# Case CU-16-26

**Case: CU-16-26:** The applicant, Keating, Muething & Klekamp PLL c/o Thomas M. Tepe, Jr. Esq., is requesting a conditional use for a motor freight depot or trucking transfer terminal, self-storage buildings and storage yards - excluding wrecking and dismantling of motor vehicles- and truck and heavy equipment service at 9195 SR 201, Tipp City, OH, Parcel ID #A01-014300.

| | | |
|---|---|---|
| **Applicant:** | Keating Muething & Klekamp PLL | |
| **Property Address:** | 9195 SR 201, Tipp City, OH 45371 | |
| **Location:** | Parcel is primarily located on the east side of SR 201 just south of the intersection with Cobaugh Rd | |
| **Existing Land Use:** | Industrial | |
| **Bethel Land Use Plan:** | Commercial | |
| **Surrounding Land Use** | North | I-1 Light Industrial & A-1 Domestic Agricultural Districts |
| | South | I-1 Light Industrial & A-1 Domestic Agricultural Districts |
| | East | A-2 General Agricultural District |
| | West | R-1AAA & A-2 General Agricultural Districts |
| **Road Frontage:** | Approx. 315’ | |
| **Acreage:** | 11.90 acres | |
| **Current Zoning:** | I-1 Light Industrial | |
| **Exhibits:** | A – Bethel Township Zoning Map<br>B – Auditor’s Map<br>C – Street View<br>D – Application<br>E – Zoning Certificates on file | |
| **Fire Department Info/Review:** | None | |
| **Miami County Health District:** | None | |
| **County Planning Department:** | None | |
| **Bethel Twp Zoning Commission:** | N/A | |
| **Prior Zoning Cases:** | ZC-52-21, ZC-12-25, ZC-05-26 | |

***Exhibit A - Bethel Township Zoning Map***




***Exhibit B – Auditor's Map***



***Exhibit C – Street View***




***Exhibit D – Application***

Bethel TOWNSHIP
MIAMI COUNTY - OHIO

**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- 16-26

**SECTION I: PROPERTY INFORMATION**

| | | | |
|---|---|---|---|
| Property Address: 9195 State Route 201 | | | Acreage: 11.90 |
| Section: 13 | Town: 2 | Range: 9 | Parcel: A01-014300 |
| Subdivision Name and Lot No.: n/a | | | Zoning District: I-1 |

**SECTION II: APPLICANT INFORMATION**

| | | |
|---|---|---|
| Applicant Name: Keating Muething & Klekamp PLL; c/o Thomas M. Tepe | | Phone: (513) 579-6400 |
| Address: 1 East Fourth Street, Suite 1400 | City, State: Cincinnati, Ohio | Zip Code: 45202 |
| Property Owner: Ravshan Akhmedov | | Phone: (281) 840-7418 |
| Address: 9195 State Route 201 | City, State: Tipp City, Ohio | Zip Code: 45371 |
| Contractor Name: | | Phone: |
| Address: | City, State: | Zip Code: |

**SECTION III: PROJECT INFORMATION**

**REQUESTED USE FOR PROPERTY:** See attached Statement in Support
**EXISTING USE OF PROPERTY:** See attached Statement in Support

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.

See attached Statement in Support

Contractor/Applicant — 09/08/2026 — Date

DocuSigned by: Ravshan Akhmedov — DB7074FA9E1F46B... — Owner — Eylül 4, 2026 — Date

