



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 hearing will be held in Council Chambers before the Bellefontaine City Board of Zoning Appeals on Tuesday, May 5, 2026, at 5:00 p.m. for the following requests.

1. Michaela Brunke, 733 N. Detroit St., Bellefontaine is requesting a side yard variance to replace the existing structure with a 12' x 16' shed. The new structure will not obstruct the sightlines or primary views of any adjacent residents. This property is zoned R-2 One and Two-Family Residence District.
2. Pat Ellis, 2020 Blazing Trail, Bellefontaine is requesting a side yard variance to construct a matching 20' x 30' detached garage aside the newly planned construction home in 2026. This detached garage will be approximately 10' in front of the east side rear corner of the home and 20' beyond the rear of the house. The property has substantial grade change to the rear (east) side of the lot which placement of the detached garage is critical to be closer to the front of the property. The placement as noted is preferred by the developer of the property. The exact setback will be determined by the final grade and frost line layout during sitework and reconfirmed by the Grantor and Landowner. The property is zoned as PUD Planned Unit Development.
3. Brian and Eileen Evans, 112 N. Springhill St., Bellefontaine are requesting a variance for continued use of an existing 10' x 40' storage container located on the property. This property is zoned R-2 One and Two-Family Residence District.
4. Christopher R Widener, FAIA, 23 S. Center St., Springfield, OH 45502 representing Ohio Hi-Point Career Center, 2280 St. Rt 540, Bellefontaine is requesting a variance for the retaining wall to the northeast of the new Public Safety Building for Educational Purposes building has a 22' – 10" setback from the right of way and not the 25' setback required. This property is zoned B-3 General Business District.
5. Charles Scheiderer, 311 S. Main St., Marysville, OH 43040 is requesting a variance/conditional use at 300 N. Detroit St to install a 32' x 36' HUD Code Manufactured Home. This property is zoned R-3 Multi-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.