



**BOARD OF ZONING APPEALS / PROPERTY
REVIEW COMMISSION MEETING AGENDA
Tuesday, June 18, 2024 at 6:30 PM**

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

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES**
 - [A.](#) Approval of the Minute from the March 19, 2024, BZA/PRC Meeting
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - [A.](#) BZA 24-02: 1796 Bledsoe Drive. A variance request of Zoning Code Section 18.05A to allow the construction 672 square foot addition to an existing accessory building.
- 6. OPEN DISCUSSION**
- 7. AJOURNMENT**

RECORD OF PROCEEDINGS

Bellbrook Board of Zoning Appeals & Property Review Commission
March 19, 2024

Item A. Section 3, Item

1. CALL TO ORDER

Mr. Ogrod called the meeting of the Bellbrook Board of Zoning Appeals & Property Review Commission to order at 6:30pm.

2. ROLL CALL

PRESENT

Mr. Philip Ogrod
Mrs. Meredith Brinegar
Mr. Kyle Boehmer

ABSENT

Mrs. Taylor
Mrs. Sharon Schroder

3. APPROVAL OF THE MINUTES

Mr. Ogrod asked if anyone had comments or corrections to the minutes of the February 20, 2024, meeting. Hearing none, the minutes were declared to be approved.

4. OLD BUSINESS

None

5. NEW BUSINESS

A. **BZA 24-01**: 1912 Sugar Maple Place on a variance request of zoning code 18.05B to allow the construction of a swimming pool with a four-foot fence and automatic pool cover.

Staff Report: Mr. Foster spoke on the applicants Scott and Jamie Nagy accompanied by their contractor Knickerbocker Pools. Provided dimensions and letters from neighboring properties.

6. OPEN DISCUSSION

Mr. Ogrod swore in all people speaking at tonight's meeting.

Scott Nagy homeowner of 1912 Sugar Maple Place spoke on the requested variance for the pool & cover.

David Cramer of 1869 Willow Green Drive, Beavercreek, the contractor for Knickerbocker provided details on the auto covers for pools noting the auto cover being safer than a fence.

David Elliot of 3662 River Birch Court, spoke on the properties around the applicants

RECORD OF PROCEEDINGS

Bellbrook Board of Zoning Appeals & Property Review Commission
March 19, 2024

Item A. Section 3, Item

and how they are fenced and protected.

The board members discussed the positive in this variance request for the pool and automatic cover

Mrs. Meredith Brinegar asked for a motion to approve the variance request to allow the construction of a swimming pool with a four-foot fence and automatic pool cover.

Motion made by Mrs. Brinegar, Seconded by Mr. Boehmer.

Voting Yea: Mrs. Brinegar, Mr. Boehmer, Mr. Ogrod

Motion Carries

7. ADJOURNMENT

Hearing no further business coming before the Board, Mr. Ogrod declared the meeting adjourned at 6:58 pm.

Philip Ogrod, Chairperson

Rob Schommer, Clerk of Council



To: BZA/PRC
 From: Jason Foster, Community Development Administrator
 Date: May 29, 2024
 Subject: Staff Report for 2024-BZA-02: 1796 Bledsoe Drive (Eric Bolin)

Summary of the Request

The applicant, Eric Bolin, is requesting a variance of Zoning Code Section 18.05 A to allow the construction of a 672 square foot addition to an existing accessory building at 1796 Bledsoe Drive.

The addition is a 24 x 28 x 14, stick built garage with storage. The proposed addition will be finished with T-111 siding, multiple windows, two, man doors, and asphalt shingles. The addition is also shown to have gutters connecting to an existing drainage system moving water from neighboring properties to the street.

Staff received eight letters of support from neighboring properties. A map showing the location of the authors in relation to the applicant was included in your packet.

The existing detached building was approved to be used as a home occupation (hair salon) through the variance process in 1999. Subsequently, the necessary certificate of zoning compliance was applied for and approved. The salon is still currently active.