**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.**

See attached Site Plan

**SECTION V: MISCELLANEOUS INFORMATION FOR COMMERICAL/INDUSTRIAL DEVELOPMENT**

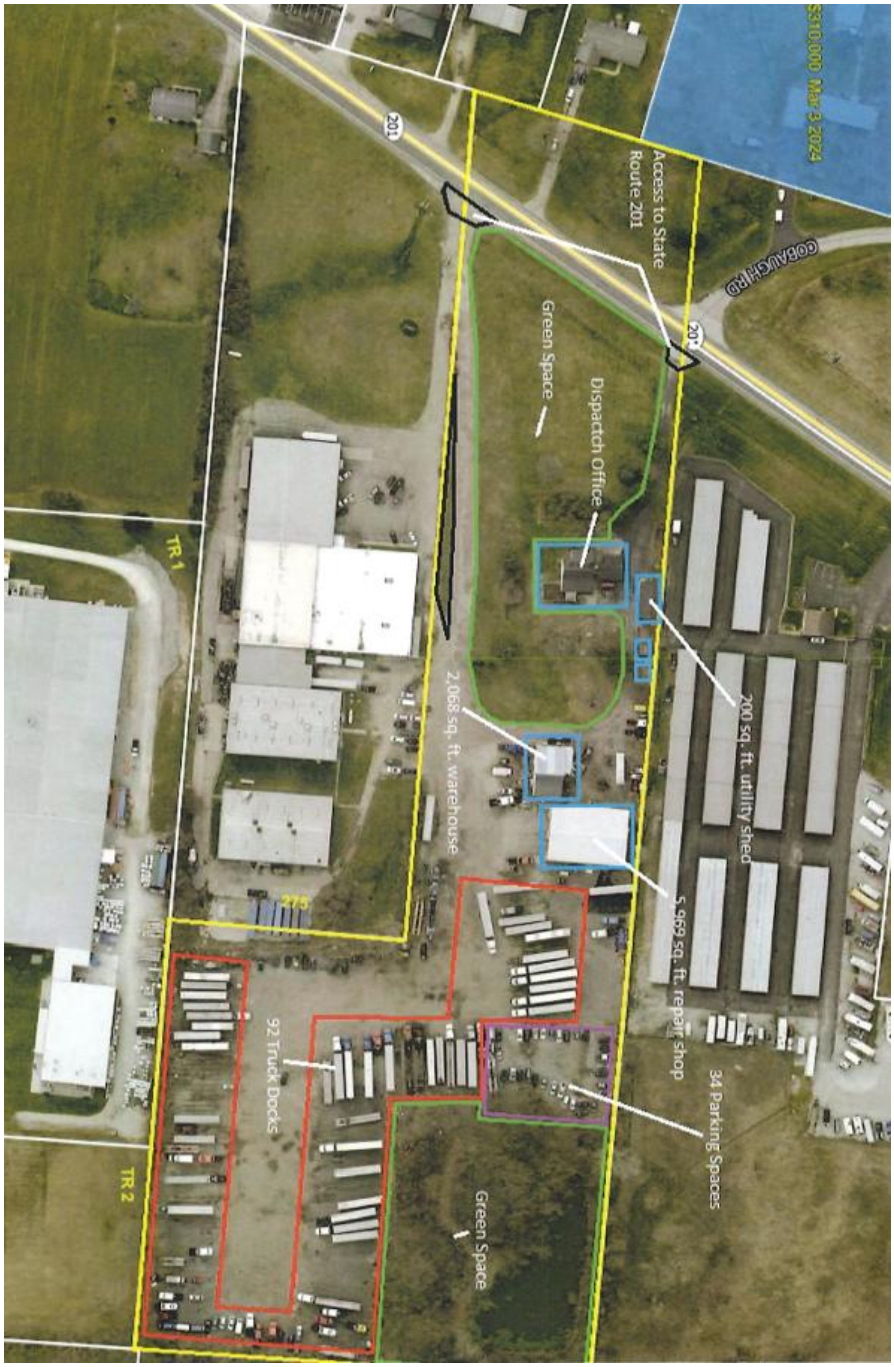
| | | | | |
|---|---|---|---|---|
| **BLDG. STORIES:** | 1 | **PARKING SPACES:** | 34 | **BLDG. SQ. FT.:** |
| **BLDG. HEIGHT:** | | **TRUCK DOCKS:** | 92 | 10,086 (total) |

