



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

Case: V-10-25: 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.

Case: V-11, 12, 13, 14, 15-2025: 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.

V-11-25: 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*

V-12-25: 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.*

V-15-25: 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

Case: V-10-25: 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; 4 th 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

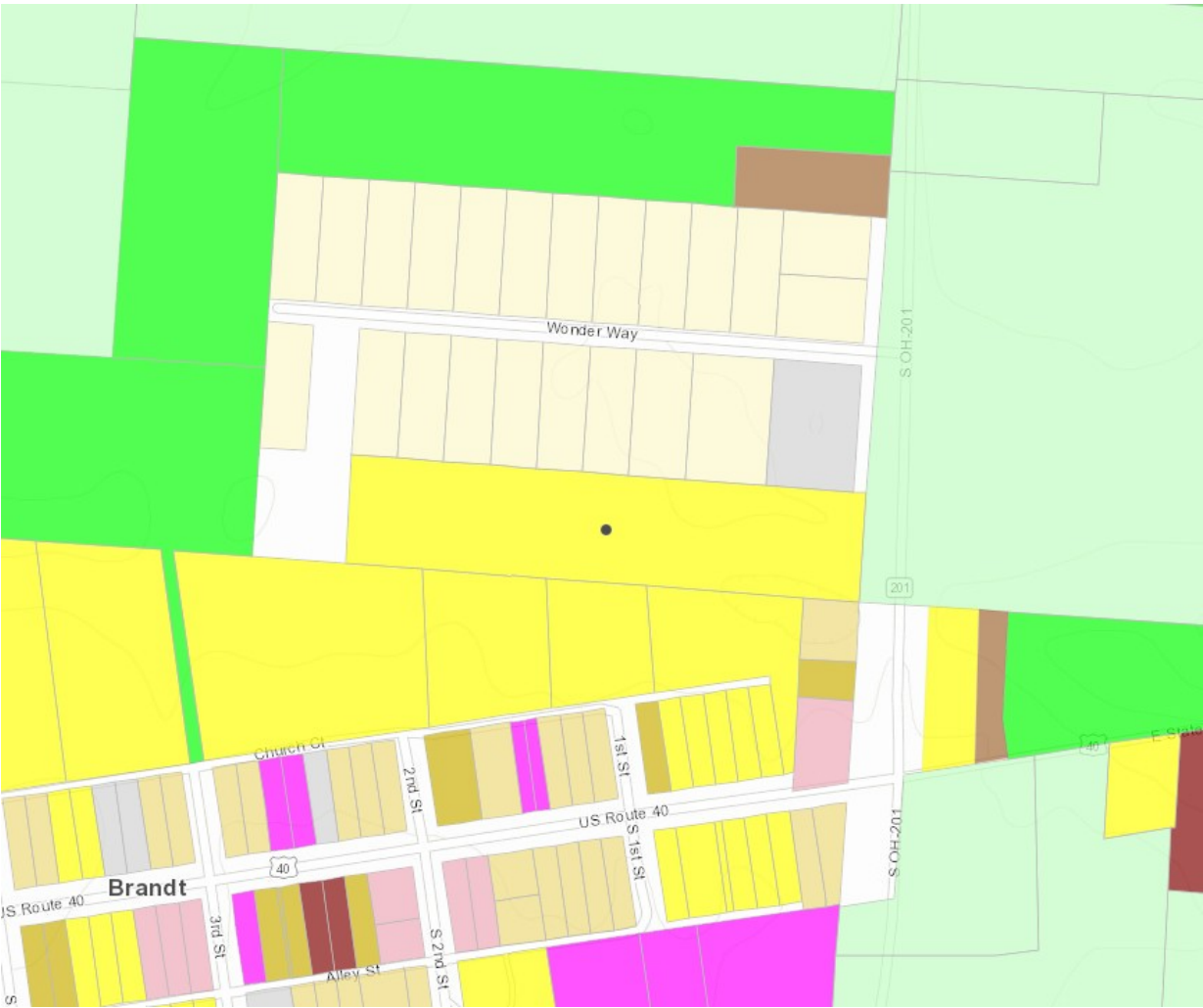


Exhibit B – GIS Aerial Vicinity Map

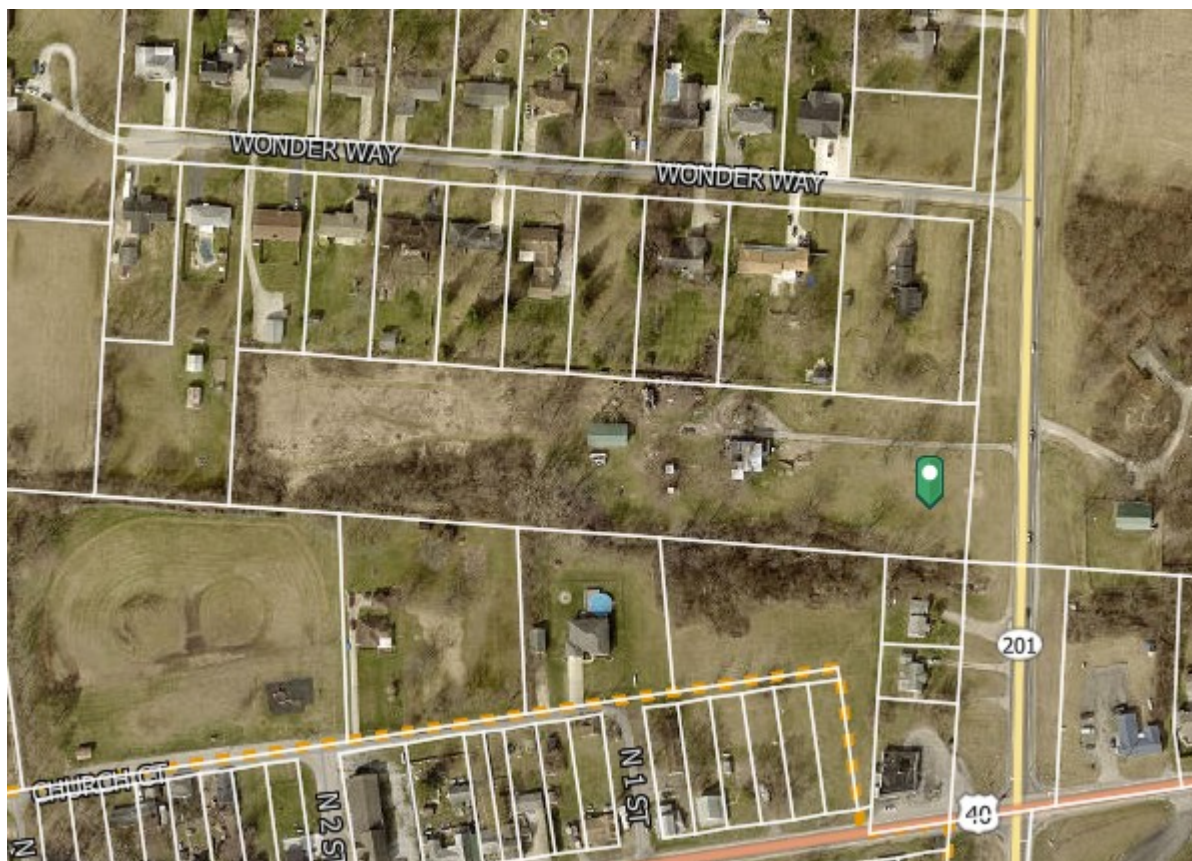


Exhibit C – Street View





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

Application For Zoning Variance

No.: V- 10-25

SECTION I: PROPERTY INFORMATION

| | |
|---|-------------------------------------|
| Property Address: <u>Terry Maynard</u> | Acreage: <u>6</u> |
| Section: <u> </u> Town: <u> </u> Range: <u> </u> | Parcel: <u> </u> |
| Zoning District: <u> </u> | |

