE CODE REVIEW

Mrs. Timmons explained that the review of the Property Maintenance Code is on hold due to staffing issues.

Chairperson Brinegar wanted to state that reviewing and updating the Code is very important. It needs to be clear and enforceable. She hopes that this project will be kept as a priority.

BELLBROOK BOARD OF ZONING APPEALS AND PROPERTY REVIEW COMMISSION
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July 20, 2021

OPEN COMMENT

ADJOURNMENT

Mr. Burke made a motion to adjourn the meeting and it was seconded by Mr. Ograd. Chairperson Brinegar adjourned the meeting at 7:25 PM.

Meredith Brinegar, Chair

Pamela Timmons, Secretary



To: Board of Zoning Appeals
From: Pamela Timmons, Clerk of Council
Date: August 12, 2021
Subject: Staff Report for VA 21-02 2136 Lakeman Dr

Summary of the Request

Request to build a 96-square-foot accessory structure 5 feet from the back and side property lines.

Applicant Information

Thomas and Diana Claude
2136 S Lakeman Dr
Bellbrook, OH 45305

Current Zoning District

R-1B

Parcel Identification

L35-0002-0013-0-0031-00

Variance from code

18.05A ACCESSORY BUILDINGS:

In a residential zone, no garage or other accessory building shall be erected within a required side yard or front yard.

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.

Applicant's Reason for the Request

The applicants wish to avoid a hill that runs down the backyard. The land is flatter closer to the boundary lines.

Surrounding Land Use within 1,000 Feet

Residential

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

None

Comprehensive Plan Applied to the Geographical Area

NA

Existing Public Utilities

Plat map shows a drainage easement but the Service Director inspected the sight and there is no drain or swale on the property.

Soil Survey Data

NA

Classification of Streets, Traffic Volumes & Direction, Planned Improvements

NA

Flood Plain Information

NA

Comments from City and County Agencies

NA

Supporting Maps & Graphics

Enclosed

Staff Recommendation

No current Zoning Official for the City





CITY OF BELLBROOK

APPLICATION FOR ZONING VARIANCE

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

DATE RECEIVED 6/17/2021 STAFF USE APPLICATION # VA 21-02

APPLICANT INFORMATION

PROPERTY OWNER CLAUDE GEORGE THOMAS TRUSTEE
DIANA L. CLAUDE TRUSTEE PHONE NUMBER 937-272-0180
OWNER ADDRESS 2136 S. LAKEMAN DR.
APPLICANT NAME GEORGE CLAUDE PHONE NUMBER 937-272-0180
APPLICANT ADDRESS 2136 S. LAKEMAN DR.
APPLICANT EMAIL tomdianaclaude@yahoo.com

REQUEST INFORMATION

PROPERTY ADDRESS 2136 S. LAKEMAN DR. ZONING DISTRICT R-1B
SUBDIVISION Block B Winter Haven ALL LOT NUMBER 31 PARCEL ID L35-0002-0013-0-0031-00
DESCRIBE THE GENERAL NATURE OF THE VARIANCE We would like to change the distance from the back and side boundary of our property for our shed from 8 ft to 5ft. The reason is to avoid a hill that runs down our backyard. It is flatter closer to the boundary line in the rear yard

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.

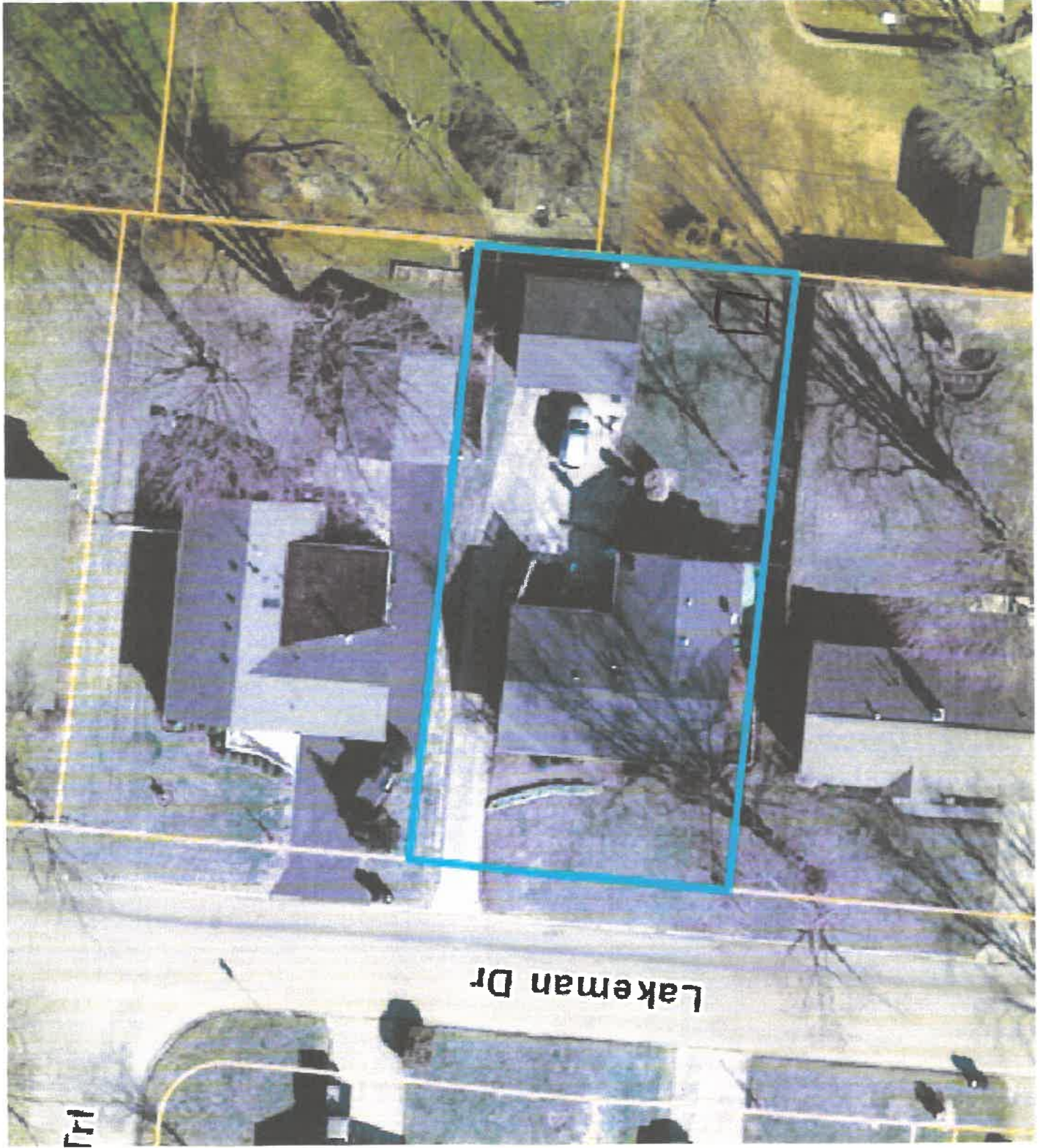
I CERTIFY THAT STATEMENTS MADE TO ME ABOUT THE TIME IT TAKES TO REVIEW AND PROCESS THIS APPLICATION ARE GENERAL. I AM AWARE THAT THE CITY HAS ATTEMPTED TO REQUEST EVERYTHING NECESSARY FOR AN ACCURATE AND COMPLETE REVIEW OF MY PROPOSAL; HOWEVER, AFTER MY APPLICATION HAS BEEN SUBMITTED AND REVIEWED BY 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 George Claude DATE 6/17/21

