



BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS AGENDA V2

THURSDAY, FEBRUARY 27TH, 2025 – 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: Cody Smith, Planning and Zoning

2: New Business

CASES

Case: V-05/06-25: A request from Keith Trumbauer, 7283 State Route 201, Tipp City, OH 45371, to allow for 2944 total square footage in accessory buildings and to allow for a third accessory building. Bethel Township Zoning Section 30.05 Article G 3.5 acre lot maximum 2 accessory structures permitted and total size 2,600sf. The parcel is 3.5 acres zoned R-1AAA. Miami County Parcel Number: A01-055250.

Case: V-07-25: A request from M & I Development, located at 4330 Lisa Drive, Tipp City, OH 45371, for a variance to allow for a structure to be built 10 feet from the property line. Bethel Township Zoning Section 12.05, *Minimum side setback 20 feet*. The parcel is .72 acres zoned I-1. Miami County Parcel Number: A01-087290.

3: Old Business

October Meeting Minutes

January Meeting Minutes

4: Other

Communications and Reports

Board of Zoning Appeals Comments

Adjournment

BZA Case V-05/06-25

Case: V-05/06-25: A request from Keith Trumbauer, 7283 State Route 201, Tipp City, OH 45371, to allow for 2944 total square footage in accessory buildings and to allow for a third accessory building. Bethel Township Zoning Section 30.05 Article G 3.5 *acre lot maximum 2 accessory structures permitted and total size 2,600sf*. The parcel is 3.5 acres zoned R-1AAA. Miami County Parcel Number: A01-055250.

GENERAL INFORMATION:

Applicant/Property Owner: Keith Trumbauer

Property Address: 7283 State Route 201, Tipp City, OH 45371

Current Zoning: R-1AAA Residence District

Location: 7th parcel south of Agenbroad Rd on east side of State Route 201

Existing Land Use: Residential

Bethel Land Use Plan: Traditional Neighborhood

Surrounding Land Use	North	R-1AAA Residential
	South	A-2 General Agriculture District
	East	A-2 General Agriculture/ R-1AAA Residential
	West	A-2 General Agriculture District

Road Frontage: 242'

Exhibits:

- A – Bethel Township Zoning Map*
- B – GIS Aerial Vicinity Map*
- C – Site Plan*

SPECIAL INFORMATION:

Fire Department Information/Review: N/A

Miami County Health District: N/A (water and sewer)

