



**The Bellbrook Board of Zoning Appeals**

**will conduct a Public Hearing**

**on June 15, 2017 at 6:00 PM**

**in the City Council Chambers (2<sup>nd</sup> Floor)**

**15 East Franklin Street, Bellbrook, Ohio 45305**

**BZA CASE #17-05:** The property owner is requesting a variance to install a 12' x 33' deck within the 40 foot setback. The residence is exactly 40 feet from the rear property line, therefore, the deck will be entirely in the setback. The owner is requesting the variance to enhance the rear yard and it's use, because of the slope of the yard, and to allow for better drainage by having a deck that is above the ground as opposed to a patio.