OFFICE USE ONLY		
APPLICATION FEE	PAYMENT TYPE	REVIEW AUTHORITY
\$ <u>\$100.00</u>	CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/> # <u>1047</u>	ADMINISTRATIVE, BOARD OF ZONING APPEALS
BOARD OF ZONING APPEALS	MEETING DATE <u> </u> / <u> </u> / <u> </u>	APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> CONDITIONS <input type="checkbox"/>

Rec'd by MG



Lakeman Dr

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FOR A FREE ESTIMATE TEXT OR CALL



CHASE EVERHART @ 937-938-0634

SAVINGS EDITION
INSTALLED SHEDS

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TOP INSTALLED MODELS WITH OUR MOST POPULAR UPGRADES

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at 7.99% APR*

UPGRADES INCLUDED

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VENTILATION UPGRADE

PREMIUM SHINGLE UPGRADE***

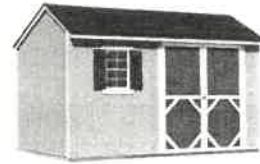
METAL RAMPS UPGRADE***



ROCKPORT 8-ft. x 12-ft.*
SAVINGS EDITION ITEM # 900568
FINAL PRICE AFTER DISCOUNT **\$4008**



BELMONT 8-ft. x 10-ft.*
SAVINGS EDITION ITEM # 900533
FINAL PRICE AFTER DISCOUNT **\$2628**

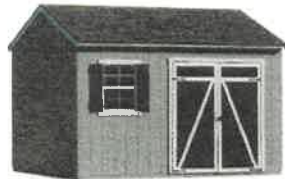


STRATFORD 12-ft. x 8-ft.*
SAVINGS EDITION ITEM # 900528
FINAL PRICE AFTER DISCOUNT **\$3578**

3047
~~3048~~



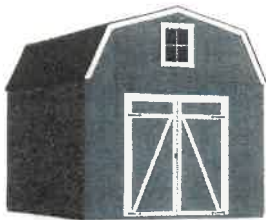
RAINIER 10-ft. x 10-ft.*
SAVINGS EDITION ITEM # 900519
FINAL PRICE AFTER DISCOUNT **\$3578**



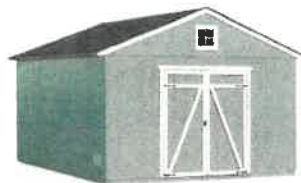
GENTRY 12-ft. x 10-ft.*
SAVINGS EDITION ITEM # 900545
FINAL PRICE AFTER DISCOUNT **\$4590**



STATESMAN 10-ft. x 12-ft.*
SAVINGS EDITION ITEM # 900541
FINAL PRICE AFTER DISCOUNT **\$4477**



ESTATE 10-ft. x 12-ft.*
SAVINGS EDITION ITEM # 900543
FINAL PRICE AFTER DISCOUNT **\$4815**



STATESMAN 12-ft. x 16-ft.*
SAVINGS EDITION ITEM # 900566
FINAL PRICE AFTER DISCOUNT **\$5708**



ESTATE 12-ft. x 16-ft.*
SAVINGS EDITION ITEM # 3830506
FINAL PRICE AFTER DISCOUNT **\$6240**

*All stated sizes are nominal. Floor materials, paint and shingles sold separately. Some models shown with optional accessories.
**84 fixed monthly payments with reduced APR financing. Minimum purchase of \$2,000 required. Offer is subject to credit approval. Each fixed monthly payment will be approximately 1.581% of the initial promo purchase amount, and will not be adjusted for merchandise returns which may result in paying the promo purchase in less than 84 months. Regular account terms apply to non-promotional purchases. For new accounts: Standard APR is 26.99%; minimum interest charge is \$2. Existing cardholders should see their credit card agreement for their applicable terms.
***Available on Statesman, Estate, and Gentry Savings Edition sheds only. Pricing not applicable in Florida or non-serviced Heartland installation locations.





CITY OF BELLBROOK

ZONING PERMIT – ACCESSORY BUILDINGS

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

DATE RECEIVED 6 / 17 / 2021 STAFF USE APPLICATION # 21-73

APPLICANT INFORMATION

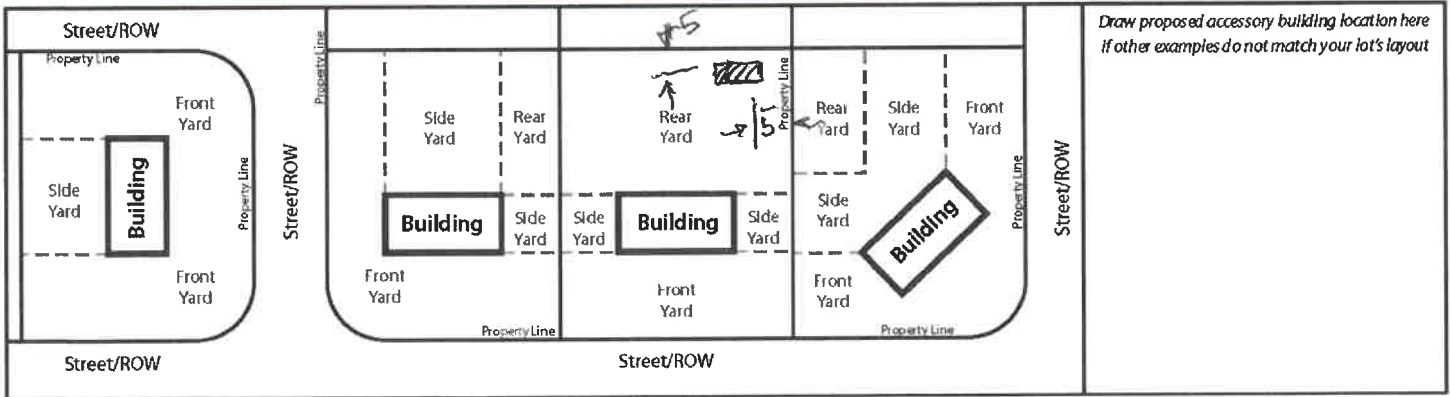
PROPERTY ADDRESS 2136 S. LAKEMAN DR. ZONING DISTRICT R-1B
PROPERTY OWNER CLAUDE GEORGETHOMAS TRUSTEE
DIANA L CLAUDE TRUSTEE PHONE NUMBER 937-272-0180
APPLICANT NAME GEORGE CLAUDE PHONE NUMBER 937-272-0180
APPLICANT EMAIL tomdianaclaude@yahoo.com