County Planning Department: N/A

Bethel Township Zoning Commission: N/A

Bethel Township Zoning Map – Exhibit A

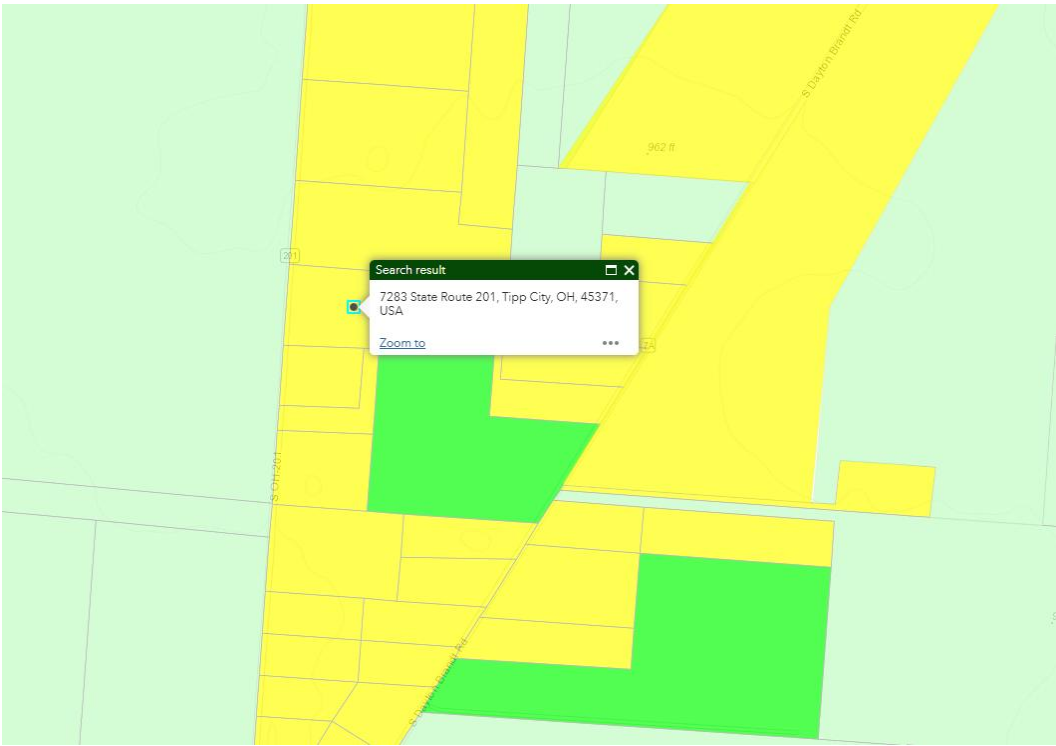
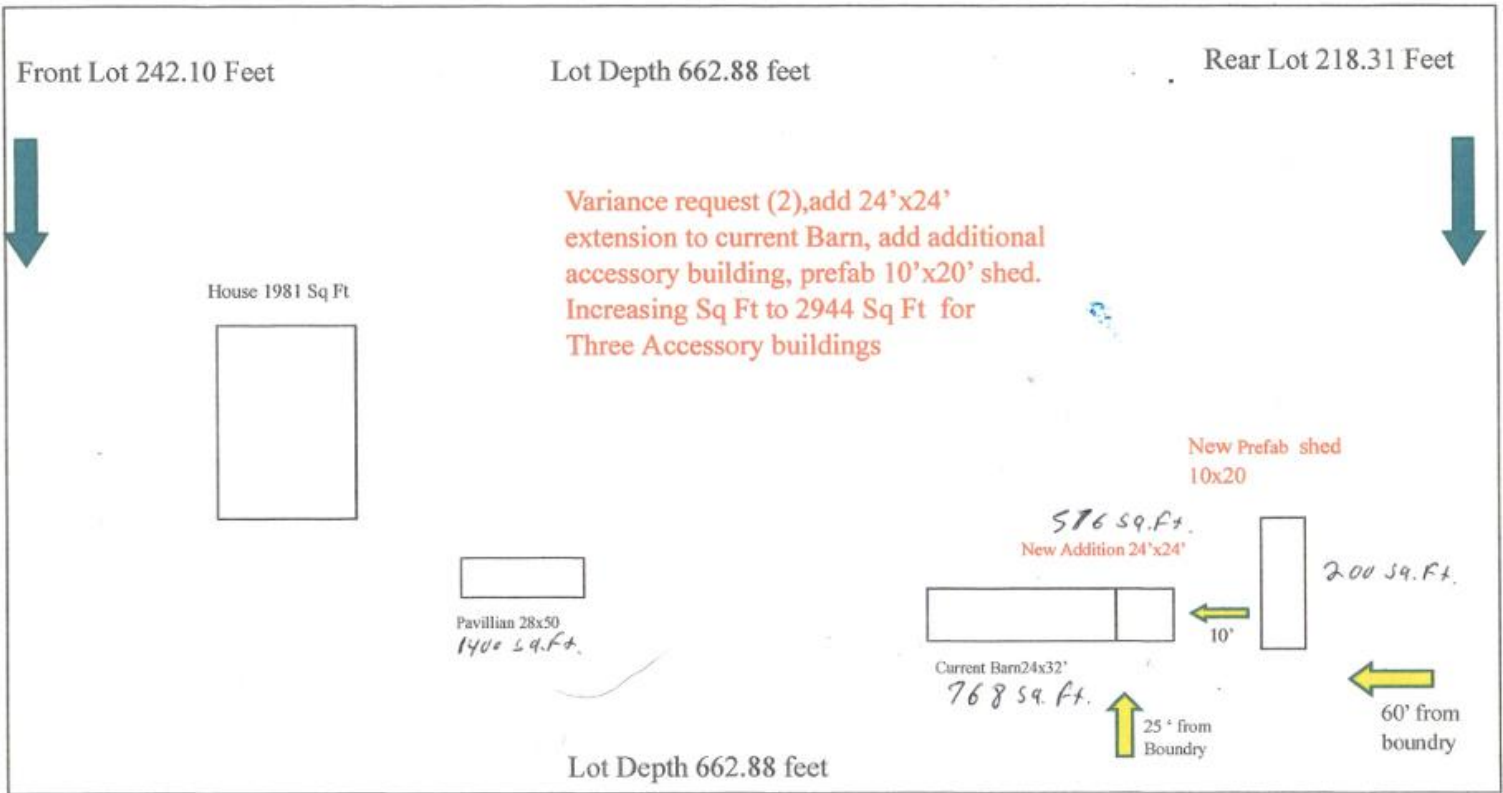