Applicant Information

Eric Bolin, Owner

Current Zoning District

R-1A

Parcel Identification

L35000100100007400

Additional Actions or Next Steps to be taken by the City

If the variance request is approved, the applicant will apply for permits through the City and Greene County

Applicant's Reason for the Request

The variance request is to extend an existing building on the property for the purposes of a garage and added storage.

Surrounding Land Use within 1,000 Feet

Residential

Previous Related Development Decisions in the Immediate Area

BZA Case 99-01 was approved on January 20, 1999 to allow a home occupation (hair salon) to be operated out of the detached garage at 1796 Bledsoe Drive. The necessary certificate of zoning compliance was obtained after the variance approval.

Comprehensive Plan Applied to the Geographical Area

N/A

Existing Public Utilities

All utilities are present at the property

Soil Survey Data

N/A

Classification of Streets, Traffic Volumes & Direction, Planned Improvements

N/A

Flood Plain Information

The property is not within the flood plain

Comments from City and County Agencies

None

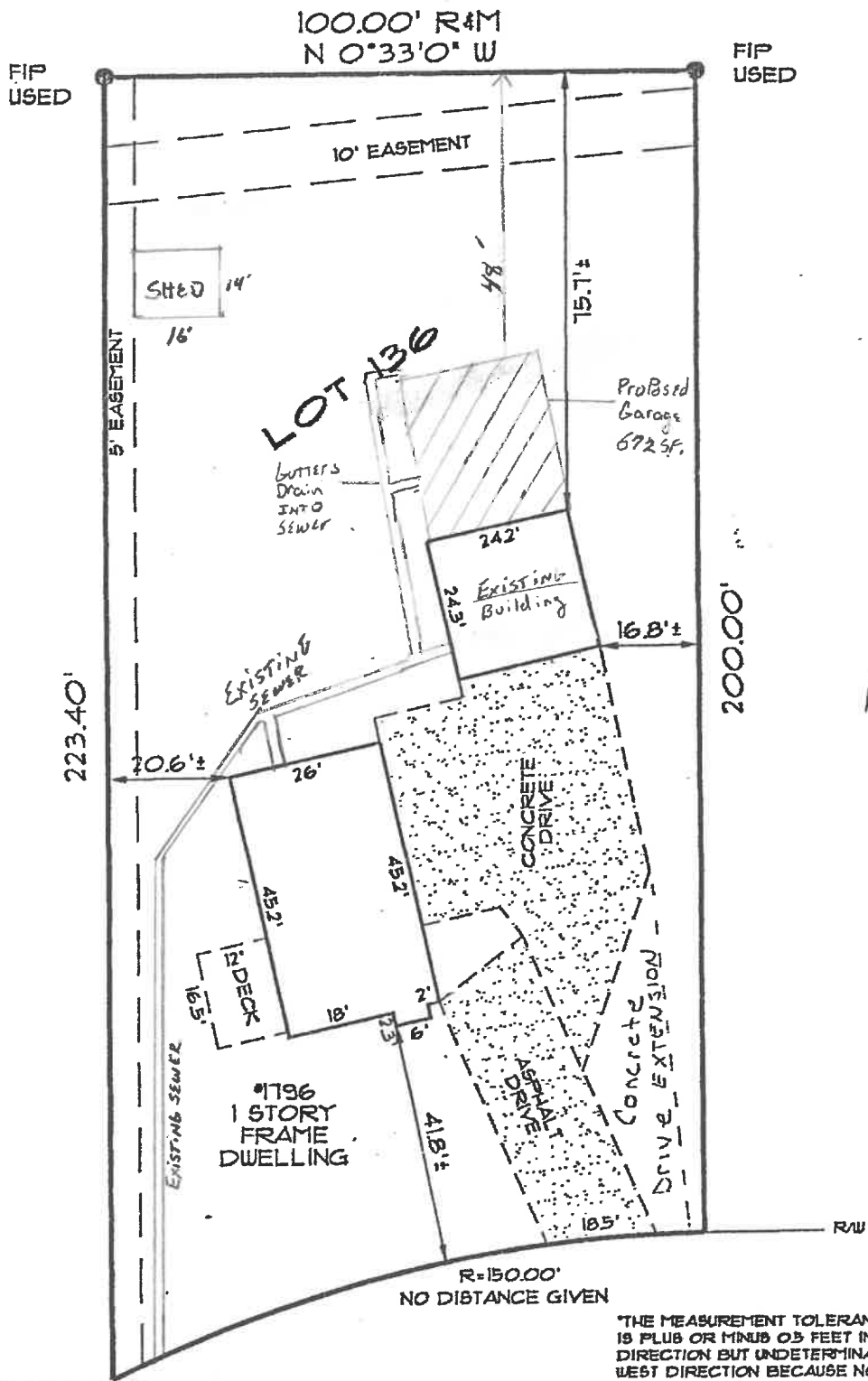
Supporting Maps & Graphics

Attached to packet

Staff Recommendation

Staff recommends the Board consider the variance.

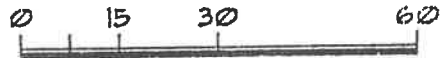




LEGEND

- IRON PIN/REBAR FOUND
- M FIELD MEASURED DISTANCE OR ANGLE
- R RECORD DISTANCE OR ANGLE
- USED DESIGNATES WHICH PINS, DISTANCES AND ANGLES WERE USED TO ESTABLISH BOUNDARIES.
- ✕ NOTCH FOUND
- CL CENTERLINE
- FIP IRON PIN FOUND
- MONUMENT FOUND
- NOT USED DESIGNATES WHICH PINS, DISTANCES AND ANGLES WERE NOT USED TO ESTABLISH BOUNDARIES.

BLED SOE DR
50' R/W



Scale 1"=30'