REQUEST INFORMATION

TYPE OF LOT CORNER INTERIOR OTHER ACCESSORY BUILDING TYPE SHED GARAGE POOL OTHER
DIMENSIONS OF STRUCTURE HEIGHT 8' WIDTH 12' LENGTH 8' FLOOR AREA 96 SQUARE FEET
PROPOSED LOCATION SIDE YARD REAR YARD *DISTANCE FROM PROPERTY LINES SIDE YARD 5' REAR YARD 5'
WIDTH OF RECORDED EASEMENTS ON LOT SIDE YARD _____ REAR YARD _____ PLEASE DENOTE LOCATION ON LOT TYPES BELOW
PROPOSED USE OF STRUCTURE LAWN EQUIPMENT
OTHER COMMENTS _____

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

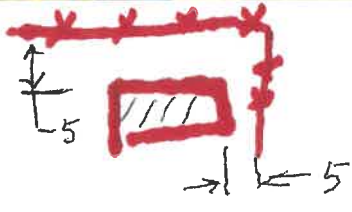
SHOW PROPOSED ACCESSORY BUILDING LOCATION ON CORRESPONDING LOT TYPE



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 George Claude DATE 6 / 17 / 2021

OFFICE USE ONLY		
PERMIT FEE \$ <u>10.00</u>	PAYMENT TYPE CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/> # <u>1046</u>	REVIEW AUTHORITY ADMINISTRATIVE <input type="checkbox"/> <u>BZA</u> <input type="checkbox"/> VRB <input type="checkbox"/>
APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>	STAFF SIGNATURE _____	DATE _____/_____/_____
APPROVED-CONDITIONS <input type="checkbox"/>		



111



To: Planning Board
From: Pamela Timmons, Clerk of Council
Date: August 12, 2021
Subject: Staff Report for VA 21-03 1501 Lynlee Dr

Summary of the Request

The request is to add a post and beam structure to cover a concrete patio addition that extends into the front and side yards of the property

Applicant Information

Brett Doudican
1501 Lynlee Dr
Bellbrook, OH 45305

Current Zoning District

R-1A

Parcel Identification

L35000100120008700

Applicable Zoning Code

18.11 PROJECTIONS INTO REQUIRED YARDS:

(2) Front yards:

No structure may project into a required front yard; however, unroofed porches and steps may extend from the dwelling into the required front yard a maximum of ten (10) feet.

(3) No structure may project into a required side yard except that, where a single lot under one ownership existed in a residential district at the time of passage of this Ordinance, and such lot is of insufficient width to meet the side yard requirements of this Ordinance, the Board of Zoning Appeals may grant a minimum variance to permit the construction of a one-family residence.

Applicant's Reason for the Request

Due to the position of electrical box tie-in and a window the roof structure would be approximately 4 feet in front of the existing structure. The contractor will construct the roof to appear seamless to the existing structure.

Surrounding Land Use within 1,000 Feet

Residential

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

NA

Comprehensive Plan Applied to the Geographical Area

NA

Existing Public Utilities

No easements

Soil Survey Data

NA

Flood Plain Information

Not in Flood Plain

Comments from City and County Agencies

NA

Supporting Maps & Graphics

Enclosed

Staff Recommendation



CITY OF BELLBROOK

APPLICATION FOR ZONING VARIANCE

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

DATE RECEIVED <u>6 / 28 / 2021</u>	STAFF USE	APPLICATION # <u>VA 21-03</u>
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APPLICANT INFORMATION

PROPERTY OWNER Brett Doudican PHONE NUMBER 440-476-8326

OWNER ADDRESS 1501 Lynlee Dr. Bellbrook, OH 45305

APPLICANT NAME Brett Doudican PHONE NUMBER 440-476-8326

APPLICANT ADDRESS 1501 Lynlee Dr. Bellbrook, OH 45305

APPLICANT EMAIL brett.doudican@gmail.com

REQUEST INFORMATION

PROPERTY ADDRESS 1501 Lynlee Dr ZONING DISTRICT R-1A

SUBDIVISION Possum Run 1 All LOT NUMBER 21 PARCEL ID L35000100120008700

DESCRIBE THE GENERAL NATURE OF THE VARIANCE Application for a post and beam structure to cover a concrete patio (to be installed where current deck resides). Due to the position of electrical box tie-in and a window the roof structure would be approximately 4 feet in front of the existing structure. Working with a professional contractor to make the roof look seamless to existing structure.

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

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

APPLICANT SIGNATURE  DATE 6 / 28 / 21

OFFICE USE ONLY		
APPLICATION FEE	PAYMENT TYPE <u>6/28/21</u>	REVIEW AUTHORITY
\$ <u>100.00</u>	CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/> # <u>116</u>	ADMINISTRATIVE, BOARD OF ZONING APPEALS
BOARD OF ZONING APPEALS	MEETING DATE <u> </u> / <u> </u> / <u> </u>	APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> CONDITIONS <input type="checkbox"/>

Brett Doudican
1501 Lynlee Dr.
Zoning Variance Questions and Response

1) WHETHER THE PROPERTY IN QUESTION WILL YIELD A REASONABLE RETURN OR WHETHER THERE CAN BE ANY BENEFICIAL USE OF THE PROPERTY WITHOUT THE VARIANCE;

The value of the property will increase with the proposed investment in the addition.

