



BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS AGENDA

TUESDAY, OCTOBER 24, 2024 – 6:30 P.M.

TOWNSHIP MEETING ROOM, 8735 S. SECOND STREET, BRANDT, TIPP CITY, OHIO

1: Board and Township Staff Introductions

Board members: Jeff Butt, Steve Owens, Darrin Anderson, Zach Staudter, Nikki O’Quinn

Alternates: Pete Mannheim, Rachael Kiplinger

Staff Member: Marty Caskey, Planning and Zoning

2: New Business

CASES

Case: V-02, 03, 04, 05, 06, 07, 08, 09-2024: A request from Allan and Cassandra Rea, 955 Free Road, New Carlisle, OH 45344, for eight variances needed to bring the non-conforming parcels located at 6585 US 40 E (Brandt) into compliance with the present Bethel Township zoning resolution. All variances must be approved for the rezoning case to be considered.

Miami County Parcel Numbers: A01-086034 (house)/A01-086035 (garage)

V-02/03-2024: Variances allowing for the two existing parcels to be less than the required acreage. Residential/Sewer - 1 Acre Single Family Dwelling. Existing lot sizes: A01-086034 = .23 acres/A01-086035 = .23 acres. Total: .46 acres.

V-04/05-2024: Variances allowing for the two existing parcels’ setback to be less than the 50’ required. Present structures’ setback: A01-086034 = 18.5’/A01-086035 = 36.8’.

V-06-2024: A variance allowing for the side setback of the existing residence to be 1.5’. Present side setback requirement is 20’.

V-07-2024: A variance allowing for a garage to be situated on a parcel without a residence.

V-08/09-2024: Variances allowing for the two existing parcels’ frontage to be less than the 175’ required. Present parcels’ frontage: A01-086034 = 50’/A01-086035 = 50’.

Residence and garage have been on the parcels with residential use.

Case: CU-01-24: A request from Fonda Barney, 2705 W. Charleston Rd., Tipp City, OH 45371, property owner, requesting approval of a zoning conditional use at the same address, to allow for a second residence on their 10-acre parcel (A-2). Road frontage will not allow for a parcel. Conditional use only to be approved if the parcel is to remain whole. Second residence may only be used by relatives and not as a rental or short-term rental (AirB&B). The property is identified as Miami County Parcel ID #A01-036740.

3: Old Business

None

4: Other

Communications and Reports

Board of Zoning Appeals Comments

Adjournment