JLA

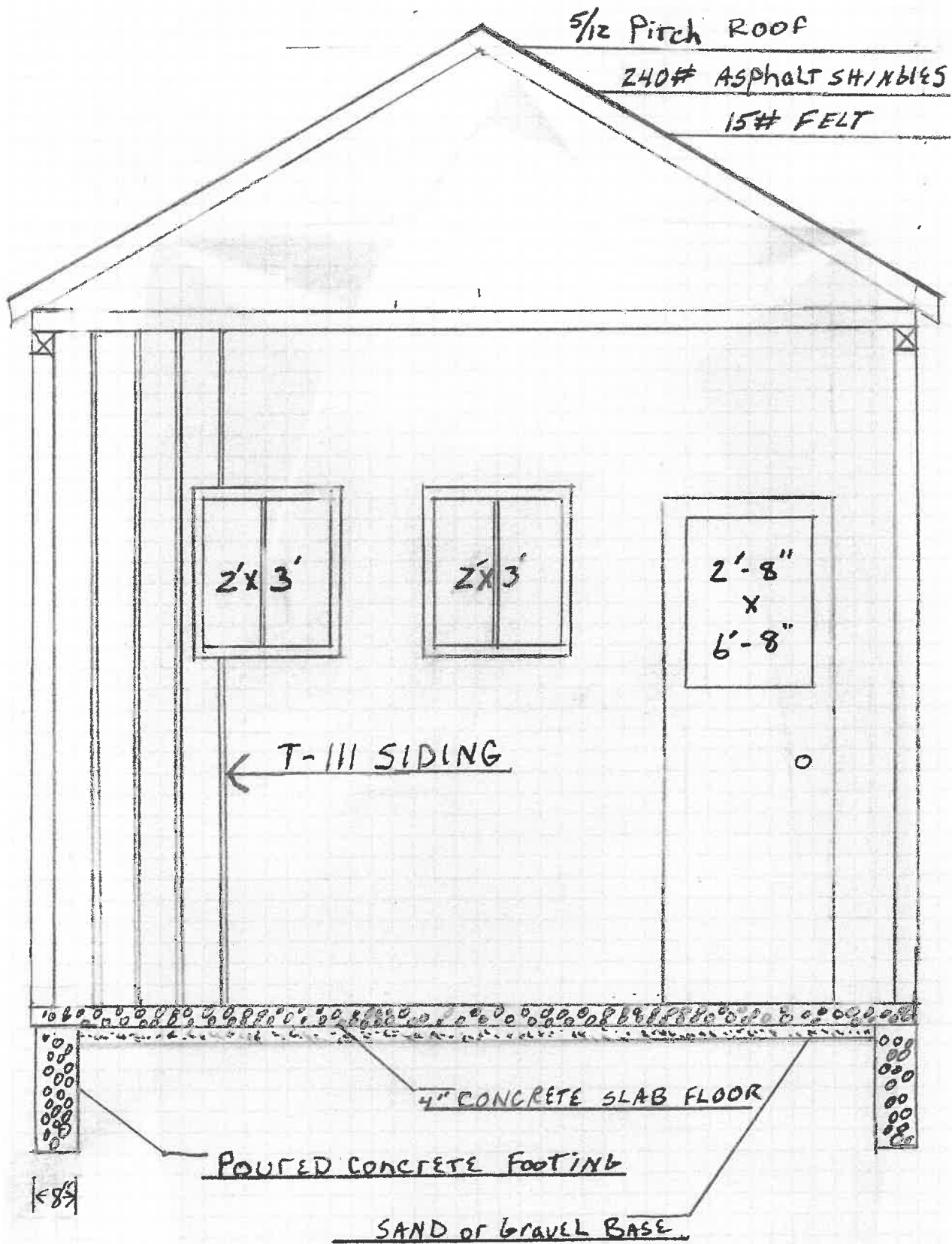
9/958

11/30/1995

THE MEASUREMENT TOLERANCE OF THIS SURVEY IS PLUS OR MINUS 0.5 FEET IN THE NORTH TO SOUTH DIRECTION BUT UNDETERMINABLE IN THE EAST WEST DIRECTION BECAUSE NO OTHER FIELD MONUMENTS WERE FOUND.

END VIEW - EAST