**SECTION VI: PROJECT DIMENSIONS (FOR OFFICIAL USE ONLY)**

| | | |
|---|---|---|
| **PRIMARY ROAD FRONTAGE:** | **SECONDARY ROAD FRONTAGE:** | **LOT SIZE:** |
| **FRONT YARD:** | **REAR YARD:** | **SIDE YARD:** |
| **BUILDING HEIGHT:** | **BUILDING WIDTH:** | |
| **FIRST FLOOR AREA:** | **SECOND FLOOR AREA:** | |
| **TOTAL FLOOR AREA:** | **FINISHED BASEMENT? YES OR NO** | |
| **LOT WIDTH:** | **LOT DEPTH:** | |
| **ESTIMATED COST OF CONSTRUCTION:** | | |

**SECTION VII: ADMINISTRATIVE ACTION**

| | |
|---|---|
| **REVIEWED BY:** BZA | **FEE:** 300 |
| **DECISION DATE:** | **APPROVED:** |
| **REASON FOR APPROVAL OR DENIAL:** | |



KMK | Law

**Thomas M. Tepe Jr.**
Partner
D: 513.639.3947
ttepe@kmklaw.com

September 8, 2026

Bethel Township Board of Zoning Appeals
Donna Hughes, Member
Rachael Kiplinger, Member
Jim Leskowich, Member
Nikki O'Quinn, Member
Zach Staudter, Member
Pete Mannheim, Alternate
Michael Statesman, Alternate
c/o Mr. Arthur Franklin
8735 South Second Street
Tipp City, Ohio 45371

Re: Statement in Support of Application for Conditional Use Approval for 9195 State Route 201, Tipp City, Ohio 45371

Dear Board of Zoning Appeals Members:

This law firm represent Mr. Ravshan Akhmedov ("Mr. Akhmedov") with respect to his use of the property located at 9195 State Route 201, Tipp City, Ohio 45371 (the "Property").[1] Mr. Akhmedov respectfully requests that the Bethel Township Board of Zoning Appeals (the "Board") codify codify his principal use of the Property as a motor freight depot, together with accessory semi-truck and trailer parking, servicing, and self-storage.

## I. STATEMENT OF FACTS

The Property is a 11.90-acre tract zoned for Light Industrial (I-1) uses located along the State Route 201 corridor. The property to the north and the two to the south are zoned likewise and used for self-storage, as a slot machine distribution site, and for the manufacture of concrete sealants, respectively. The three parcels to the west are zoned for residential uses and used as such. The parcel to the east is zoned and used for agricultural purposes.

The Property contains a number of structures that predate Mr. Akhmedov's ownership of the Property, including an existing farm house that was originally constructed in 1922. The

[1] Miami County Auditor Parcel No. A01-014300.

Property also contains a barn and two sheds that were originally constructed and used for agricultural purposes.

In the mid-1990s, the Property began its transformation from an agricultural property into the Light Industrial use that continues to the present day. By 2000, the Property was being applied to the use that persists to the present day: a motor freight depot. In connection with this change in use, the farm house was converted into an administrative office for records maintenance and dispatching, the sheds were converted to small storage spaces, and the barn was transformed into a warehousing facility.

Mr. Akhmedov acquired the Property in 2019 with the intent of continuing those various uses. The Property contains docking spaces for ninety-two semi-trucks, which are leased to individuals participating in the overland trucking industry for short-term parking and transloading. Mr. Akhmedov continues to use the barn on the Property for short-term warehousing of freight being transloaded and storage of materials and equipment used in connection with his trucking business.

In 2022, Mr. Akhmedov was duly permitted to construct a 5,696-square-foot structure, which is used for the repair of semi-tractors and trailers, primarily those owned by parties leasing docking spots. Presently, Mr. Akhmedov is constructing an additional building, the construction of which was duly permitted, to provide further facilities for his transloading operations and for warehousing. Mr. Akhmedov further seeks to permit the use of that building for semi-truck and trailer repairs.

