

BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS AGENDA THURSDAY, JUNE 26TH, 2025 – 6:30 P.M.

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

1: Board and Township Staff Introductions

Board members: Nikki O'Quinn, Rachael Kiplinger, Zach Staudter, Rachelle Via, Donna Hughes

Alternates: Pete Mannheim

Staff Member: Cody Smith, Planning and Zoning

2: New Business

Review of BZA procedures for audience members

CASES

<u>Case: V-10-25:</u> A request from Terry Maynard, located at 8436 State Route 201 S, Tipp City, OH 45371, for a variance to allow for 232 square feet of overage for a total of 3432 square feet in accessory buildings. Bethel Township Zoning Section 30.05, accessory buildings on a 5-10 acre lot are limited to 3200 square feet total area. The parcel is 6.125 acres zoned R-1AAA. Miami County Parcel Number: A01-049200.

<u>Case: V-11, 12, 13, 14, 15-2025</u>: A request from Donna Taylor for five variances needed to bring the non-conforming parcels located at 6384 E Heffner Rd, Tipp City, OH 45371 into compliance with the present Bethel Township zoning resolution. All variances must be approved for the rezoning case to be considered.

<u>V-11-25</u>: A variance to allow for a 1.5 acre R-1AAA parcel. *Bethel Township Zoning Resolution section 5.05*: *Residential/Septic - 3 Acre lot minimum Single Family Dwelling*

<u>V-12-25</u>: A variance to allow for 163' of road frontage. *Section 5.05- Minimum Lot Width and Frontage-200 feet (contiguous)*

V-13-25: A variance for a side setback of 11'. Section 5.05-Minimum Side Yard Setback 20'

V-14-25: A variance for a residence of 1344 sq. ft. Section 5.05-Minimum Floor Area for Residential Uses-1500 sq. ft.

<u>V-15-25</u>: A variance to allow for an additional 1720 sq. ft. in overage for an accessory building. *Section 30.05G-1.5 acre parcel 1400 sq. ft. maximum accessory building floor area*

3: Old Business

May meeting minutes

4: Other

Communications and Reports

Board of Zoning Appeals Comments

Adjournment

BZA Case V-10-25

<u>Case: V-10-25:</u> A request from Terry Maynard, located at 8436 State Route 201 S, Tipp City, OH 45371, for a variance to allow for 232 square feet of overage for a total of 3432 square feet in accessory buildings. Bethel Township Zoning Section 30.05, accessory buildings on a 5-10 acre lot are limited to 3200 square feet total area. The parcel is 6.125 acres zoned R-1AAA. Miami County Parcel Number: A01-049200.

GENERAL INFORMATION:

Applicant/Property Owner: Terry Maynard

Property Address: 8436 State Route 201 S, Tipp City, OH 45371

Current Zoning: R-1AAA Residence District

Location: State Route 201 north of US Rt 40; 4th parcel on the west side of State Route

201

Existing Land Use: Residential

Bethel Land Use Plan: Traditional Neighborhood

Surrounding Land Use North R-1AA/R-2-Single Family and Two Family Residential

South R-1A/R-1AAA-Single Family Residential

East A-2 Domestic Agriculture District

West R-1AAA/R-1AA-Single Family Residential

Road Frontage: 235'

Exhibits:

A – Bethel Township Zoning Map

B – GIS Aerial Vicinity Map

c – Street View D- Application

SPECIAL INFORMATION:

Fire Department Information/Review: N/A

Miami County Health District: N/A

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 – Street View





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

		on For Zoning Variance	No.: V- 10-25
SECTION I: PROPI	ERTY INFORMATION		
Property Address:	Terry Mayno		
Section	Towns		Acreage: 6
To to a control of the control of th	7 10 114	Range:	Parceli
		· · · · · · · · · · · · · · · · · · ·	Zoning Districts
SECTION II: DECLA	ARING INFORMATION		
Declaring Name:	Terry MaryorA		Dhana (22 /2/ 1/2
Address: 8436	SFRT 201	City, State: TIPP CITY	Phone: 937-626-965
roperty Owner:		1 2001 1100 2109	Zip Code: 4537/
Address:	Ame	City, States	Phone:
Contractor Name:	Flag Lumber	- I and and a	Zip Code:
ddress: 2/7 4	Lew MADISON		PH93:7196 1141
/ / / /	AVUE ST	City, State: NCW MADISOV	Zip Code: 45346
nterpretation of the	zoning resolution would	granted, the applicant must prove to diffions exist peculiar to the land or I deprive the applicant of rights enjoy	building in question; 2. The litera
he minimum varianc	e tildi wili dilow a reasi	onable use of the land or buildings.	
ne minimum varianc	e tildi wili dilow a reasi	onable use of the land or buildings.	
he minimum varianc	e tildi wili dilow a reasi	onable use of the land or buildings.	
he minimum varianc	e tildi wili dilow a reasi	1. DIEVIOUS OCHORS OF the applicant.	
he minimum varianc	e tildi wili dilow a reasi	onable use of the land or buildings.	
he minimum varianc	e tildi wili dilow a reasi	onable use of the land or buildings.	
he minimum varianc	e tildi wili dilow a reasi	onable use of the land or buildings.	
ReQUE FOR A	ST 232 Hecessory	onable use of the land or buildings.	
ontracor Applicant	Date NISTRATIVE ACTION	Saff Two	
ontractor Applicant	Date NISTRATIVE ACTION	onable use of the land or buildings.	

BZA Case V-11-15-25

<u>Case: V-11, 12, 13, 14, 15-2025</u>: A request from Donna Taylor for five variances needed to bring the non-conforming parcels located at 6384 E Heffner Rd, Tipp City, OH 45371 into compliance with the present Bethel Township zoning resolution. All variances must be approved for the rezoning case to be considered.

<u>V-11-25</u>: A variance to allow for a 1.5 acre R-1AAA parcel. *Bethel Township Zoning Resolution section 5.05:* Residential/Septic - 3 Acre lot minimum Single Family Dwelling

<u>V-12-25</u>: A variance to allow for 163' of road frontage. *Section 5.05- Minimum Lot Width and Frontage-200 feet (contiguous)*

V-13-25: A variance for a side setback of 11'. Section 5.05-Minimum Side Yard Setback 20'

V-14-25: A variance for a residence of 1344 sq. ft. Section 5.05-Minimum Floor Area for Residential Uses-1500 sq. ft.

<u>V-15-25</u>: A variance to allow for an additional 1720 sq. ft. in overage for an accessory building. *Section 30.05G-1.5 acre parcel 1400 sq. ft. maximum accessory building floor area*

GENERAL INFORMATION:

Applicant/Property Owner: Donna Taylor

Property Address: 6384 E Heffner Rd Tipp City, OH 45371

Current Zoning: I-1 Light Industrial

Location: Third parcel to the west on the south side of Heffner Rd

Existing Land Use: Residential

Bethel Land Use Plan: Traditional Neighborhood

Surrounding Land Use North R-1AAA-Single Family Residential

South R-1AAA-Single Family Residential

East I-1 Light Industrial
West A-2 General Agriculture

Road Frontage: 163'

Exhibits:

A – Bethel Township Zoning Map

B - GIS Aerial Vicinity Map

c – Street View

D- Application

SPECIAL INFORMATION:

Fire Department Information/Review: N/A

Miami County Health District: Property has access to water, but is on septic per Miami County

Sanitary Engineering

County Planning Department: Unanimous recommendation for approval of re-zoning case to

the Zoning Commission

Bethel Township Zoning Commission: Zoning Commission will be meeting at the conclusion of the

