



City of Bellefontaine
Board of Zoning Appeals
Engineering Department
135 North Detroit Street
Bellefontaine, Ohio 43311
Phone: 937-593-0417

PUBLIC NOTICE

Notice is hereby given that a continuation of the February 3, 2026, hearing will be held in Council Chambers before the Bellefontaine City Board of Zoning Appeals on Tuesday, February 17, 2026, at 5:00 p.m. for the following requests.

Bart Barok, Sox Real Estate, 5979 Dublin Rd., Delaware, OH 43015 is requesting variances for the property located at the southwest corner of County Road 11 and Township Road 216, Bellefontaine which is currently zoned R1. Variances to R1 zoning include permitting a minimum lot width of 60', a minimum lot size of 7,800 sq. ft., minimum front yard setback of 20-feet, minimum rear yard depth of 30-feet, and minimum side yard widths of 5-feet with a total side yard combined width of 10-feet. Additionally, he is asking for an exception to exclude single family lots from side yard modifications identified in chapter 1155.05(a) of City of Bellefontaine Codified Ordinances, so the side yard setback is 5' with no further modifications for this property. This property is currently zoned R-1 One-Family Residence District.

The application forms, maps and other pertinent information are on file in the office of the City Engineer for public inspection Monday through Friday, between the hours of 7:30 a.m. and 4:30 p.m.