## II. THE PROPOSED USE FALLS WITHIN THE RESOLUTION'S INDUSTRIAL USE FRAMEWORK

However, Mr. Akhmedov recently learned that, despite the Proposed Use's longstanding existence on the Property, the necessary zoning approvals were never obtained for several of the Property's current uses. He now seeks to bring the Property into compliance with the Bethel Township Zoning Resolution (the "Resolution" or the "BTZR") by requesting approval to use the Property as a motor freight depot, together with accessory semi-truck and trailer parking, servicing, and self-storage (the "Proposed Use").[2] The Proposed Use falls within the industrial-use framework described below and, based on the surrounding land uses and the information presently available, can be operated without unreasonable impacts on neighboring properties. Mr. Akhmedov therefore respectfully requests approval of the Proposed Use, without conditions, or subject to only narrowly tailored conditions supported by the record.

The primary consideration for the Board in determining whether to issue a conditional use certificate is the use's harmony with the Resolution. BTZR § 2.06(A)(4). The more specific standards in BTZR § 2.06(D)(3) direct the Board to consider nine factors addressing the Proposed

[2] Mr. Akhmedov is submitting an application for a zoning certificate to permit semi-truck and trailer repairs, based on the Resolution's identification of "Automobile, Truck, and Recreational Vehicle Repair" as a use permitted as of right. In submitting this application, Mr. Akhmedov does not concede that conditional use approval is a prerequisite to carrying on that use on the Property.

Use's consistency with the Resolution and the Bethel Township Comprehensive Land Use Plan (the "Comprehensive Plan"); its compatibility with surrounding uses and potential impacts on the surrounding areas; and access to critical infrastructure and services. The Property is located within a rural, industrial zoned district, with industrial uses to the north and south that share many characteristics with the Proposed Use. Those circumstances support approval without conditions or only narrowly tailored conditions if the record shows they are necessary.

### a. EACH ASPECT OF THE PROPOSED USE IS PERMITTED

First, the components of the Proposed Use correspond to uses identified for I-1 districts. *See* BTZR § 2.06(D)(3)(a). BTZR § 12.04 lists among the uses conditionally permitted in an I-1 district: (i) "Motor Freight Depot or Trucking Transfer Terminal"; (ii) "Self-Storage Building and Storage Yards, Excluding Wrecking and Dismantling of Motor Vehicles"; and (iii) "Truck and Heavy Equipment Service."

The principal operation cleanly fits within the Resolution's motor-freight category. BTZR § 3.02 describes a "Truck Transfer Terminal" and "Motor Freight Depot" as land "used as a relay station for the transfer of a load from one truck or truck trailer to another, or from one party to another, which can accommodate the simultaneous loading or unloading of four (4) or more trucks." Mr. Akhmedov uses, and seeks approval to continue using, the Property for short-term parking of semi-tractors and trailers between hauls and for transferring freight and trailers between rigs before delivery to their ultimate destinations. In other words, Mr. Akhmedov uses the Property as a "relay station" for transferring loads "from one truck or trailer to another" and temporarily holding trucks. The requested principal use therefore falls within the motor-freight category identified in the Resolution and is eligible for conditional-use consideration.

The accessory aspects of the Proposed Use likewise qualify as conditionally permitted uses on properties subject to I-1 zoning and fit the bill of being customarily carried on in connection with the principal use. *See* BTZR § 12.03. The Resolution identifies "Self-Storage Buildings and Storage Yards" as conditionally permitted uses of Light Industrial properties. BTZR § 12.04. Section 3.02 of the Resolution describes that use as "property that is leased, rented or owned by different individuals for the storage of individual possessions or personal property." BTZR § 3.02. Mr. Akhmedov leases docking spaces to third parties who use them for parking and transloading in connection with their trucking operations. Because the spaces provide temporary storage and staging for trucks, trailers, or freight used in those operations, and will not involve wrecking, the requested storage component is both incidental to, and ordinarily found in connection with, the Property's principal use. Thus, it qualifies as a permissible accessory use that is, at a minimum, appropriately approved under the Resolution's accessory-use provision, BTZR § 12.03.

