

TO: Bethel Township Board of Trustees

PREPARED BY: Mike Arnold, Dir. Planning & Zoning

SUBJECT: Case: ZA-01-24: Case: ZA-01-24: A request from James Durham located at 8866 S SR 202, Tipp City, OH 45371, to combine 1.05 acre R-1AAA parcel with 10.03 acre A-2 parcel, and re-zone combined 11.08 acre parcel to A-1. Miami County parcel # A01-039350 (10.03 acres), and Miami County Parcel #A01-039200 (1.05 acres).

AGENDA: April 2, 2024

GENERAL INFORMATION:

Property Address: 8866 S. SR 202 Tipp City, OH 45371

Current Zoning: R-1AAA/A-2

Location: North of US RT 40/ South of Ross Rd East of Wildcat Rd/ West of Flick Rd

Existing Land Use: R-1AAA/A-2 General Agricultural District

Surrounding Land Use

North	A-1 General Agricultural
South	R-1AAA
East	A-2 General Agricultural
West	A-2 General Agricultural

Acreage: 11.08 (combined)

Road Frontage: 160 feet

Exhibits: A- GIS Aerial Vicinity Map

B- GIS Tax Map

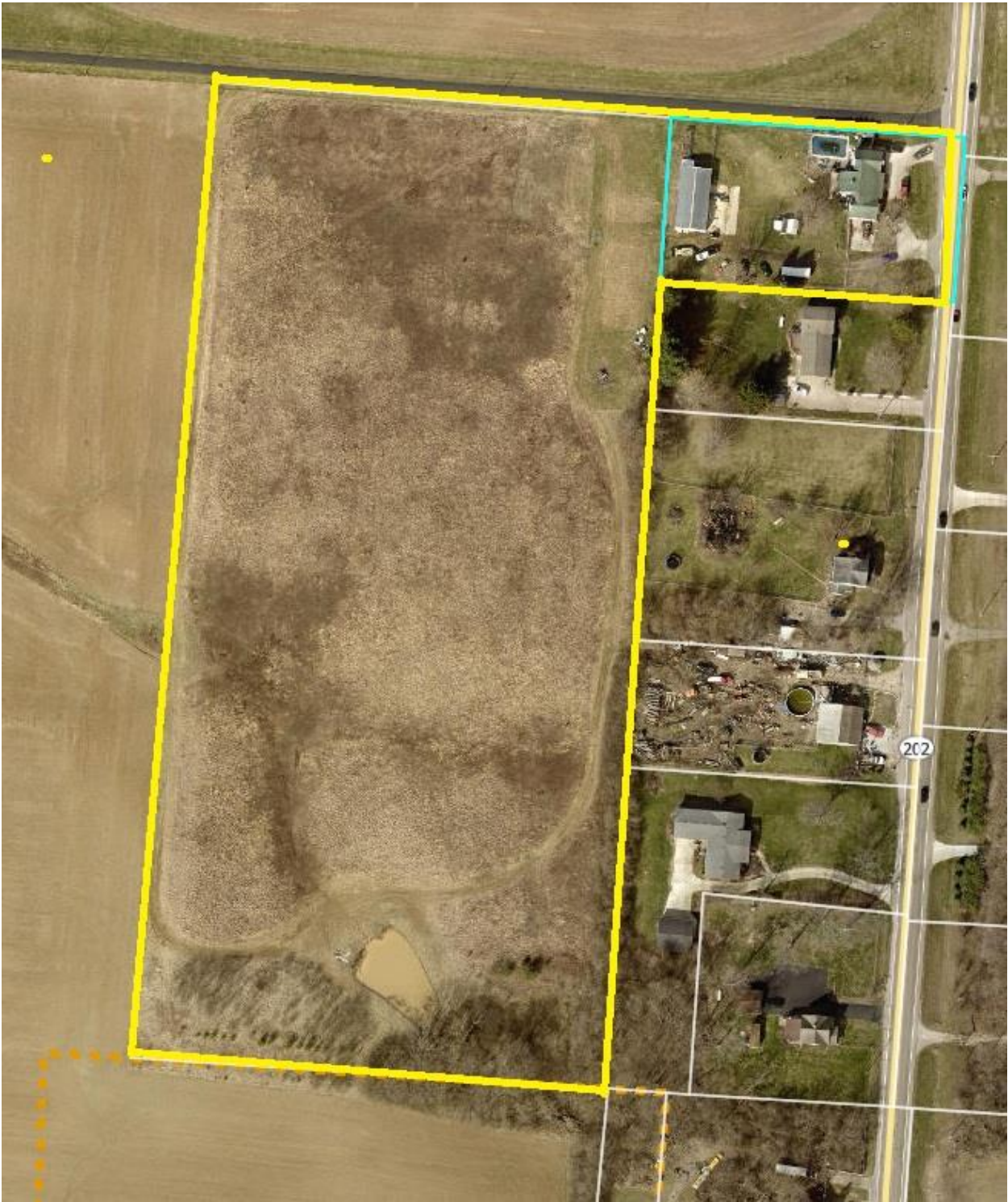
Case: ZA-01-24 was heard by Planning Commission at the County Building on March 19, 2024