Item A. Section 5, Item



SALES STAR FLEET **ENABLING THE STAR IN YOU**

SIDE VIEW - NORTH
SCALE: 1/4" = 1'

EXISTING ROOF

EXISTING WALL

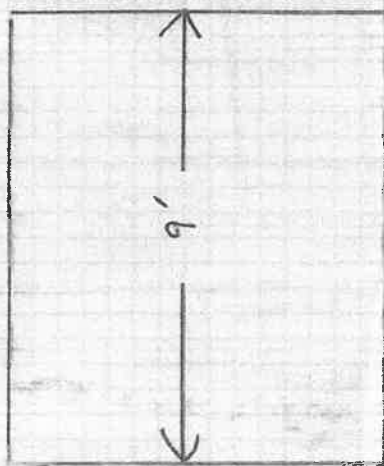
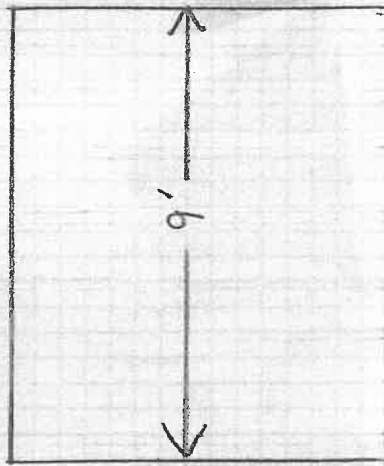
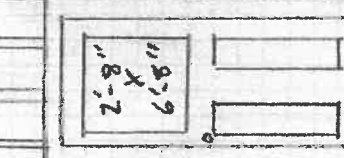
SEAMLESS GUTTER

28'

9'

9'

8'