The same relationship exists for the proposed repair and service facilities. BTZR § 12.04 lists "Truck and Heavy Equipment Service" as a conditionally permitted I-1 use. Although the Resolution does not define that phrase, its ordinary meaning encompasses maintenance and repair of trucks and other heavy equipment. Just like any other vehicle or trailer, semi-trucks and trailers require periodic maintenance and repairs, and on-site service for vehicles between runs and in transit supports their safe and efficient operation. Mr. Akhmedov intends to perform service and repair work in the existing freestanding structure on the Property on a commercial basis. Whether

the repair component is treated as a use permitted as of right or as part of the conditional-use request, the requested service activity is consistent with the Resolution's treatment of I-1 uses and necessary and incidental to the proper operation of a motor freight depot.

Accordingly, the principal use is identified in the Resolution as a conditionally permitted I-1 use. Semi-truck and trailer servicing, short-term parking, and storage are directly related to that use and are reasonably viewed as necessary incidents to that principal use. The requested operations should therefore be evaluated together as a coherent light industrial use and approved subject only to conditions necessary to mitigate excessive external effects.

**b. THE PROPOSED USE ACCORDS WITH THE RESOLUTION AND COMPREHENSIVE PLAN**

The Proposed Use must also be consistent with the general objectives set forth in the Resolution and Comprehensive Plan. *See* BTZR § 2.06(D)(3)(b). The information described above supports that finding. One of the Resolution's key purposes is to define the "peculiar suitability" of each district for particular uses based on the district's character. BTZR § 1.02. The I-1 district's inclusion of motor freight depots, storage yards, and truck service conclusively indicates, under the Resolution's plain language, that the Bethel Township Trustees have determined such activities are compatible with the district's industrial character. The district in question is therefore "peculiar[ly] suit[ed]" to the Proposed Use.

The Proposed Use is also consistent with the Comprehensive Plan. The Comprehensive Plan designates the Property as part of an area selected for industrial planning and specifically calls for industrial uses of the Property. While "manufacturing and related retail uses" are identified as preferred uses, the Comprehensive Plan recognizes that "preferred land uses are just that, preferred"—not exclusive. The Proposed Use supports the preferred industrial activity by providing transfer, staging, storage, and service capacity for manufacturers in the Miami Valley. Further, the information presently available does not show that the Proposed Use would displace a preferred use or conflict with the industrial planning designation. Accordingly, the fact that trucking and logistics are not identified as preferred uses does not make the Proposed Use inconsistent with the Comprehensive Plan, especially given the use's necessity to carrying on a preferred use.

**c. THE PROPOSED USE IS CONSISTENT WITH THE SURROUNDING USES**

The Board must also consider whether the Proposed Use is harmonious with the character of the area in question or whether it would alter its essential characteristics. *See* BTZR § 2.06(D)(3)(c). The surrounding uses support compatibility. The Property lies within an industrial district and is enclosed by industrial users on two sides. The properties to the south are used to manufacture concrete sealants and distribute slot machines, both of which necessarily require some degree of logistical support from freight carriers. The parcel to the north contains a self-storage facility, another industrial use, that by its nature experiences substantial traffic from large vehicles, especially moving vans.

While the properties to the west are residential in nature, and the tract to the east is agricultural, permitting the Proposed Use will not fundamentally alter the area's essential

characteristics. State Route 201 between U.S. Highway 40 and Singer Road is, at its core, a rural industrial corridor. The bulk of the properties in this area are applied to industrial uses, and residential uses are the exception rather than the norm. Indeed, this section of State Route 201 already houses a property that is used identically to the Proposed Use. Thus, approving the Proposed Use will reinforce the area's existing character, not alter it.