2) WHETHER THE VARIANCE IS SUBSTANTIAL;

The variance is not substantial. The current setback requirement is 40' from Lynlee Drive. The proposed addition will be 55'-6" from the curb upon completion as per attached drawings. The current home is 60'-0" from the curb. Thus the encroachment is more than 15' greater than the setback requirement, and a chance of less than 5' from current conditions. The proposed structure will replace an existing deck and a privacy fence that are in fair to poor condition.

3) WHETHER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD WOULD BE SUBSTANTIALLY ALTERED OR WHETHER ADJOINING PROPERTIES WOULD SUFFER A SUBSTANTIAL DETRIMENT AS A RESULT OF THE VARIANCE;

The character of the neighborhood would be improved and no neighboring properties would suffer. The proposed addition will replace an existing deck and a privacy fence in fair to poor condition. The roof will match the existing and be thoughtfully tied into the existing structure. The architecture will mirror similar homes in the neighborhood with garages or porch roofs that project moderately beyond the front face of the home.

4) WHETHER THE VARIANCE WOULD ADVERSELY AFFECT THE DELIVERY OF GOVERNMENTAL SERVICES SUCH AS WATER, SANITARY SEWER OR GARBAGE REMOVAL;

The proposed addition will not affect governmental services.

5) WHETHER THE PROPERTY OWNER PURCHASED THE PROPERTY WITH KNOWLEDGE OF THE ZONING RESTRICTION;

The property owner did not purchase the property with knowledge of the zoning restriction, nor contemplation of the proposed addition.

6) WHETHER THE PROPERTY OWNER'S PREDICAMENT FEASIBLY CAN BE OBIATED THROUGH SOME METHOD OTHER THAN A VARIANCE; AND

Due to the layout of the home there is no entrance/exit to the rear of the house and no conceivable way to construct one (tri-level home). The only place for a covered porch exiting from the home is on the north side as proposed. The western limit of the proposed addition is constrained by utility service feed panels, which forces the requisite dimension to the east which thus requires the variance.

7) WHETHER THE SPIRIT AND INTENT BEHIND THE ZONING REQUIREMENT WOULD BE OBSERVED AND SUBSTANTIAL JUSTICE DONE BY GRANTING THE VARIANCE. THE BOARD SHALL DETERMINE, AFTER AND WEIGHING THE FACTORS DESCRIBED ABOVE AND ANY OTHER FACTORS THE BOARD DEEMS RELEVANT, WHETHER THE PROPERTY OWNER HAS SHOWN PRACTICAL DIFFICULTIES SO INEQUITABLE AS TO JUSTIFY GRANTING A VARIANCE TO THE PROPERTY OWNER.

No significant change in lawn or landscaping will be incurred, and thus green space is preserved and improved. The proposed addition will be of high quality heavy timber construction, aesthetically integrated into the existing structure. The community setback requirements will be maintained with significant additional buffer. The proposed addition will improve the lot aesthetics by replacing a fair-to-poor condition fence, deck, and landscaping with new heavy timber construction and new landscaping. For these reasons the applicant believes the proposed minor variance meets and exceeds the spirit and intent of zoning requirements and represents a valuable addition to the community.



CITY OF BELLBROOK

ZONING PERMIT – NEW CONSTRUCTION

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

DATE RECEIVED <u>6/10/2017</u>	STAFF USE	APPLICATION # <u>21-72</u>
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APPLICANT INFORMATION

PROPERTY ADDRESS <u>1501 Lynlee Dr.</u>	ZONING DISTRICT <u>R-1A</u>
PROPERTY OWNER <u>Brett Doudican</u>	PHONE NUMBER <u>440-476-8326</u>
APPLICANT NAME <u>Brett Doudican</u>	PHONE NUMBER <u>440-476-8326</u>
APPLICANT EMAIL <u>brett.doudican@gmail.com</u>	

REQUEST INFORMATION

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

DIMENSIONS OF LOT WIDTH 136 DEPTH 175 LOT AREA 23800 SQUARE FEET

STRUCTURE SF RESIDENTIAL 1572 BASEMENT 400 GARAGE 440 ADDITION/PATIO/DECK 384 TOTAL SF 2736

YARD REQUIREMENTS FRONT YARD _____ REAR YARD _____ SUM OF SIDES _____ BUILDING HEIGHT 20 FEET

DISTANCE FROM PROPERTY LINES FOR ADDITIONS AND PATIOS/DECKS SIDE YARD 49 REAR YARD 40

WIDTH OF RECORDED EASEMENTS ON LOT SIDE YARD _____ REAR YARD _____ PLEASE DENOTE LOCATION ON PLOT PLAN

PROPOSED USE OF STRUCTURE Post and beam open valled patio with shingle roof

OTHER COMMENTS _____

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

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.

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

APPLICANT SIGNATURE *Brett Doudican* DATE 6/7/21

OFFICE USE ONLY	
PERMIT FEE <u>\$ 2500</u>	PAYMENT TYPE <u>6/10/21</u> CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/> # <u>13</u>
PARK DEVELOPMENT FEE <u>\$</u>	REVIEW AUTHORITY ADMINISTRATIVE <input type="checkbox"/> BZA <input type="checkbox"/> VRB <input type="checkbox"/>
APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>	STAFF SIGNATURE _____ DATE ____/____/____
APPROVED-CONDITIONS <input type="checkbox"/>	

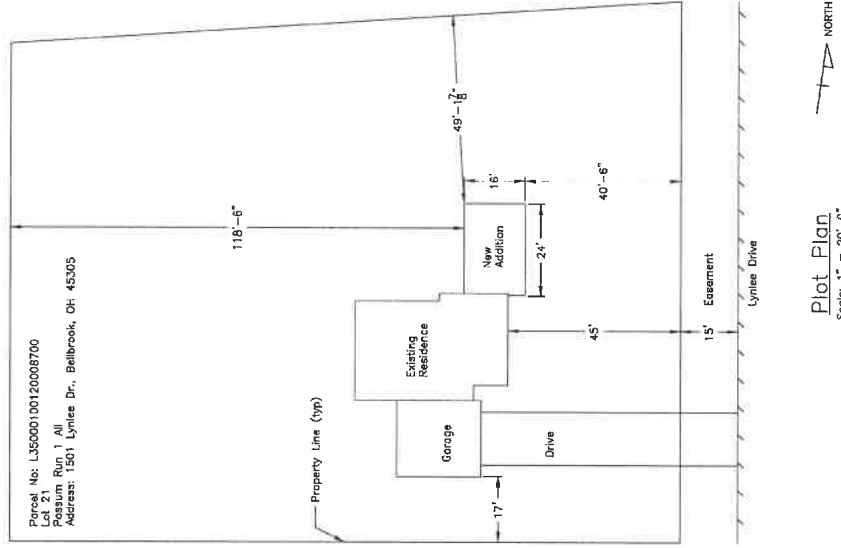
Exterior Patio Addition at 1501 Lynlee Dr. Bellbrook, OH 45305

Owners: Brett T. and Valerie T. Doudican
 Contractor: Mike Bryan MBC

Notes:

Proposed construction is the addition of a post and beam open wall patio with timber trusses and asphalt shingle roof. New slab on grade will be constructed with perimeter continuous footer to support posts.