Exhibit B – GIS Aerial Vicinity Map



Exhibit C – Site Plan





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 Variance **No.: V-05/06-25**

SECTION I: PROPERTY INFORMATION

Property Address: 7283 State Route 201		Acreage: 3.5
Section:	Town:	Range:
		Parcel: A01-655-250
		Zoning District:

SECTION II: DECLARING INFORMATION

Declaring Name: Keith A. Trumbauer		Phone: (937) 241-3297
Address: 7283 S+Rt 201	City, State: Tipp City OH 45371	Zip Code: 45371
Property Owner: Same		Phone:
Address:	City, State:	Zip Code:
Contractor Name:		Phone:
Address:	City, State:	Zip Code:

SECTION III: NATURE OF VARIANCE

Please Note: In order for a variance to be granted, the applicant must prove to the Board of Zoning Appeals that the following items are true: 1. Special Conditions exist peculiar to the land or building in question; 2. The literal interpretation of the zoning resolution would deprive the applicant of rights enjoyed by other property owners; 3. That the special conditions do not result from previous actions of the applicant; 4. That the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.

- Variance for 2944 sqft. in accessory buildings
 - Variance for 3rd accessory building
-
-
-
-
-

Contractor/Applicant _____	Date _____	Owner <u>Keith A. Trumbauer</u>	Date <u>9 Jan 25</u>
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SECTION IV: ADMINISTRATIVE ACTION

REVIEWED BY: <u>Code Smith</u>	FEE: <u>\$300 (LARK # 1058)</u>
DECISION DATE:	APPROVED:
REASON FOR APPROVAL OR DENIAL:	

BZA Case V-07-25

Case: V-07-25: A request from M & I Development, located at 4330 Lisa Drive, Tipp City, OH 45371, for a variance to allow for a structure to be built 10 feet from the property line. Bethel Township Zoning Section 12.05, *Minimum side setback 20 feet*. The parcel is .72 acres zoned I-1. Miami County Parcel Number: A01-087290.

GENERAL INFORMATION:

Applicant/Property Owner: M & I Development

Property Address: 4330 Lisa Drive, Tipp City, OH 45371

Current Zoning: I-1 Light Industrial

Location: Third parcel to the west of the cul-de-sac on Lisa Dr. Parcel is located on the south side of Lisa Dr.

Existing Land Use: Light Industrial

Bethel Land Use Plan: Industrial

Surrounding Land Use	North	I-1 Light Industrial
	South	I-1 Light Industrial
	East	I-1 Light Industrial
	West	I-1 Light Industrial

Road Frontage: 125'

*Exhibits: A – Bethel Township Zoning Map
B – GIS Aerial Vicinity Map
C – Site Plan*

SPECIAL INFORMATION:

Fire Department Information/Review: N/A

Miami County Health District: N/A (water and sewer)

