



Bethel Township, Miami County, Ohio Board of Zoning Appeals
Thursday, August 27, 2026 – 6:30 P.M. Agenda
Township Meeting Room, 8735 S. Second Street, Brandt, Tipp City, Ohio

1. **Call to Order:** Time: _____ Presiding: _____
Roll call: Ms. Hughes: _____ Ms. Kiplinger: _____ Mr. Leskovich: _____
Ms. O'Quinn: _____ Mr. Staudter: _____ Mr. Mannheim: _____
Mr. Statesman: _____

2. **Board and Township Staff Introductions**

Board members: Donna Hughes, Jim Leskovich, Rachael Kiplinger, Nikki O'Quinn, Zach Staudter

Alternates: Pete Mannheim, Michael Statesman

Staff Member: Arthur Franklin, Planning & Zoning Director & Cathy Fortunato, Zoning Secretary

3. **New Business**

Review of BZA procedures (opening statement)

Case V-06-26: A request from Jason Gregory for a variance for the erection of a pole barn that is 1280 sqft on .60 acres. Parcel address is 4405 US RT 40, Tipp City, OH, parcel ID# A01-086207. *Per Bethel Township Zoning Resolution Article 30, Section 30.05(G) for acreage .276-.716 Maximum Gross Floor Area is 900 sq ft, Setback is side 10' and rear 5', and Number of Permitted Accessory Buildings is 2.*

Motion to approve by _____ Seconded by _____

Vote: Ms. Hughes: _____ Ms. Kiplinger: _____ Mr. Leskovich: _____
Ms. O'Quinn: _____ Mr. Staudter: _____ Mr. Mannheim: _____
Mr. Statesman: _____

4. **Old Business**

June 25, 2026 meeting minutes

Motion to approve by _____ Seconded by _____

Vote: Ms. Hughes: _____ Ms. Kiplinger: _____ Mr. Leskovich: _____
Ms. O'Quinn: _____ Mr. Staudter: _____ Mr. Mannheim: _____
Mr. Statesman: _____

5. **Other**

Communications and Reports

- Bethel Township is looking for ZC volunteers

6. **Adjournment**

Motion to adjourn by _____ Seconded by _____

Vote: Ms. Hughes: _____ Ms. Kiplinger: _____ Mr. Leskovich: _____
Ms. O'Quinn: _____ Mr. Staudter: _____ Mr. Mannheim: _____
Mr. Statesman: _____

Time: _____

BZA Case V-06-26

Case V-06-26: A request from Jason Gregory for a variance for the erection of a pole barn that is 1280 sqft on .60 acres. Parcel address is 4405 US RT 40, Tipp City, OH, parcel ID# A01-086207. *Per Bethel Township Zoning Resolution Article 30, Section 30.05(G) for acreage .276-.716 Maximum Gross Floor Area is 900 sq ft, Setback is side 10' and rear 5', and Number of Permitted Accessory Buildings is 2.*

Applicant: Jason Gregory

Property Address: 4405 US RT 40W

Location: Parcel is located on the west side of US Route 40, approximately 0.30 miles west of the intersection of US Route 201.

Existing Land Use: Residential

Bethel Land Use Plan: Rural Residential

Surrounding Land Use	North	A-2, General Agriculture
	South	R-1AAA Single Family Residential
	East	R-1AAA Single Family Residential
	West	R-1AAA Single Family Residential

Acreage: 0.5983 (R-1AAA)

Road Frontage: 73 feet

Exhibits: A – Bethel Township Zoning Map
B – Auditor’s Map
C – Street View Map
D – Application