All construction is to be in compliance with the Residential Code of Ohio for 1, 2, and 3 Family Dwellings, 2019 RCO.



Patio Addition
 1501 Lynlee Dr., Bellbrook, OH

Date
 04/27/21

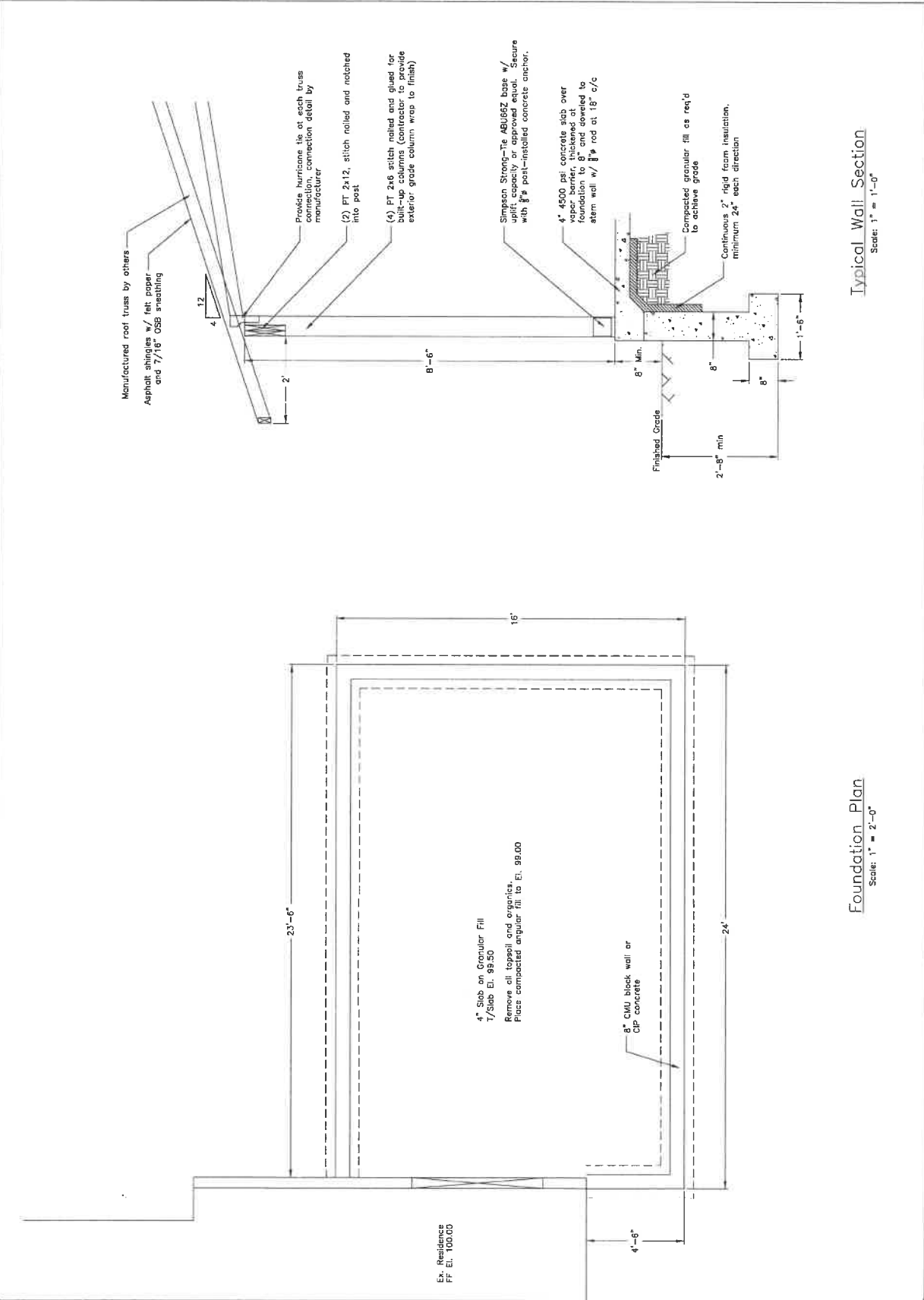
Permit
 Submittal

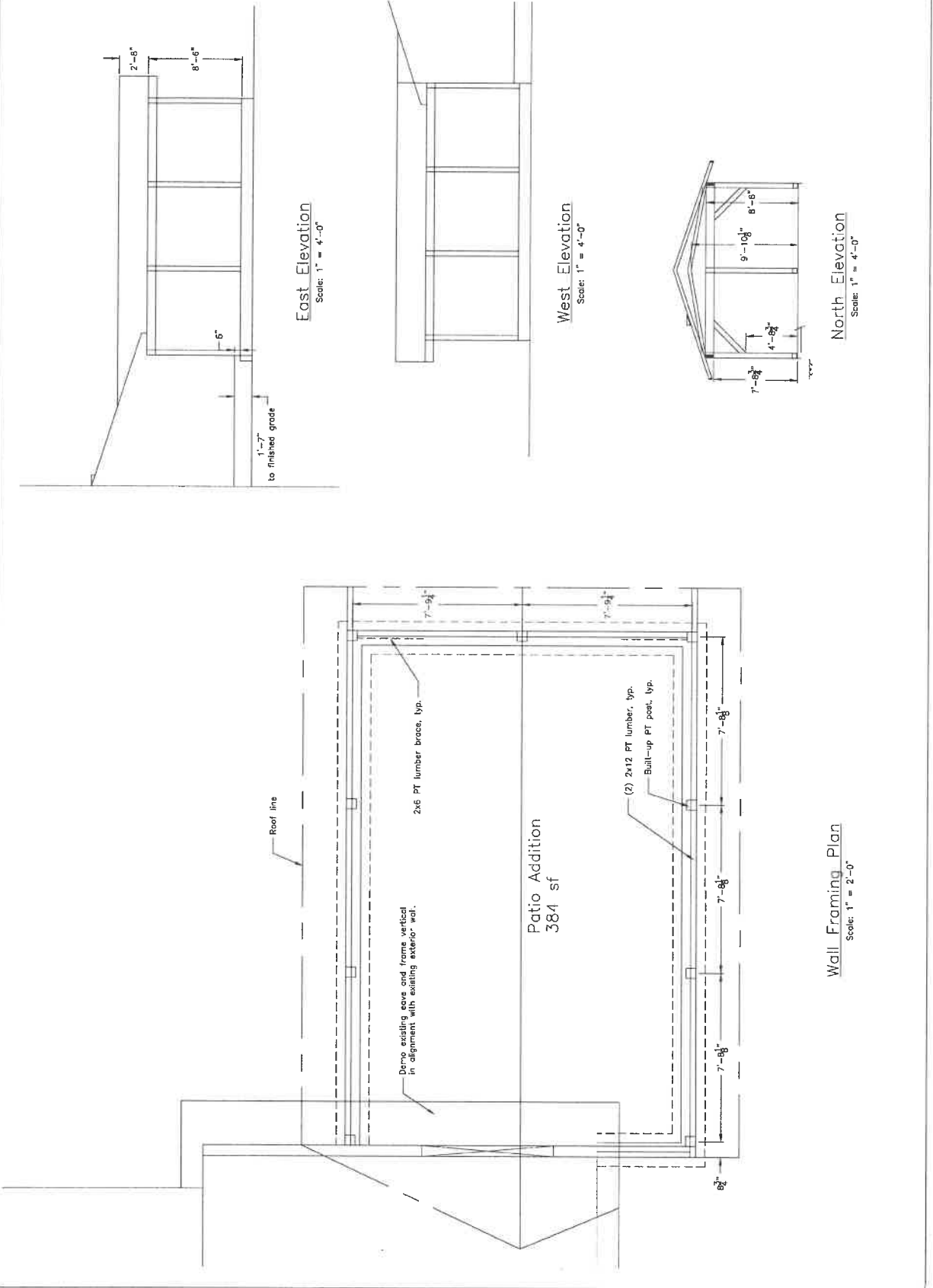
Owner
 Brett Doudican
 1501 Lynlee Dr.
 Bellbrook, OH 45305

Contractor
 Mike Bryan MBC

Design: BMD
 Drawn: BMD
 Date: 4/27/21
 Scale: As Shown

S1





Owner: Brett Doudican
 1501 Lynlee Dr.
 Bellbrook, OH 45305