**d. THE PROPOSED USE CAN OCCUR WITHOUT UNREASONABLE HAZARDS OR DISRUPTIONS**

Neither will the Proposed Use create unreasonable hazards for or disruptions to neighboring land users, another factor the Board must consider. *See* BTZR § 2.06(D)(3)(d). The Proposed Use does not involve manufacturing or the production, handling, or storage of caustic, flammable, or explosive compounds. It does not require continuous operation of manufacturing machinery or a steady flow of retail customers. The proposed activities—freight receipt and transfer, truck and trailer service, short-term parking, and truck storage—are industrial in character. They do not present extraordinary traffic, noise, or safety considerations, and nothing in the information presently available indicates an unusual or unmanageable hazard.

Nor should the Proposed Use be disruptive if operated as described. It will be carried on within an industrial corridor that relies on the regular coming and going of semi-trucks and other heavy vehicles to support the relevant manufacturing, distribution, and self-storage uses that predominate. Potential impacts can be limited through ordinary site-management measures, including conducting repairs indoors where feasible, prohibiting unnecessary idling, and coordinating truck movements so that vehicles do not queue on public roads. If the Board identifies a specific concern, it can address that concern through a reasonable, narrowly tailored condition rather than by denying the application outright.

**e. EXTERNAL EFFECTS CAN BE MITIGATED**

The Board must also consider whether the Proposed Use would adversely affect particular persons or property or the general welfare, through the "excessive production of traffic, noise, smoke, fumes, glare, or odors." BTZR § 3.06(D)(3)(g). Mr. Akhmedov acknowledges that semi-trucks generate some traffic, noise, and exhaust and that truck service can generate additional noise. But the relevant question is whether those impacts would be excessive in this setting. Here, all docking spots are located on the Property's rear portion and adjacent to neighboring industrial uses. Repair facilities are located near the Property's midsection well away from any neighboring property. The Property is buffered from State Route 201 by a mature stand of trees. In other words, the only indication of the Proposed Use being carried on will be trucks entering and leaving the Property. Those circumstances support a finding that the impacts will be limited and manageable.

If the Board identifies a specific impact, it can address it with a narrowly tailored condition rather than deny approval outright. If, based on the evidence presented, the Board has concern with the Proposed Use's effects, appropriate conditions could include limiting idling by parked trucks, requiring that repairs occur inside the relevant structure, and limiting truck arrivals and departures outside peak traffic hours. Again, the Proposed Use's impacts can hardly be classified as "excessive" under the circumstances, but the solution to preventing these impacts is not to withhold conditional approval. The remedy is to impose conditions tied to a demonstrated concern and

framed to mitigate the concern without unnecessarily restricting a use the Resolution contemplates in the I-1 district.

### f. THE PROPERTY HAS ADEQUATE ACCESS TO INFRASTRUCTURE AND SERVICES

Section 2.06(D)(3)(e) of the Resolution also directs the Board to consider whether the Property has adequate access to critical infrastructure and services needed to carry on the Proposed Use safely. The circumstances presented for review support such a finding. The Property is directly accessible from State Route 201, which intersects with U.S. Highway 40. This access point provides ready access for ordinary and emergency vehicles. Further, the Property contains substantial space for firetrucks and other large vehicles to turn around and has a circular drive with two points of ingress from State Route 201, creating ample room to enter, exit, and maneuver around the Property. The Proposed Use is nonresidential and therefore will not create additional demand for school capacity.

### g. THE PROPERTY HAS SUFFICIENT INGRESS AND EGRESS TO AVOID MATERIAL INTERFERENCE WITH TRAFFIC

The Board must also consider whether the Property has adequate vehicular approaches to avoid interfering with traffic on surrounding public roads. *See* BTZR § 2.06(D)(3)(h). The Property is directly accessible from State Route 201 through two fifty-plus-foot access points. These access drives are long enough, and the Property has sufficient docking capacity, to avoid a scenario in which trucks back up on State Route 201 while waiting for docking facilities to open up. While State Route 201 is well traveled, the Township has never deemed traffic so extensive to require any of the industrial users within this corridor to establish right-in, right-out access or a designated turn lane. In any case, access to the Property has not been an issue for the last quarter century. There is no reason to believe codifying the use will cause it to become so now. None of this is to suggest that State Route 201 has no traffic, only that the Board's concerns with traffic flow may be addressed through site-management measures or a narrowly tailored condition.