Prior Zoning Cases: None in file

Exhibit A - Bethel Township Zoning Map

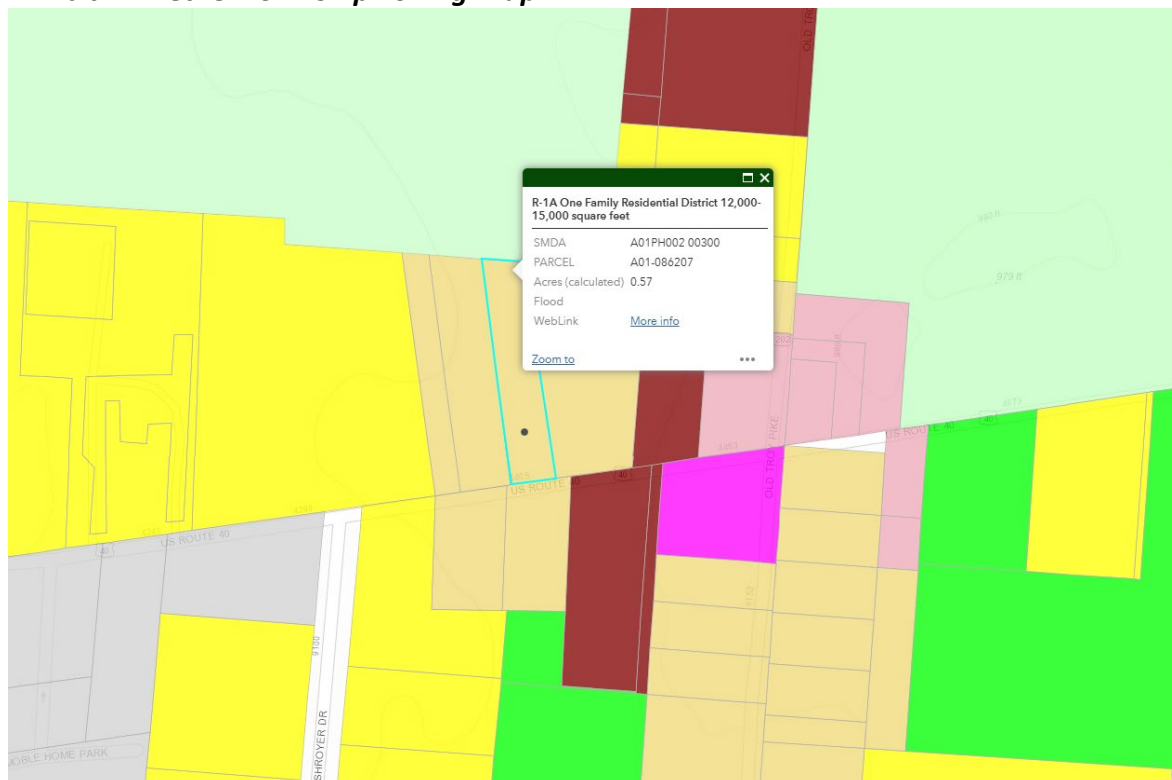


Exhibit B – Auditor's Map



Exhibit C – Street View Map



A01-086207

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- 6-26

SECTION I: PROPERTY INFORMATION

Property Address: 4405 US ROUTE 40	Acres: .60
Section: 11 Town: PHOENIX Range: 11	Parcel: 401-0862
	Zoning District: RIA

SECTION II: DECLARING INFORMATION

Declaring Name: JASON L GREGORY	Phone: 937 478 062
Address: 4405 US ROUTE 40 City, State: TIPP CITY OH	Zip Code: 45371
Property Owner: 11	Phone:
Address: City, State: 	Zip Code:
Contractor Name: SELF	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.

PROPOSED 32X40 GARAGE / POST FRAMING
14'-6" HIGH WALLS 29'-10" PEAK HEIGHT
CONCRETE FLOOR THERE ARE 3 EXISTING BLDGS
1 - A MODEL T GARAGE CONTENTS TO BE PUT IN
NEW BUILDING 2 - SHEDS 1

[Signature]
 Contractor/Applicant Date: **July 8**

[Signature] **Aug 6 2020**
 Owner Date

SECTION IV: ADMINISTRATIVE ACTION

REVIEWED BY: ARITHA FRANKLIN	FEE: \$300.00
DECISION DATE: 	APPROVED:
REASON FOR APPROVAL OR DENIAL: 	