14-3



MASTERPIECES • SCORECARDS • CERTIFICATIONS • RECOGNITION

SUPPORT LABOR • UNSALEABLES • ROUTINE • BLRA SUPPORT • OVER/SHORT • FINANCE UNIVERSITY • HO SELLEX • SYSTEM TOOLS

OVER HEAD

3' ← WINDOWS → 3' →

EXISTING WALLS

EXISTING WINDOW

4'

2'8"

9' C DOOR

9' C. DOOR

SCALE: 1/4" = 1'

NEW ZXH WALL

EXISTING ZXH WALL



3' ← WINDOWS → 3' →

2'8"



APPLICANT OUTLINED IN RED
LETTERS RECEIVED OUTLINED IN BLUE



Greene County Legend

	Interstate Highway		Parcel Number Lot Number
	US Highway		Schools
	State Route		Parks
	Local Roads		Cemetery
	Parcel Boundary		Shopping
	Corporation Boundary		Buildings
	Topography		Hydrography

1 inch = 200 feet

DISCLAIMER:
The date and maps provided herein may not be construed as a legal document or legal representation. Any person or entity who relies on this data does so solely at their own risk. The data provided was prepared by Greene County in accordance with Section 8713.09 of the Ohio Revised Code. Neither Greene County, Ohio nor its employees or officers warrant the accuracy, reliability, or timeliness of any of the data provided herein. This data is provided "as is" without warranty of any kind, and assumes no legal responsibility for the information it contains.

Item A, Section 5, Item

Spatial Reference
NAD 1983 HARN StatePlane Ohio South F
GCS: GCS North American 1983 HARN
Datum: North American 1983 HARN
Spheroid: GRS 1980
Central Meridian: -82.5000
Longitude of Origin: 38.0000
Latitude of Origin: 0.0000
False Easting: 1,568,500.0000
False Northing: 0.0000
Central Parallel: 0.0000
Standard Parallel: 39.7333
Scale Factor: 0.9999
Azimuth: 0.0000
Map Units: Foot US

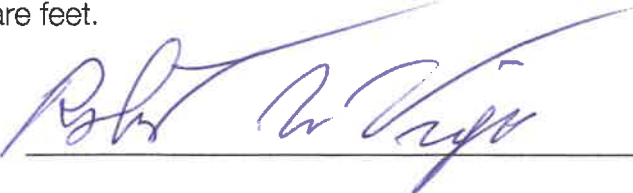
Bob Vigus
1786 Bledsoe Dr.
Bellbrook, Ohio 45305
Date 5/1/23

Mr. Vigus,

We, the Bolins, are seeking approval from the city of Bellbrook Zoning Board, for a variance to the zoning code of the City of Bellbrook referenced below [Article 18.05A.] Our objective is to add a 24' x 24' 2 car garage to the back of an existing building already on our property. We would like to ask for your support in obtaining this variance if you have no objection to our request. Please sign below if you approve.

Article 18.05A Paragraph F:

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

Sign  _____

Sincerely ,
Eric & Laurie Bolin

Kenny & Anna Knisley
4240 Whites Dr.
Bellbrook, Ohio 45305
Date 5/1/23

Mr. & Mrs. Knisley ,

We, the Bolins, are seeking approval from the city of Bellbrook Zoning Board, for a variance to the zoning code of the City of Bellbrook referenced below [Article 18.05A.] Our objective is to add a 24' x 24' 2 car garage to the back of an existing building already on our property. We would like to ask for your support in obtaining this variance if you have no objection to our request. Please sign below if you approve.

Article 18.05A Paragraph F:

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

Sign Anna M. Knisley

Sincerely yours,

Eric & Laurie Bolin


Christopher Werner
4243 Whites Dr.
Bellbrook, Ohio 45305
Date 5/1/23

Mr. Werner,

We, the Bolins, are seeking approval from the city of Bellbrook Zoning Board, for a variance to the zoning code of the City of Bellbrook referenced below [Article 18.05A.] Our objective is to add a 24' x 24' 2 car garage to the back of an existing building already on our property. We would like to ask for your support in obtaining this variance if you have no objection to our request. Please sign below if you approve.