### h. THE PROPOSED USE IS CONSISTENT WITH THE TOWNSHIP'S FISCAL AND ECONOMIC INTERESTS

The Board must also consider whether the Proposed Use would impose an excessive burden on the public fisc and the extent to which it would contribute to the Township's economic well-being. *See* BTZR § 2.06(D)(3)(f). Any impacts that the Proposed Use will have on the treasury are nugatory. It will not necessitate infrastructure improvements on State Route 201. Its draw on utilities is minimal, especially for a Light Industrial use. It does not add additional burdens on Bethel Township schools as it is not a residential development. On this record, the Proposed Use is not expected to impose a material burden on public resources.

Instead, the Proposed Use will contribute to the Township's economic health by supporting industrial and logistics activity in an area designated for such uses. It would provide logistics services for manufacturers in the Miami Valley. Its location within a long-established industrial district largely eliminates its impacts on residential property values. Thus, the Proposed Use will contribute to the Township's economic wellbeing without draining public resources.

### i. THE PROPERTY LACKS NATURAL, SCENIC, OR HISTORIC FEATURES

Finally, the Board must consider whether approval would result in the destruction or loss of "natural, scenic, or historic features of major importance." BTZR § 2.06(D)(3)(i). The Proposed Use will have none of these effects. The Property sits within a rural industrial corridor that is not marked by any particular natural beauty. The Property has no historical significance, and has not been designated as a historic landmark. Regardless, the Proposed Use is just that—a use. It will not involve any new developments that have not already been permitted and will not result in the loss of a protected feature, even of minor importance.

## III. THE BOARD SHOULD GRANT CONDITIONAL-USE APPROVAL

In sum, the Proposed Use is consistent with the Resolution, the Comprehensive Plan, and the character of industrial district in question. It will have minimal impacts on neighboring properties, traffic, and public resources, none of which are incapable of being managed through reasonable, appropriately tailored conditions. Mr. Akhmedov seeks approval to bring the Property's existing and intended operations, which have been carried on for decades, into compliance and to continue using it as a motor freight depot and trucking transfer terminal, with the related parking, servicing, repair, and self-storage functions described above. On behalf of Mr. Akhmedov, we therefore respectfully request that the Board approve the Proposed Use without conditions, or otherwise subject only to conditions supported by the record and tailored to address a specific concern.

Respectfully submitted,

KEATING MUETHING & KLEKAMP PLL

By: _____
Thomas M. Tepe Jr.
Partner

cc: Mr. Ravshan Akhmedov
Alexander C. Johnson, Esq., Associate Attorney, Keating Muething & Klekamp PLL

15934359.v2

***Exhibit E – Prior Zoning Certificates on file***

Bethel TOWNSHIP
MIAMI COUNTY - OHIO

# ZONING CERTIFICATE

BETHEL TOWNSHIP BOARD of TRUSTEES
PLANNING & ZONING DEPARTMENT
8735 SOUTH SECOND STREET – BRANDT
TIPP CITY, OH 45371

## CERTIFICATE NUMBER: ZC-51-21

| | |
|---|---|
| ADDRESS: | 9195 SR 201 |
| PARCEL NUMBER: | A01-014300 |
| ZONING DISTRICT: | I-1 |
| ISSUED TO: | STEVE OWENS |
| PERMIT TYPE: | NEW CONSTRUCTION |
| PERMIT DATE: | 09-29-21 |
| FEE: $400 | EXPIRATION DATE: 09-29-22 |
| PAID: Y | CHECK NUMBER: 9503 |

It is hereby certified that the above use as shown on the site plan and drawings submitted with the application conforms to all applicable provision of the Bethel Township Zoning Resolution. The issuance of this Permit does not allow the violation of the Bethel Township Zoning Resolution or other governing Regulations.