County Planning Department: N/A

Bethel Township Zoning Commission: N/A

Bethel Township Zoning Map – Exhibit A

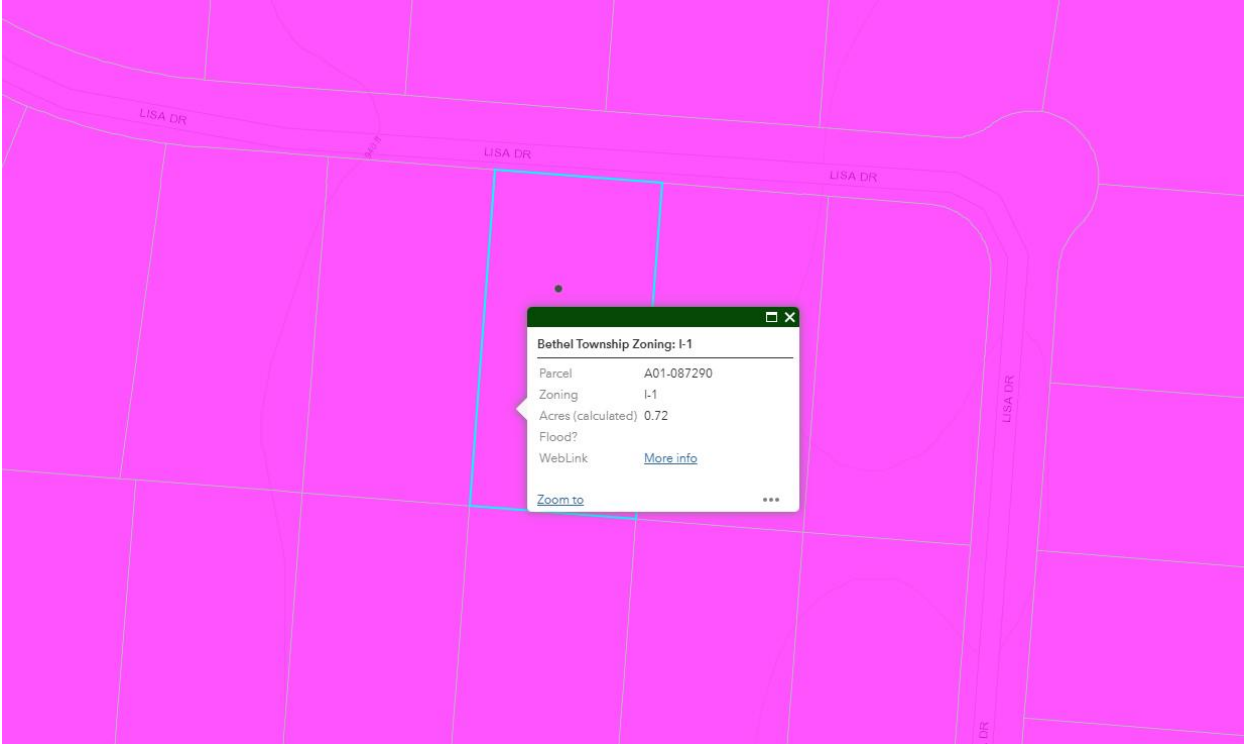
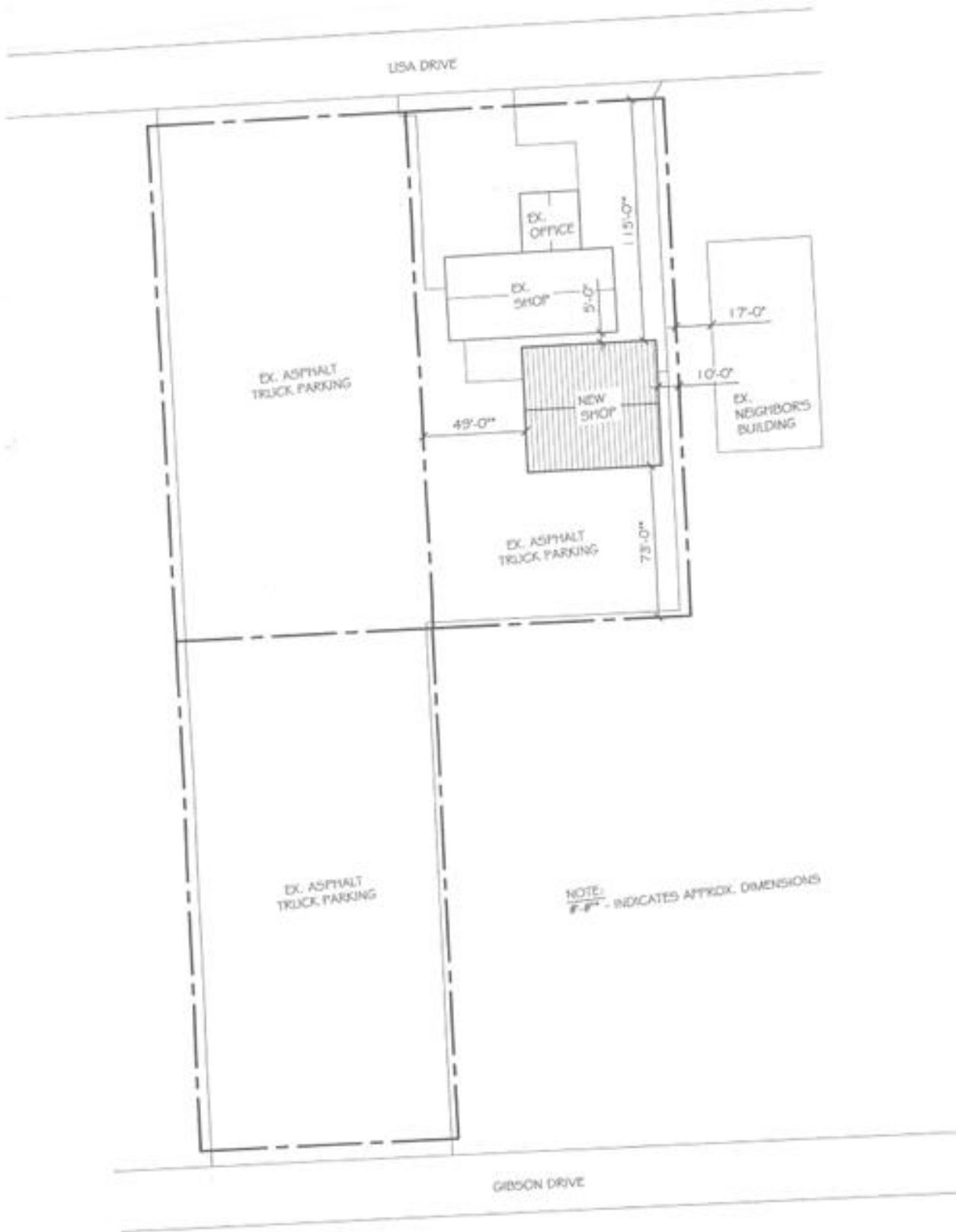