Article 18.05A Paragraph F:

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

Sign 

Sincerely ,

Eric & Laurie Bolin

David Dickas
4247 Woodacre Dr.
Bellbrook, Ohio 45305
Date 5/1/23

Mr. Dickas,

We, the Bolins, are seeking approval from the city of Bellbrook Zoning Board, for a variance to the zoning code of the City of Bellbrook referenced below [Article 18.05A.] Our objective is to add a 24' x 24' 2 car garage to the back of an existing building already on our property. We would like to ask for your support in obtaining this variance if you have no objection to our request. Please sign below if you approve:

Article 18.05A Paragraph F:

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

Sign David Dickas

Sincerely ,

Eric & Laurie Bolin

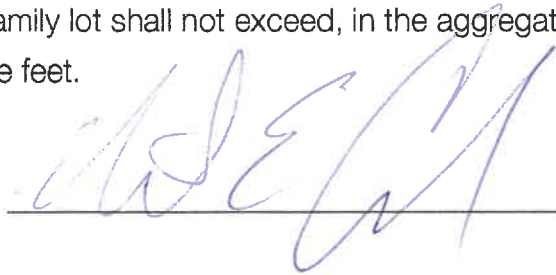
Neil & Erin Cook
1778 Bledsoe Dr.
Bellbrook, Ohio 45305
Date 5/1/23

Mr. & Mrs. Cook,

We, the Bolins, are seeking approval from the city of Bellbrook Zoning Board, for a variance to the zoning code of the City of Bellbrook referenced below [Article 18.05A.] Our objective is to add a 24' x 24' 2 car garage to the back of an existing building already on our property. We would like to ask for your support in obtaining this variance if you have no objection to our request. Please sign below if you approve.

Article 18.05A Paragraph E:

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

Sign  _____

Sincerely ,
Eric & Laurie Bolin

Mark & Angie Erickson
1783 Bledsoe Dr.
Bellbrook, Ohio 45305
Date 5/1/23

Mr. & Mrs. Erickson,

We, the Bolins, are seeking approval from the city of Bellbrook Zoning Board, for a variance to the zoning code of the City of Bellbrook referenced below [Article 18.05A.] Our objective is to add a 24' x 24' 2 car garage to the back of an existing building already on our property. We would like to ask for your support in obtaining this variance if you have no objection to our request. Please sign below if you approve.

Article 18.05A Paragraph F:

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

Sign Angie Erickson

Sincerely ,

Eric & Laurie Bolin

Terry Eicher
4260 Whites Dr.
Bellbrook, Ohio 45305
Date 5/1/23

Mr. Eicher,

We, the Bolins, are seeking approval from the city of Bellbrook Zoning Board, for a variance to the zoning code of the City of Bellbrook referenced below [Article 18.05A.] Our objective is to add a 24' x 24' 2 car garage to the back of an existing building already on our property. We would like to ask for your support in obtaining this variance if you have no objection to our request. Please sign below if you approve.

Article 18.05A Paragraph F:

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

Sign  _____

Sincerely yours,
Eric & Laurie Bolin

Tim & Julie Pruitt
1793 Bledsoe Dr.
Bellbrook, Ohio 45305
Date 5/1/23

Mr. & Mrs. Pruitt ,

We, the Bolins, are seeking approval from the city of Bellbrook Zoning Board, for a variance to the zoning code of the City of Bellbrook referenced below [Article 18.05A.] Our objective is to add a 24' x 24' 2 car garage to the back of an existing building already on our property. We would like to ask for your support in obtaining this variance if you have no objection to our request. Please sign below if you approve.