 Contractor: Mike Bryon MBC

Design: BMD
 Drawn: BMD
 Date: 04/27/21
 Scale: AS Shown

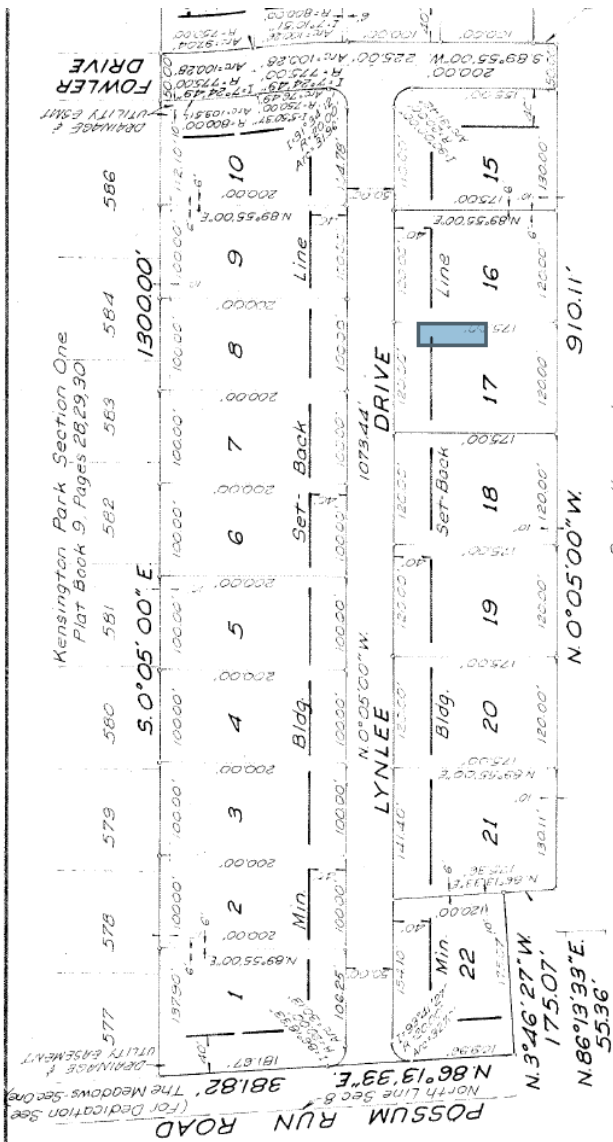
Date: 04/27/21
 Submitted: Permit

1501 Lynlee Dr., Bellbrook, OH
 Patio Addition

S3

1501 Lynlee Dr





Kensington Park Section One
 Plat Book 9, Pages 26, 29, 30

577 578 579 580 581 582 583 584 586
 5.0°05'00"E 1300.00'

James P Hobstetter Sr
 & James B McIntosh
 Deed Book 539 Page 63

POSSUM RUN ROAD
 (For Dedication See
 North Line Sec 6
 381.82' The Meadows Sec One)

