



BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS AGENDA

THURSDAY, MARCH 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: Darrin Anderson, Zach Staudter, Nikki O’Quinn, Rachael Kiplinger, Rachelle Via

Alternates: Pete Mannheim

Staff Member: Cody Smith, Planning and Zoning

2: New Business

Review of BZA procedures for audience members

Election of Chair & Vice-Chair for 2025

CASES

Case: CU-01-25: A request from Khamid Mamad for a Conditional Use for a Single Family Dwelling at 8415 State Route 202, Tipp City, OH 45371, a 3 acre parcel currently zoned R-1AAA. The Conditional Use is contingent upon the parcel being rezoned to B-3. Miami County Parcel ID# A01-040330.

3: Old Business

February Meeting Minutes

4: Other

Communications and Reports

Board of Zoning Appeals Comments

Adjournment

BZA Case CU-01-25

Case: V-05/06-25: A request from Khamid Mamad for a Conditional Use for a Single Family Dwelling at 8415 State Route 202, Tipp City, OH 45371, a 3 acre parcel currently zoned R-1AAA. The Conditional Use is contingent upon the parcel being rezoned to B-3. Miami County Parcel ID# A01-040330.

GENERAL INFORMATION:

Applicant/Property Owner: Khamid Mamad

Property Address: 8415 State Route 202, Tipp City, OH 45371

Current Zoning: R-1AAA Residence District

Location: 10th parcel south of Ross Rd on east side of State Route 202

Existing Land Use: Residential

Bethel Land Use Plan: Rural

Surrounding Land Use

North	A-2 General Agriculture District
South	A-2 General Agriculture District
East	A-2 General Agriculture District
West	A-1 Domestic Agriculture District

Road Frontage: 246'

Exhibits:

- A – Bethel Township Zoning Map*
- B – GIS Aerial Vicinity Map*
- C – Site Plan*
- D- Street View*
- E-Application*

SPECIAL INFORMATION:

Fire Department Information/Review: N/A

Miami County Health District: Property is on well and septic

County Planning Department: Rezoning recommended for denial

Bethel Township Zoning Commission: N/A

Bethel Township Zoning Map – Exhibit A

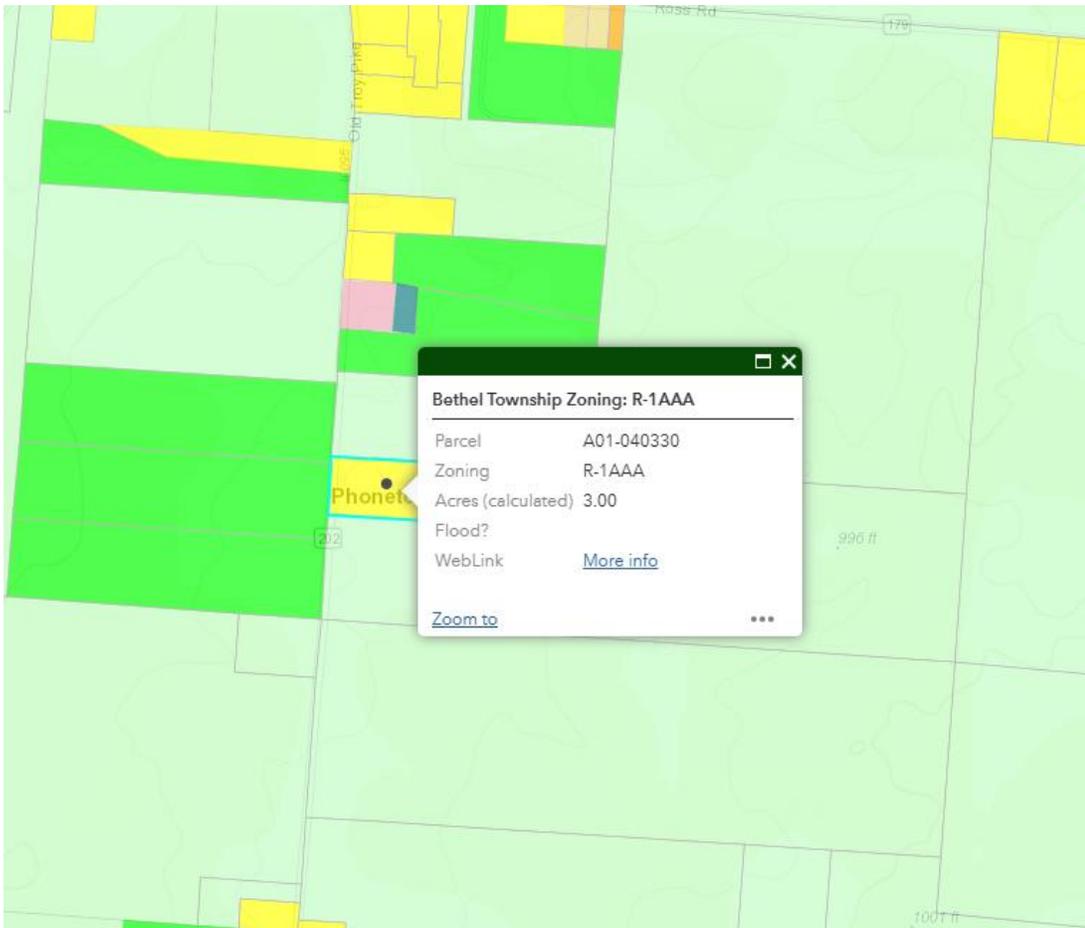


Exhibit B – GIS Aerial Vicinity Map



Exhibit C – Site Plan



Exhibit D – Street View



Exhibit E – Application



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 A CONDITIONAL USE App. No.: CU-01-25

SECTION I: PROPERTY INFORMATION

Property Address: <u>8415 S SR202</u>		Acreage: <u>3.0</u>
Section:	Town:	Range:
Subdivision Name and Lot No.:		Parcel: <u>A01-040330</u>
		Zoning District:

SECTION II: APPLICANT INFORMATION

Applicant Name:		Phone:
Address:	City, State:	Zip Code:
Property Owner:		Phone:
Address: <u>8415 S SR202</u>	City, State: <u>Tipp City</u>	Zip Code: <u>45371</u>
Contractor Name:		Phone:
Address:	City, State:	Zip Code:

SECTION III: PROJECT INFORMATION

REQUESTED USE FOR PROPERTY: Residential
 EXISTING USE OF PROPERTY: Residential

EXPLAIN REQUESTED USE IN DETAIL:

Please Note: Please provide a narrative statement explaining the economic, noise, glare, and odor effects on adjoining properties and the general compatibility with adjacent and other properties in the area.

Residential use contingent upon rezoning to B-3

Contractor/Applicant	Date		Date
			<u>3-10-25</u>

SECTION IV: SKETCH OF PROPERTY/PROJECT
ATTACH SKETCH OF PROPERTY AND/OR PROJECT:

Attach a plan for the proposed uses showing the location of building, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards, and refuse and service areas.

SECTION V: MISCELLANEOUS INFORMATION FOR COMMERCIAL/INDUSTRIAL DEVELOPMENT

BLDG. STORIES:		PARKING SPACES:		BLDG. SQ. FT.:
BLDG. HEIGHT:		TRUCK DOCKS:		

SECTION VI: PROJECT DIMENSIONS (FOR OFFICIAL USE ONLY)

PRIMARY ROAD FRONTAGE: 240'	SECONDARY ROAD FRONTAGE:	LOT SIZE: 3.0 acres
FRONT YARD: 25'	REAR YARD: 340'	SIDE YARD: 32'
BUILDING HEIGHT:	BUILDING WIDTH:	
FIRST FLOOR AREA:	SECOND FLOOR AREA:	
TOTAL FLOOR AREA:	FINISHED BASEMENT? YES OR NO	
LOT WIDTH:	LOT DEPTH: 503'	
ESTIMATED COST OF CONSTRUCTION:		

SECTION VII: ADMINISTRATIVE ACTION

REVIEWED BY: <i>Cody Smith</i>	FEE:
DECISION DATE: 3/27/25	APPROVED:
REASON FOR APPROVAL OR DENIAL:	