Article 18.05A Paragraph F:

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

Sign  _____

Sincerely ,

Eric & Laurie Bolin

- a) Eric and Laurie Bolin, 1796 Bledsoe Dr, Bellbrook Oh 45305
Eric: 740-591-3700
Laurie: 937-479-5937
- b) Items Attached
- c) Our variance request is to extend an existing building on our property for a 2 car garage.
- d)
 - 1) The addition of a 2 car garage would add value to our property as well as protection for our vehicles and an enclosed work area and storage.
 - 2) The variance we are requesting is substantial to us in the fact that our vehicles are exposed to the harsh elements of the weather. We have no where to do maintenance, and with my wife's father moving in with us for health concerns in our 1100 sq. ft. home things are very tight.
 - 3) We feel, and as evidence of our neighbors signatures of approval, that by adding 3 walls to the back side of the existing building, there would be no altered character of the neighborhood. Our lot is .48 of an acre wich leaves plenty of room in the yard.
 - 4) The variance would not adversely affect the delivery of any governmental services such as water, sanitary sewer or garbage removal.
 - 5) There was no knowledge of any restrictions when property was purchased in 1995.
 - 6) While we are open to suggestions on an alternative method or source for our predicament, we feel this would be the least obtrusive and cost effective to the nature of the zoning requirements.



CITY OF BELLBROOK

Founded 1816

BOX 285
BELLBROOK, OHIO 45305-0285
(937) 848-4666
FAX (937) 848-5190

MEMORANDUM FOR:

✓ MR. CHRIS BROUWER


MR. JIM CROWE, ZONING INSPECTOR

JAN 21 1999

MRS. PAM LOPER, CLERK OF COUNCIL

This is to notify you that BZA Case # 99-01, has been approved by the Bellbrook Board of Zoning Appeals per decision of the board at a public hearing which was held on January 20, 1999. After public and board discussion of the case, Mr. Shank moved to approve the variance as submitted; Mrs. Frantz seconded the motion. Roll was called. Mrs. Frantz, yes; Mr. Shank, yes; Chairman Freudenberger, yes. The motion passed; the variance is approved.

The Application for Zoning Permit has been forwarded to the Office of the Zoning Inspector for the issuance of the necessary permits. Please contact Mr. Jim Crowe, 848-8477, at your earliest convenience.


Eileen M. Minamy
Board of Zoning Appeals

cc: Board of Zoning Appeals

APPLICATION FOR ZONING PERMIT/ZONING COMPLIANCE CERTIFICATE

CITY OF BELLBROOK, OHIO

Item A. Section 5, Item

PERMIT NO.: 99-013

RECEIVED DATE: 15 Dec 98

1. PROPERTY LOCATION

FLOOD ZONE: Y _____ N

ADDRESS 1796 Bledsoe dr
SUBDIVISION Bellview Plat
SECTION 3 Book 1 Page 10 PARCEL NO. 74 ZONING R1A
LOT NO. 136

2. NAME OF PROPERTY OWNER Christopher L. Browner PHONE NO.: 848-3469

ADDRESS 1796 Bledsoe dr Bellbrook OHIO 45305

3. APPLICANT NAME Christopher L. Browner PHONE NO.:

ADDRESS 1796 Bledsoe dr

4. PROPOSED USE:

___ SINGLE FAMILY RESIDENCE BUSINESS* 45305 FENCE*
___ MULTI FAMILY RESIDENCE ACCESSORY POOL/FENCE
___ NO. OF UNITS 848-3469 BUILDING 34 GARAGE 5
___ SIGN* REMODELING ATTACHED
___ FREE-STANDING ADDITION DETACHED
___ WALL DECK OTHER

5. FURNISH MAP OR SKETCH OF LOT, SHOWING EXISTING BUILDINGS AND PROPOSED CONSTRUCTION OR USE FOR WHICH THE APPLICATION IS MADE.

