



**BOARD OF ZONING APPEALS / PROPERTY  
REVIEW COMMISSION MEETING AGENDA  
Tuesday, January 21, 2025 at 6:30 PM**

15 East Franklin Street Bellbrook, Ohio 45305  
T (937) 848-4666 | [www.cityofbellbrook.org](http://www.cityofbellbrook.org)

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- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES**
  - A. Approval of the December 17, 2024, Board of Zoning Appeals & Property Review Commission Meeting Minutes
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
  - A. Nomination and Selection of Chairperson
  - B. Nomination and Selection of Vice Chairperson
  - C. BZA 25-01: 2451 Lakeview Drive (Stephens): Variance of Bellbrook Zoning Code Section 18.05A to allow the construction of an accessory structure in the property's side yard
  - D. Discussion Topic: Update to the Boards and Commissions Orientation Handbook Regarding Rules
- 6. OPEN DISCUSSION**
- 7. AJOURNMENT**