SECTION II: DECLARING INFORMATION

| | |
|---|---------------------------------------|
| Declaring Name: <u>Terry Maynard</u> | Phone: <u>937-626-9653</u> |
| Address: <u>8436 ST RT 201</u> City, State: <u>TIPP CITY</u> | Zip Code: <u>45371</u> |
| Property Owner: <u> </u> | Phone: <u> </u> |
| Address: <u>SAME</u> City, State: <u> </u> | Zip Code: <u> </u> |
| Contractor Name: <u>FLAG LUMBER</u> | Phone: <u>937-796-1141</u> |
| Address: <u>217 NEW MADISON</u> City, State: <u>NEW MADISON</u> | Zip Code: <u>45346</u> |
| <u>W AVE ST</u> | <u>OH</u> |

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.

REQUEST 232 SQ FT INCREASE
FOR ACCESSORY BUILDING

[Signature] Date

[Signature] Date 6/5/25

SECTION IV: ADMINISTRATIVE ACTION

| | |
|--|---------------------------------------|
| REVIEWED BY: <u>Code Smirg</u> | FEE: <u> </u> |
| DECISION DATE: <u>6/26 6:30</u> | APPROVED: <u> </u> |
| REASON FOR APPROVAL OR DENIAL: <u> </u> | |

BZA Case V-11-15-25

Case: V-11, 12, 13, 14, 15-2025: 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.