UNANIMOUS for recommended APPROVAL

Case: ZA-01-24 was heard by Zoning Commission on March 21, 2024

UNANIMOUS for recommended APPROVAL

ZA-01-24 Exhibit A - GIS Aerial Vicinity Map



ZA-01-24 Exhibit B - GIS Tax Map



Application for Zoning Amendment ZA-01-24



BETHEL TOWNSHIP TRUSTEES
 BETHEL TOWNSHIP ZONING DEPARTMENT
 8735 SOUTH SECOND STREET - BRANDT, TIPP CITY, OHIO 45371
 PHONE: 937.845.8472 FAX: 937.845.7316

APPLICATION FOR ZONING AMENDMENT

App. No.: ZA-01-24

SECTION I: PROPERTY INFORMATION

Property Location: 8866 South State Route 202 (Total = 11.08)
 Section: _____ Town: Tipp City Bethel Township Range: _____ Acreage: 1.05/10.03
 Subdivision Name and Lot No.: _____ Parcel: A01-059200
 Zoning District: R111111

SECTION II: APPLICANT INFORMATION

Applicant Name: James and Dawnel Durham Phone: (937) 546-1924
 Address: 8866 S. SR 202 City, State: Tipp City, Oh Zip Code: 45371
 Property Owner: James and Dawnel Durham Phone: (937) 546-1924
 Address: 8866 S. SR 202 City, State: Tipp City Oh Zip Code: 45371

SECTION III: AREA TO BE AMENDED

Current Zoning: R111111
 Current Use: Residential
 Proposed Zoning: A-1
 Proposed Use: Combine w/ residential for Ag/Bus use
 Description of Proposed Area To Be Rezoned:
Residential, wants to join adjacent a-2 parcel

SECTION IV: WATER AND SANITATION INFORMATION

PUBLIC WATER AVAILABLE? N PUBLIC SEWER AVAILABLE? Y N HYDRANTS WITHIN 500'? N
 SANITATION TO BE APPROVED BY:
 MIAMI COUNTY HEALTH DEPARTMENT OHIO E.P.A. (Pending) WAIVER

Note: The Zoning Inspector may require other information such as maps, plot plans, etc. in order to process this application.

The Applicant hereby certifies under penalty of perjury that he/she has read the information contained in the foregoing application and that it is true. Applicant further understands that he/she must comply with all requirements of the Bethel Township Zoning Resolution and all applicable statutes and resolutions of the State Of Ohio and Bethel Township.

Builder/Applicant _____ Date _____
 Only One Signature Required

James Durham 1.26.24
 Owner Date

SECTION VII: ADMINISTRATIVE ACTION

APPLICATION RECEIVED BY: <u>Mike Arnold</u>	DATE OF APPLICATION: <u>1.26.24</u>
MIAMI CO. PLANNING COMM.	APPROVED DENIED MODIFIED
BETHEL TWP. ZONING COMM.	COMMENT:
CHMN:	PUBLIC HEARING:
BOARD OF TRUSTEES	APPROVED DENIED MODIFIED
CLERK:	COMMENT:
	PUBLIC NOTICE:
	COMMENT:
	PUBLIC NOTICE:
	COMMENT: