

# **BOARD OF ZONING APPEALS MEETING**

Thursday, June 22, 2023 – 7:00 p.m.  
2090 Ferry Road, Bellbrook, Ohio 45305

## **AGENDA**

- I. **Call to Order & Pledge of Allegiance**
- II. **Roll Call**
- III. **Explanation of Proceedings**
  - a. Swearing in of participants
- IV. **BZA09-2023:** Applicant, Brain Andzik, is requesting an Area/Dimensional Variance from Section 4.14 D. 3. a. of the Sugarcreek Township Zoning Resolution to allow for the construction of a 1752 SF detached garage, larger than the 1002 SF allowance. The subject property is 3764 Grand Oak Trail, owned by Brain Andzik, further identifiable by parcel number L32000100120029600, containing 10 acres and located in the R-1A (Suburban Residential-Low) District.
- V. **BZA10-2023:** Applicant, Ryan Rust, Outdoor Enhancements, is requesting an Area/Dimensional Variance to reduce the rear yard setback from 30' to 22' in a PUD-R to allow for the construction of a deck. The subject property is 1661 Ardennes Oak Drive, owned by Sarah and Ross Bobb, further identifiable by parcel number L3200010012004200, containing 0.298 acres and located in the PUD-R Residential Planned Unit Development) District.
- VI. **Approval of Minutes: March 23, 2023 and May 25, 2023**
- VII. **New Business**
- VIII. **Old Business**
- IX. **Adjourn**

**The next BZA meeting is scheduled for July 27, 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