Board of Zoning Appeals meeting to consider case ZA-03-25

Bethel Township Zoning Map – Exhibit A

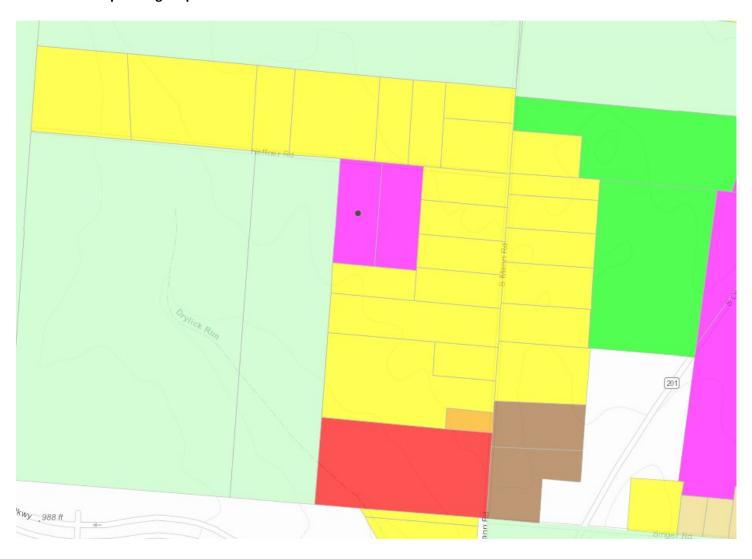


Exhibit B – GIS Aerial Vicinity Map



Exhibit C – Street View





REASON FOR APPROVAL OR DENIAL:

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- 4-15 -25

Property Address: 6384 Heffner Rd, Tipp City OH				Acreage: 1.5		
Section:	Town:		Range:		Parcel: A01-015801	
					Zoning District: I-1	
	Ċ.					
SECTION II: DECL	ARING INFORMATIO	ON				
Declaring Name: Donna J Taylor				Phone: 386-416-8819		
Address: 6384 Heffner Rd		City, Sto	City, State: Tipp City, OH		Zip Code: 45371	
Property Owner: Jesse L & Donna J Taylor				Phone: 386-416-8819		
Address: 6384 Heffner Rd		City, State: Tipp City, OH		Zip	Zip Code: 45371	
Contractor Name:	n/a			Phone:		
Address:		City, Ste	ate:	Zip	Zip Code:	
he following items nterpretation of the That the special con	are true: 1. Special C e zoning resolution wo aditions do not result f	conditions exist ould deprive the rom previous o	peculiar to the land or e applicant of rights er	building njoyed by ; 4. That	ard of Zoning Appeals the in question; 2. The literary other property owners; the requested variance is	
he following items nterpretation of the That the special con he minimum varian	are true: 1. Special C e zoning resolution wo ditions do not result f ce that will allow a re	conditions exist buld deprive the rom previous conditions assonable use	peculiar to the land or e applicant of rights er actions of the applicant	building njoyed by ; 4. That	g in question; 2. The litera y other property owners; the requested variance is	
the following items on the pretation of the characteristics of the special control of the minimum variance. Owners are reque	are true: 1. Special C e zoning resolution wo ditions do not result fo ce that will allow a re sting a zoning change	conditions exist buld deprive the rom previous casonable use of from I-1 to R	peculiar to the land or e applicant of rights er actions of the applicant of the land or buildings	building njoyed by ; 4. That	g in question; 2. The litera y other property owners; the requested variance is	
the following items on the pretation of the characteristics of the special control of the minimum variance. Owners are reque	are true: 1. Special C e zoning resolution wo ditions do not result fo ce that will allow a re sting a zoning change compliance with the co	conditions exist buld deprive the rom previous casonable use of from I-1 to R	peculiar to the land or the applicant of rights er actions of the applicant of the land or buildings	building njoyed by ; 4. That	g in question; 2. The litera y other property owners; the requested variance is	
the following items of the interpretation of the line in the special continue the minimum variance. Owners are request property to be in continued in a variance for a 1.5 continue to the interpretation of the line in the	are true: 1. Special C e zoning resolution wo ditions do not result for ce that will allow a re sting a zoning change compliance with the cu	conditions exist buld deprive the rom previous casonable use of from I-1 to R	peculiar to the land or the applicant of rights er actions of the applicant of the land or buildings	building njoyed by ; 4. That	g in question; 2. The litera y other property owners; the requested variance is	
the following items of the interpretation of the line in the special continue the minimum variance. Owners are request property to be in continued in a variance for a 1.5 continue to the interpretation of the line in the	are true: 1. Special Control of the zoning resolution would be zoning resolution would be zoning at zoning a zoning change compliance with the control of the zoning control of zone lot size.	conditions exist buld deprive the rom previous casonable use of from I-1 to R	peculiar to the land or the applicant of rights er actions of the applicant of the land or buildings	building njoyed by ; 4. That	g in question; 2. The litera y other property owners; the requested variance is	
the following items of the interpretation of the line in the special control the minimum variance. Owners are reque property to be in a large of the line in the	are true: 1. Special Commence of the zoning resolution would be zoning resolution would be zoning do not result for the sting a zoning change compliance with the cut of road frontage.	conditions exist buld deprive the rom previous casonable use of from I-1 to R	peculiar to the land or the applicant of rights er actions of the applicant of the land or buildings	building njoyed by ; 4. That	g in question; 2. The litera y other property owners; the requested variance is	
the following items of the interpretation of	are true: 1. Special Company of the zoning resolution would be zoning resolution would be zoning do not result for the sting a zoning change compliance with the cut of acre lot size of road frontage be setback of 11' sidence of 1344 sq ft country of the zone	conditions exist buld deprive the rom previous consistency assonable used from I-1 to Re- purrent zoning re-	peculiar to the land or the applicant of rights er actions of the applicant of the land or buildings -1 AAA. The following vesolution for R-1 AAA:	r building njoyed by ; 4. That ; variances	g in question; 2. The litera y other property owners; the requested variance is	
the following items of the interpretation of	are true: 1. Special Control of the zoning resolution would be zoning resolution would be zoning a zoning change compliance with the control of the zoning change are lot size of road frontage are setback of 11' sidence of 1344 sq ft control of the zoning change are lot size of road frontage are setback of 11' sidence of 1344 sq ft control of the zoning change are lot size.	conditions exists and deprive the rom previous of assonable use a from I-1 to Re arrent zoning re accessory building been used as a	peculiar to the land or the applicant of rights error actions of the applicant of the land or buildings or land or buildings of the land or buildings or buildings of the land or buildings of the land or buildings or buildings of the land or build	r building njoyed by ; 4. That ; variances	in question; 2. The literary other property owners; the requested variance is are necessary for this are necessary for this by and house could never be used to perty is similar to all others or the could never be used to the could never	
the following items of the interpretation of the interpretation of the interpretation of the interpretation of the minimum variance. Owners are reque property to be in a continuous for a 1.3 a variance for a 1.3 a variance for a sid 4) a variance for a result of a variance for a result of the interpretation of the interpretatio	are true: 1. Special Compared true: 1. Special Compared to a contract of the contract of the contract of the compared to a compa	conditions exists and deprive the rom previous of assonable use of from I-1 to Resurrent zoning respectively.	peculiar to the land or the applicant of rights er actions of the applicant of the land or buildings -1 AAA. The following vesolution for R-1 AAA:	r building njoyed by ; 4. That ; variances	g in question; 2. The literary other property owners; the requested variance is are necessary for this sy and house could never be us operty is similar to all others or	
the following items of the interpretation of the interpretation of the interpretation of the interpretation of the minimum variance. Owners are reque property to be in a continuous for a 1.3 a variance for a 1.3 a variance for a sid 4) a variance for a result of a variance for a result of the interpretation of the interpretatio	are true: 1. Special Content of the zoning resolution would be zoning resolution would be zoning resolution where zoning a zoning change compliance with the cut of road frontage of road frontage are setback of 11' sidence of 1344 sq ft content of the zone zone zone zone zone zone zone zon	conditions exists and deprive the rom previous of assonable use of from I-1 to Resurrent zoning respectively.	peculiar to the land or the applicant of rights error actions of the applicant of the land or buildings or land or buildings of the land or buildings or buildings of the land or buildings of the land or buildings or buildings of the land or build	r building njoyed by ; 4. That ; variances	in question; 2. The literary other property owners; the requested variance is are necessary for this are necessary for this by and house could never be used to perty is similar to all others or the could never be used to the could never	