



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

**THURSDAY, JANUARY 23<sup>RD</sup>, 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-01/02-25** A request from Roger Jenkins located at 6140 Dayton-Brandt Rd, Tipp City, OH 45371, for 400’ more square footage than the 2000’ of square footage allowed for acreage and for the site of the accessory building to be partially past the front line of the residence (*Article 30, Section 30.05 in the Bethel Township Zoning Resolution*). A 2.32 acre parcel currently zoned R-1AAA. Miami County Parcel ID# A01-060210.

**Case: V-03/04-25** A request from Eugene and Linne Simonalle, 6290 Dayton-Brandt Rd, Tipp City, OH 45371, to allow for an accessory building to be built slightly ahead of the front line of the residence and allowing for an additional 880 square feet for the accessory building than the 2000 square feet allowed (*Article 30, Section 30.05 in the Bethel Township Zoning Resolution*). The parcel is 2.352 acres zoned R-1AAA. Miami County Parcel Number: A01-060255.

**3: Old Business**

None

**4: Other**

Communications and Reports

Board of Zoning Appeals Comments

Adjournment

# BZA Case V-01/02-25

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## **GENERAL INFORMATION:**

Applicant/Property Owner: Roger Jenkins

Property Address: 6140 Dayton-Brandt Rd, Tipp City, OH 45371

Current Zoning: R-1AAA Residence District

Location: One parcel on the South-West corner of State Route 571 and Dayton-Brandt Road

Existing Land Use: Residential

Bethel Land Use Plan: Rural Settlement

Surrounding Land Use

North	R-1AAA Residential
South	A-2 General Agriculture District
East	R-1AAA Residential
West	R-1AAA Residential

Road Frontage: 370'

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

## **SPECIAL INFORMATION:**

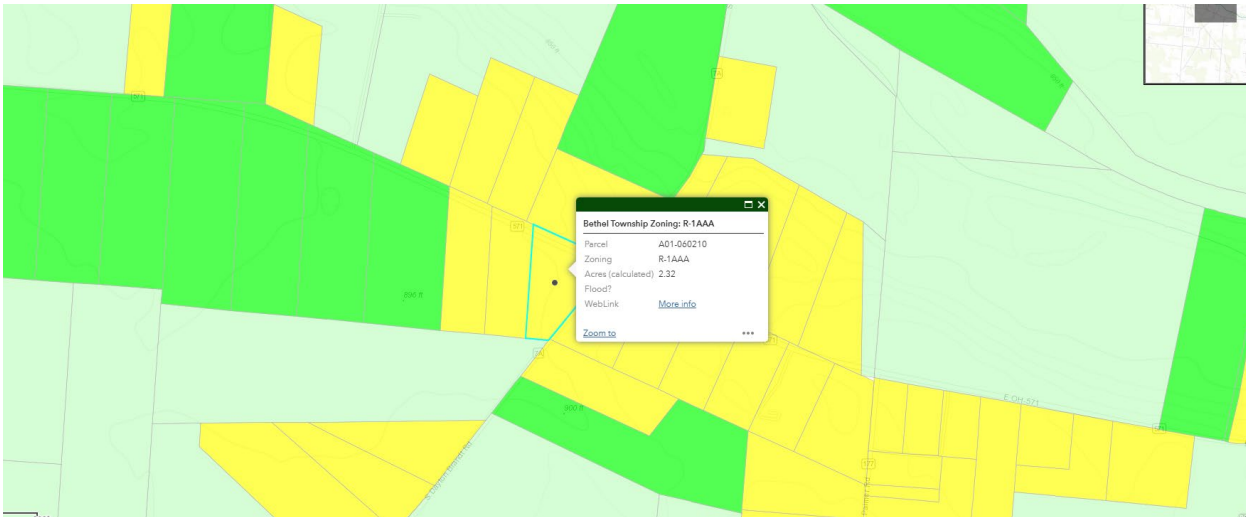
**Fire Department Information/Review:** N/A

**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





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-01/02-25

SECTION I: PROPERTY INFORMATION

Property Address: 6140 DAYTON - BRANDT RD 45397	Acreage: 2.32
Section: — Town: — Range: —	Parcel: 901-060210
	Zoning District: R-1AAA

SECTION II: DECLARING INFORMATION

Declaring Name: STEVE OWENS	Phone: 937-673-5314
Address: 5944 EXECUTIVE City, State: DAYTON, OH	Zip Code: 45424
Property Owner: ROGER JENKINS	Phone:
Address: SAME City, State: TIPP CITY	Zip Code: 45371
Contractor Name: ANRO BUILDERS	Phone:
Address: SEE ABOVE City, State:	Zip Code:

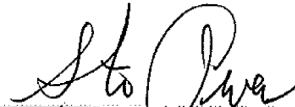

SECTION III: NATURE OF VARIANCE

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.

- REQUEST 400' MORE SQUARE FOOTAGE THAN ALLOWED FOR ACREAGE

- REQUEST SITE PARTIALLY PAST FRONT LINE OF RESIDENCE

ALLOWED 2000' SF

 12/30/24 Contractor/Applicant Date  
 12-30-24 Owner Date

SECTION IV: ADMINISTRATIVE ACTION

REVIEWED BY:	FEE:
DECISION DATE:	APPROVED:
REASON FOR APPROVAL OR DENIAL:	

# BZA Case V-03/04-25

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**Case: V-03/04-25:** A request from Eugene and Linne Simonalle, 6290 Dayton-Brandt Rd, Tipp City, OH 45371, to allow for an accessory building to be built slightly ahead of the front line of the residence and allowing for an additional 880 square feet for the accessory building than the 2000 square feet allowed (*Article 30, Section 30.05 in the Bethel Township Zoning Resolution*). The parcel is 2.352 acres zoned R-1AAA. Miami County Parcel Number: A01-060255.

## **GENERAL INFORMATION:**

Applicant/Property Owner: Eugene and Linne Simonalle

Property Address: 6290 Dayton-Brandt Rd, Tipp City, OH 45371

Current Zoning: R-1AAA Residence District

Location: West side of Dayton-Brandt Rd, third property south of State Route 571

Existing Land Use: Residential

Bethel Land Use Plan: Rural

Surrounding Land Use

North	A-2 General Agriculture
South	R-1AAA Residence District
East	A-2 General Agriculture
West	A-2 General Agriculture/R-1AAA

Road Frontage: 351'

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

## **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 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-03/04-25**

**SECTION I: PROPERTY INFORMATION**

Property Address: <b>6290 DAYTON BRANDT RD 45371</b>		Acreage: <b>2.352</b>
Section: <b>—</b>	Town: <b>—</b>	Range: <b>—</b>
		Parcel: <b>A01-060255</b>
		Zoning District:

**SECTION II: DECLARING INFORMATION**

Declaring Name: <b>STEVE OWENS</b>	Phone: <b>937-673-5311</b>
Address: <b>5944 EXECUTIVE BLVD</b> City, State: <b>DAYTON, OH</b>	Zip Code: <b>45424</b>
Property Owner: <b>EUGENE + LINDA SIMONALLE</b>	Phone:
Address: <b>6290 DAY BRANDT</b> City, State: <b>TIPP CITY, OH</b>	Zip Code: <b>45371</b>
Contractor Name: <b>ANRO BUILDERS</b>	Phone:
Address: <b>5944 EXECUTIVE BLVD</b> City, State: <b>DAYTON, OH</b>	Zip Code: <b>45424</b>

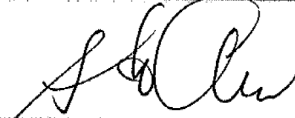
**SECTION III: NATURE OF VARIANCE**

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 880' MORE SQUARE FEET THAN ALLOWED FOR ACREAGE**

**- REQUEST SITE PARTIALLY PAST FRONT LINE OF RESIDENCE**

**ALLOWED 2000' SF**

 **12/20/24**  
 Contractor/Applicant      Date      Owner      Date

**SECTION IV: ADMINISTRATIVE ACTION**

REVIEWED BY:	FEE:
DECISION DATE:	APPROVED:
REASON FOR APPROVAL OR DENIAL:	