V-11-25: 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*

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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

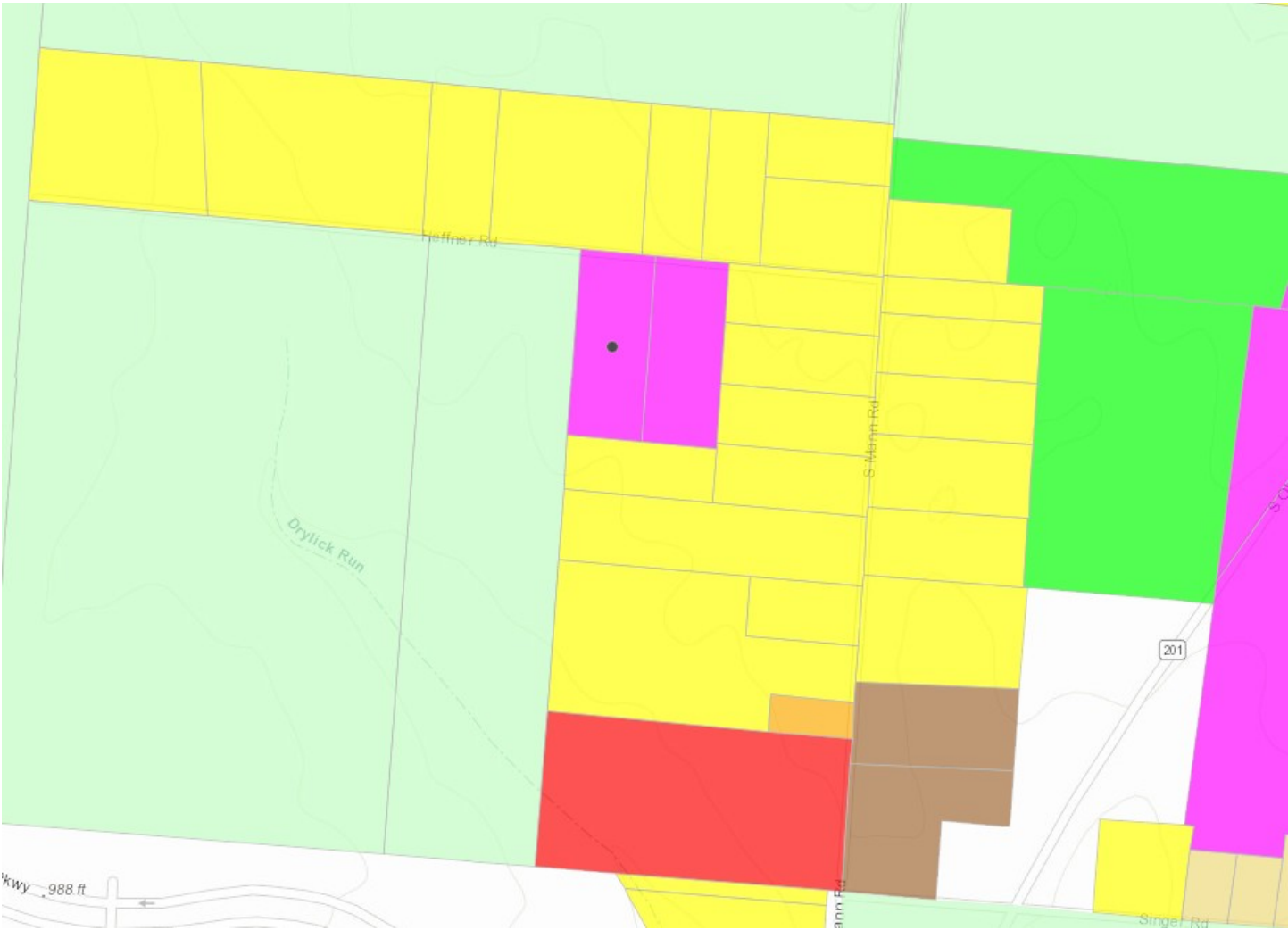


Exhibit B – GIS Aerial Vicinity Map



Exhibit C – Street View



Exhibit D – 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 Zoning Variance**No.: V-11-15-25****SECTION I: PROPERTY INFORMATION**

| | | | |
|---|-------|--------|----------------------|
| Property Address: 6384 Heffner Rd, Tipp City OH | | | Acreage: 1.5 |
| Section: | Town: | Range: | Parcel: A01-015801 |
| | | | Zoning District: I-1 |

SECTION II: DECLARING INFORMATION

| | | |
|--|----------------------------|---------------------|
| Declaring Name: Donna J Taylor | | Phone: 386-416-8819 |
| Address: 6384 Heffner Rd | 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 Code: 45371 |
| Contractor Name: n/a | | 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.

Owners are requesting a zoning change from I-1 to R-1AAA. The following variances are necessary for this property to be in compliance with the current zoning resolution for R-1AAA:

- 1) a variance for a 1.5 acre lot size
- 2) a variance for 163' of road frontage
- 3) a variance for a side setback of 11'
- 4) a variance for a residence of 1344 sq ft
- 5) a variance for 1720 sq ft in overage for an accessory building - without these variances this property and house could never be used as originally intended. These buildings have been used as a residence since the 1950's and the property is similar to all others on this street.

Contractor/Applicant _____ Date _____


 Owner
6-10-2025
Date**SECTION IV: ADMINISTRATIVE ACTION**

| | |
|--------------------------------|-------------------|
| REVIEWED BY: <i>Cody Smith</i> | FEE: <i>\$300</i> |
| DECISION DATE: | APPROVED: |
| REASON FOR APPROVAL OR DENIAL: | |