LOT WIDTH 100' LOT DEPTH 200 LOT AREA 20,000 PERCENT OF OCCUPATION FRONT YARD
REAR YARD SMALL SIDE YARD SUM OF SIDES BLDG. HEIGHT

6. SQUARE FOOTAGE

RESIDENTIAL 1170 Detached GARAGE 576 BASEMENT NONE ACC. BLDG 200 OFFICE COMMERCIAL

7. ACCESSORY BUILDING New

HEIGHT 13' WIDTH 14' LENGTH 16' SIDE YARD SETBACK REAR YARD

8. *REMARKS* Existing Detached Garage: USED AS A HAIR SALON

THE UNDERSIGNED HEREBY APPLIES FOR A ZONING PERMIT FOR THE ABOVE USE, TO BE ISSUED ON THE BASIS OF THE REPRESENTATION CONTAINED HEREIN, ALL OF WHICH THE APPLICANT AFFIRMS TO BE TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE.

Christopher L. Browner
APPLICANT'S SIGNATURE

12-9-98
DATE

ZONING PERMIT/COMPLIANCE CERTIFICATE

Based upon the statements found in the above application, the proposed zoning permit application is found to comply with the City of Bellbrook Zoning Ordinances and the permit is hereby granted.

McGraw 2/17/99
City of Bellbrook Zoning Inspector Date

Based upon the statements found in the above application, the proposed zoning compliance certificate is found to comply with the City of Bellbrook Zoning Ordinances and the certificate is hereby granted.

McGraw 2/17/99
City of Bellbrook Zoning Inspector Date

Variance: 3500 #728 12/17/98

Fee paid: \$20 Cash / Check # 801



CITY OF BELLBROOK

APPLICATION FOR ZONING VARIANCE

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

DATE RECEIVED 5 / 29 / 24 STAFF USE APPLICATION # BZA 24-02

APPLICANT INFORMATION

PROPERTY OWNER Eric & Laurie Bolin PHONE NUMBER 740-591-3700
OWNER ADDRESS 1796 BLEDSE Dr. BELLbrook OH 45305
APPLICANT NAME Eric Bolin PHONE NUMBER 740-591-3700
APPLICANT ADDRESS SAME
APPLICANT EMAIL ebolin24@yahoo.com

REQUEST INFORMATION

PROPERTY ADDRESS 1796 BLEDSE Dr. ZONING DISTRICT R-1A
SUBDIVISION BELLVIEW 3 ALL LOT NUMBER 136 PARCEL ID L35000100100007400
DESCRIBE THE GENERAL NATURE OF THE VARIANCE We are seeking a zoning variance to code (18.05A) for the addition of a 24x28-2 car garage to an existing building on our lot.

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 Eric Bolin DATE / /

OFFICE USE ONLY		
APPLICATION FEE	PAYMENT TYPE	REVIEW AUTHORITY
\$ <u>250⁰⁰</u>	CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/> # <u>2644</u>	ADMINISTRATIVE, BOARD OF ZONING APPEALS
BOARD OF ZONING APPEALS	MEETING DATE <u>6 / 18 / 24</u>	APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> CONDITIONS <input type="checkbox"/>

**City of Bellbrook
State of Ohio**

Board of Zoning Appeals Decision Record BZA 24-02

WHEREAS, the owner of 1796 Bledsoe Drive has requested a variance of Zoning Code Section 18.05 A to allow the construction of a six hundred seventy-two square foot addition to an existing accessory building; and

WHEREAS, The Bellbrook Board of Zoning Appeals has reviewed and agrees a variance to the code for this use is appropriate.

NOW, THEREFORE, BE IT RESOLVED by the City of Bellbrook Board of Zoning Appeals that:

Section 1. There was a valid motion placed on the floor to approve a variance of Zoning Code 18.05 A for case # BZA-24-02 after reviewing the procedures and requirements for said variance in accordance with Article 20, Section 20.13 and 20.13.1 of the Bellbrook Zoning Code have been met.

Section 2. That it is found and determined that all formal actions of the Board of Zoning Appeals relating to the adoption of this Decision Record Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including §121.22 of the Revised Code of the State of Ohio.

MOTION STATED BY: _____ and SECONDED BY: _____

Roll call vote showed _____ Yeas; _____ Nays.

Motion to approve is _____ this 18th day of June 2024

AUTHENTICATION:

Philip Ogrod, Chair

Rob Schommer, Clerk of Council