

BOARD OF ZONING APPEALS MEETING

Thursday, February 23, 2023 – 7:00 p.m.
2090 Ferry Road, Bellbrook, Ohio 45305

AGENDA

- I. **Call to Order & Pledge of Allegiance**
- II. **Roll Call**
- III. **Election of Officers**
- IV. **Explanation of Proceedings**
 - a. Swearing in of participants
- V. **BZA01-2023:** Applicant, Adam Moeller, is requesting an Area/Dimensional Variance from Section 4.12 G. of the Sugarcreek Township Zoning Resolution to allow for the construction of an addition at a front yard setback of 63'-8.5" (75' required). The subject property is 1205 S. Alpha Bellbrook Road, owned by Adam C. Moeller, further identifiable by parcel number L320002001600063900, containing 1.2390 acres and located in the E (Estate Residential) District.
- VI. **BZA02-2023:** Applicant, Eric Evans, is requesting an Area/Dimensional Variance from Section 4.14 C. 6 Table 4-6 of the Sugarcreek Township Zoning Resolution to allow for the construction of an inground pool in the side yard of the subject property. The subject property is 2821 Upper Bellbrook Road, owned by Eric and Kristina Evans, further identifiable by parcel number L32000200220004600, containing 2.767 acres and located in the A-1 (Agricultural) District.
- VII. **BZA03-2023:** Applicants, Michael and Renee McPeck, are requesting an Area/Dimensional Variance from Section 4.14 C. 6 Table 4-6 of the Sugarcreek Township Zoning Resolution to allow for the construction of a 1260 SF detached garage in the front yard of the subject parcel. The subject property is 2776 Wilmington Dayton Road, owned by Michael and Renee McPeck, further identifiable by parcel number L32000100050001700, containing 2.0 acres and located in the E (Estate Residential) District.
- VIII. **Approval of Minutes: November 17, 2022**
- IX. **New Business**
- X. **Old Business**
- XI. **Adjourn**

The next BZA meeting is scheduled for March 23, 2023 at 7:00 p.m.

CONDUCT

A public hearing is a formal invitation and opportunity for the public to address concerns regarding an application that has been brought before this Board of Zoning Appeals. Prior to the public hearing, anyone who wishes to speak will be asked to swear to tell the truth regarding any of their testimony. The Chairperson conducts the meeting and must recognize all speakers prior to their speaking. When recognized to speak, please approach the podium, speak only into the microphone and advise the Board of your name and address before you testify. Those who testify may be subject to cross-examination. Testimony should not be redundant. If testimony becomes redundant, the Chairperson will not recognize speakers unless new information is presented. The Chairperson may elect to limit public comments to three (3) minutes per person. Once a public hearing is closed, the public may no longer present any testimony to the Board of Zoning Appeals. The public has the opportunity and right to be heard, but does not have the right to make defamatory, inciting or inflammatory comments. Anyone making these comments or conducting themselves in an offensive manner may be subject to removal from the hearing and further action.

PROCEDURES

1. Public meeting is opened
2. Swear-in those who wish to testify
3. Public hearing is formally opened
4. Staff presents the case
5. The applicant may address the Board
6. Speakers for the application are recognized
7. Speakers against the application are recognized
8. Speakers wishing to make neutral comments are recognized
9. The applicant is presented with the opportunity for rebuttal
10. The public hearing is closed
11. The Board of Zoning Appeals begins deliberation and concludes with a decision