RYAN HOMES INC.
 DB 542 Pg. 599

BLOCK "B" WINTER HAVEN SUBDIVISION

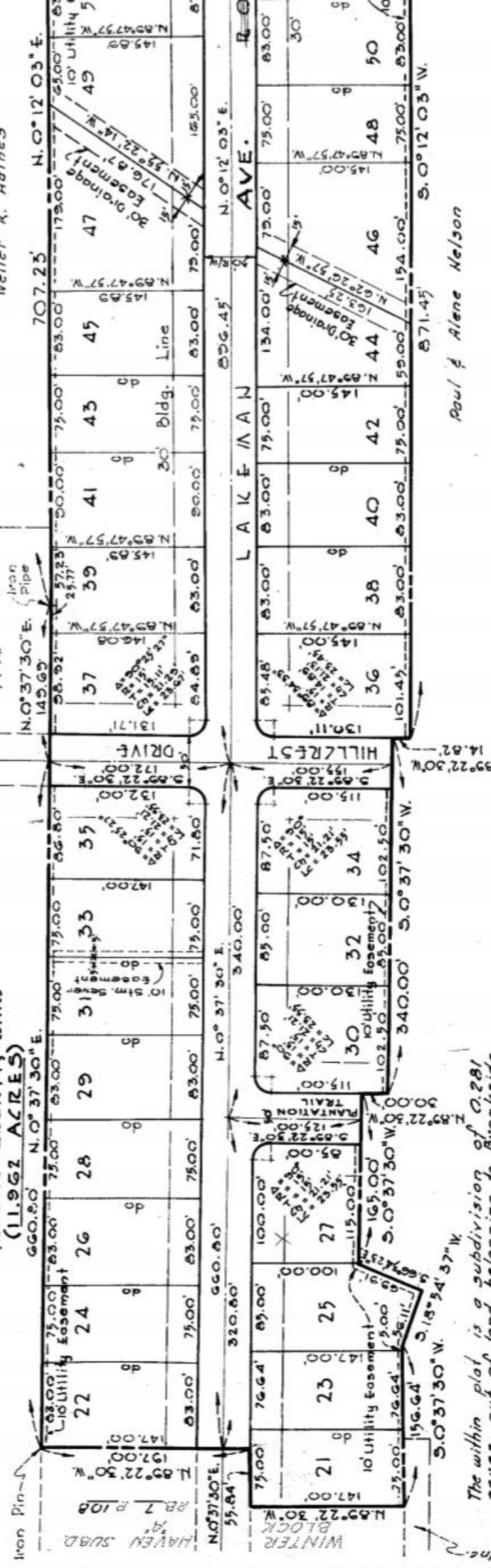
SEC. 7 T2 R6
SUGAR CREEK TWP., GREENE COUNTY, OHIO

BY
BROOKSIDE CONSTRUCTION CO. INC.

BELLEVUE, OHIO
and **PAUL & ALENE NELSON**
STATE ROUTE 725 & WILMINGTON DAYTON RD.
GREENE COUNTY, OHIO
(11.962 ACRES)



Weller K. Haines



The within plot is a subdivision of 0.281 acres, out of land belonging to Brookside Construction Co. Inc. as recorded in Deed Book

Paul & Alene Nelson



To: Planning Board
From: Pamela Timmons, Clerk of Council
Date: August 12, 2021
Subject: Staff Report for VA 21-06 3544 Ridgeway Rd

Summary of the Request

The request is to construct an accessory structure that 676 square feet which is larger than allowed by the Zoning Code.

Applicant Information

Thomas Cornelison
3544 Ridgeway Rd
Bellbrook, OH 45305

Current Zoning District

R-1B

Parcel Identification

L35000100030005000

Applicable Zoning Code

18.05A ACCESSORY BUILDINGS:

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

Applicant's Reason for the Request

The property owner wished to build an accessory structure to allow for vehicle storage, tool storage, household storage, and maintenance of vehicles.

Surrounding Land Use within 1,000 Feet

Residential
Previous Related Development Decisions in the Immediate Area (3-5 Years)
NA
Comprehensive Plan Applied to the Geographical Area
NA
Existing Public Utilities
10 foot utility easements along the rear and east property lines.
Soil Survey Data
NA
Flood Plain Information
Not in Flood Plain
Comments from City and County Agencies
NA
Supporting Maps & Graphics
Enclosed
Staff Recommendation

\$200.00



CITY OF BELLBROOK

APPLICATION FOR ZONING VARIANCE

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

DATE RECEIVED 7/23/21 STAFF USE APPLICATION # VA21-06

APPLICANT INFORMATION

PROPERTY OWNER Jocelyn Mae Lord-Cornelison/Thomas Lee Cornelison PHONE NUMBER 580 481-8056
OWNER ADDRESS 3544 Ridgeway Rd. Bellbrook OH 45305
APPLICANT NAME Thomas Lee Cornelison PHONE NUMBER 580 497 3699
APPLICANT ADDRESS 3544 Ridgeway Rd. Bellbrook OH 45305
APPLICANT EMAIL TommyC88.TCC@gmail.com

REQUEST INFORMATION

PROPERTY ADDRESS 3544 Ridgeway Rd. Bellbrook OH 45305 ZONING DISTRICT 001S2000
SUBDIVISION Ridgewood Sec One B LOT NUMBER 26 PARCEL ID C35000100030005000
DESCRIBE THE GENERAL NATURE OF THE VARIANCE Would like to build shop bigger than ordinance allows for. This would be for vehicle storage, household storage, and maintenance of vehicles. This would also provide storage for all my tools.

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.

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

APPLICANT SIGNATURE Thomas J. Cornelison DATE 7/15/2021

OFFICE USE ONLY		
APPLICATION FEE	PAYMENT TYPE	REVIEW AUTHORITY
\$ <u>200</u>	CASH <input checked="" type="checkbox"/> CHECK <input type="checkbox"/> #	ADMINISTRATIVE, BOARD OF ZONING APPEALS
BOARD OF ZONING APPEALS	MEETING DATE <u>8/17/21</u>	APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> CONDITIONS <input type="checkbox"/>

\$55.00



CITY OF BELLBROOK

ZONING PERMIT – ACCESSORY BUILDINGS

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305

(937) 848-4666 WWW.CITYOFBELLBROOK.ORG

DATE RECEIVED 7/23/21 STAFF USE APPLICATION # 21-82

APPLICANT INFORMATION

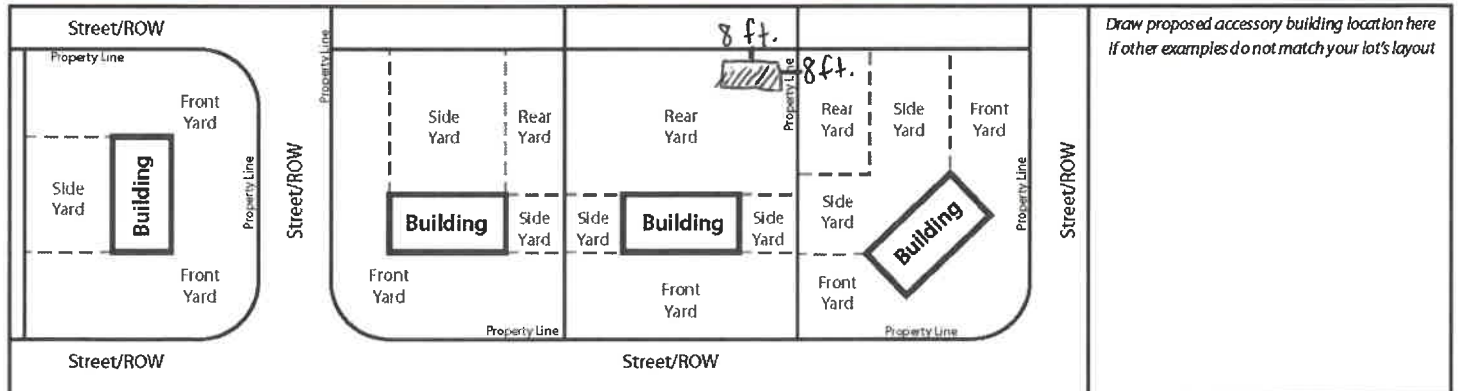
PROPERTY ADDRESS 3544 Ridgeway Rd. Bellbrook OH 45305 ZONING DISTRICT 00152000
PROPERTY OWNER Deelyn Mae and Thomas Lee Cord-Cornelison PHONE NUMBER 580 481 8050
APPLICANT NAME Thomas Lee Cornelison PHONE NUMBER 580 471 3699
APPLICANT EMAIL Tommy C88.TC@gmail.com

REQUEST INFORMATION

TYPE OF LOT CORNER INTERIOR OTHER ACCESSORY BUILDING TYPE SHED GARAGE POOL OTHER
DIMENSIONS OF STRUCTURE HEIGHT 13 WIDTH 26 LENGTH 26 FLOOR AREA 676 SQUARE FEET
PROPOSED LOCATION SIDE YARD REAR YARD *DISTANCE FROM PROPERTY LINES SIDE YARD 8 REAR YARD 8
WIDTH OF RECORDED EASEMENTS ON LOT SIDE YARD 10 REAR YARD 10 PLEASE DENOTE LOCATION ON LOT TYPES BELOW
PROPOSED USE OF STRUCTURE vehicle storage/maintenance
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



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 07/23/2021

OFFICE USE ONLY		
PERMIT FEE \$ <u>55</u>	PAYMENT TYPE CASH <input checked="" 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"/>	STAFF SIGNATURE _____	DATE ____/____/____
APPROVED-CONDITIONS <input type="checkbox"/>		

824 West Lebanon Street,
Mount Airy, NC, 27030
Office: 844-507-1309
universalmetal00@gmail.com



Barn Order Form

UMB Dealer Dayton Barns
Dealer Phone Number 937-741-7200
Order Date 7/17/2021

Customer Name: Tommy Cornelison County: Greene Tax Rate: 7.25 %
 Install Address: 3544 Ridge Way Rd City: BellBrook State: OH Zip Code: 45305
 Mailing Address: 3544 Ridge Way Rd City: BellBrook State: OH Zip Code: 45305
 Phone Numbers: Primary # 580-471-3699 Work # 5804818056 Email: tommymc88.tc@gmail.com

Unit Size In Feet	<input checked="" type="checkbox"/>	Regular Roof	<input type="checkbox"/>	A-Frame Roof	<input type="checkbox"/>	Vertical Roof
Full Width:	<u>26</u>		<input type="checkbox"/>		<input type="checkbox"/>	
Roof Length:	<u>27</u>					
Base Length:	<u>26</u>					
Main Unit Height:	<u>13</u>					
Step Down Height:		<input type="checkbox"/>	Drop Down Roof	<input type="checkbox"/>	Continuous Roof	
Lowest Leg Height:						
Gauge:	<u>14</u>					

ALL ORDERS C.O.D.
Retail Price: **11868**
Tax % \$ **0.00** **890.10**
Subtotal: **11868**

Main Unit Description				Lean-To Description					
Item	Quantity	Description	Unit Price	Extended	Quantity	Description	Unit Price	Extended	
Base Size	1	26x26	2895	\$ 0.00				\$ 0.00	
Side Height	1	13 foot leg height	1140	\$ 0.00				\$ 0.00	
Certification				\$ 0.00				\$ 0.00	
Gable				\$ 0.00				\$ 0.00	
Closed Sides	2	Horizontal Vertical	990	\$ 0.00		Horizontal Vertical		\$ 0.00	
Back	1	Horizontal Vertical	1635	\$ 0.00		Horizontal Vertical		\$ 0.00	
Front	1	Horizontal Vertical	1635	\$ 0.00		Horizontal Vertical		\$ 0.00	
Garage Door		10x10	700	\$ 0.00				\$ 0.00	
Garage Door		8x8	500	\$ 0.00				\$ 0.00	
Walk in Door	1	36x80	225	\$ 0.00				\$ 0.00	
Windows	1	30"x30"	170	\$ 0.00				\$ 0.00	
Panels				\$ 0.00				\$ 0.00	
Panels				\$ 0.00				\$ 0.00	
Other (Specify)	1	Concrete		\$ 0.00				\$ 0.00	
Other (Specify)	1	20% Surcharge	19780	\$ 0.00				\$ 0.00	
Other-Deduct (Specify)				\$ 0.00				\$ 0.00	
Other-Deduct (Specify)				\$ 0.00				\$ 0.00	
Subtotal				\$ 0.00	Subtotal				\$ 0.00

Down Payment-Percent **% 1780**
Down Payment-Flat Amt.
Total: **12758.10**
Additional Labor/Trip Charges
Balance Due at Installation **10977.90**

Roof Length is 1' Longer than the Base rail on the Ground.

Installation Surface	Is Power available?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Roof Color	White	Customer's Signature 7/17/2021
Concrete <input checked="" type="checkbox"/>	3ft of Clearance?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Sides/Ends Color	White	
Ground <input type="checkbox"/>	Utilities Marked	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Gable Color	White	
Asphalt <input type="checkbox"/>	Is Site Level?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Trim Color	Beige	
Other (Specify) <input type="checkbox"/>	Is Site Ready?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Two Toned - Top Color	Choose Color	
Permit #	Is Permit Required?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Two Toned - Bottom Color	Choose Color	Dealer's Signature Eric Olson

Date Site will be ready? Check: Cash Cashier's Check Money Order Debit/Credit Card (2.5%)

Prices do not include site leveling, grading, and foundation preparation. Sites that are not level and not prepared will be installed as is at the descretion of our independant contractor on site. Job site must be level. We will contact you, 1-5 days before installation. Universal Metal Buildings has the right to correct any pricing and sales tax errors.

Comments:

3544 Ridgeway Rd