Exhibit B – GIS Aerial Vicinity



Exhibit C – Site Plan



SITE PLAN
SCALE: 1" = 40'



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 Variance

No.: V-07-25

SECTION I: PROPERTY INFORMATION

Property Address: 4330 LISA DRIVE	Acreage: 0.72
Section:	Town: TIPP CITY Range:
	Parcel: A01-087290
	Zoning District: I-1

SECTION II: DECLARING INFORMATION

Declaring Name: ALLIANCE ENGINEERING	Phone: 937-452-4614
Address: PO. BOX 172 KOSR 718	City, State: TROY, OH
Property Owner: MICRA MICRA GEYDAROV M+I DEVELOPMENT	Zip Code: 45373
Address: 4330 LISA DRIVE	Phone: 513-888-0255
City, State: TIPP CITY, OH	Zip Code: 45371
Contractor Name: KESSLER HINES	Phone: 937-339-8700
Address: PO BOX 70 K10 SR 718	City, State: TROY, OH
	Zip Code: 45373

SECTION III: NATURE OF VARIANCE

Please Note: In order for a variance to be granted, the applicant must prove to the Board of Zoning Appeals that the following items are true: 1. Special Conditions exist peculiar to the land or building in question; 2. The literal interpretation of the zoning resolution would deprive the applicant of rights enjoyed by other property owners; 3. That the special conditions do not result from previous actions of the applicant; 4. That the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.

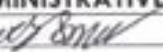
THERE HAS BEEN A PRECEDENT SET ON A NEIGHBORING PROPERTIES, A NEW STRUCTURE HAS BEEN BUILT 10 FEET FROM THE WEST SIDE PROPERTY LINE AT 4280 LISA DRIVE TIPP CITY, OHIO. DUTY AUTOMOTIVE BUILDING AT 4360 LISADRIVE IS 17 FEET FROM THE WEST SIDE PROPERTY LINE.

PLEASE REF. ZONING CERTIFICATE ZC-26-24

 2-10-25
 Contractor/Applicant Date

 2-10-25
 Owner Date

SECTION IV: ADMINISTRATIVE ACTION

REVIEWED BY: 	FEE: \$300 (check #651)
DECISION DATE:	APPROVED:
REASON FOR APPROVAL OR DENIAL:	