The applicant is responsible for obtaining all building permits through the Miami County Building Regulations Department located at 510 West Water Street – Suite 120, Troy, Ohio 45373-2984 prior to commencing work on the proposed improvement. A final zoning inspection must be scheduled by the applicant.

APPROVED BY: DATE: 09-29-21

Mike Arnold
Director, Planning and Zoning

MIAMI COUNTY BUILDING REGULATIONS DEPARTMENT RECEIVED: _____ BY: _____

BLUE – FILE PINK- RESIDENT YELLOW – CO. BUILDING REGS GREEN – CO. TO RETURN TO BETHEL

BETHEL TOWNSHIP TRUSTEES
BETHEL TOWNSHIP ZONING DEPARTMENT, JEFF GREEN,
DIRECTOR of PLANNING & ZONING
8735 SOUTH SECOND STREET – BRANDT, TIPP CITY, OHIO 45371
PHONE: 937.845.8472 FAX: 937.845.7316

# APPLICATION FOR A ZONING CERTIFICATE

App. No.: ZC 52-21

## SECTION I: PROPERTY INFORMATION

| | | | |
|---|---|---|---|
| Property Address: 9195 St Rt. 201 Tipp City, Ohio 45371 | | | Acreage: 12 |
| Section: | Town: 2 | Range: 9 | Parcel:A01- |
| Subdivision Name and Lot No.: | | | Zoning District: |

## SECTION II: APPLICANT INFORMATION

| | | | |
|---|---|---|---|
| Applicant Name: STEVE OWENS | | | Phone: 937-673-5311 |
| Address: 5944 Executive BLVD | City, State: Dayton, Ohio 45424 | | Zip Code: 45424 |
| Property Owner: RAVISHAN AKHMEDOV | | | Phone: 281-840-7418 |
| Address: 9195 St. Rt. 201 | City, State: Tipp City, Ohio | | Zip Code: 45371 |
| Contractor Name: AVRO BUILDERS INC. | 5944 Executive BLVD, Dayton | | Phone: 937-673-5311 |
| Address: 5944 Executive BLVD | City, State: Dayton, Ohio | | Zip Code: 45424 |

## SECTION III: SIGN PERMIT APPLIC ATION (CHECK ALL THAT APPLY)

☐ **RESIDENTIAL**

N/A ☒ NEW CONSTRUCTION ☐ SINGLE FAMILY DWELLING ☐ MULTI-FAMILY DWELLING
☐ DECK ☐ POOL ☐ ADDITION
☐ BASEMENT FINISHING ☐ SHED/GARAGE ☐ OTHER
☐ DEMOLITION

☐ **COMMERCIAL/INDUSTRIAL**

☒ NEW CONSTRUCTION ☐ WAREHOUSE ☐ BUSINESS
☐ OFFICE ☐ NEW USE ☐ FREE STANDING SIGN
☐ OTHER Cold Storage BLD.

EXPLAIN REQUESTED USE IN DETAIL:
Please Note: Please provide a narrative state explaining the economic, noise, glare, and odor effects on adjoining properties and the general compatibility with adjacent and other properties in the area.

COLD Storage to DARK TRUCKS Inside
65'W X 90'L X 17'H

9-27-21 9-27-21
Contractor/Applicant Date Owner Date

**Please Note:** This application, if approved, must further be submitted to the Miami County Building Regulations Department, Hobart Center for County Government, 510 West Water Street, Suite 120, Troy, Ohio 45373 for the applicable building permits. Building permits are mandatory before construction begins with in Bethel Township, Miami County. A copy of all zoning certificates received by the Miami County Building Regulations Department shall be signed and dated and returned to the Bethel Township Zoning Department by said office.

## SECTION IV: WATER AND SANITARY INFORMATION

PUBLIC WATER AVAILABLE? Y N PUBLIC SEWER AVAILABLE? Y N HYDRANTS WITHIN 500'? Y N
SANITATION TO BE APPROVED BY:
☐ MIAMI COUNTY HEALTH DEPT. ☐ OHIO E.P.A. ☐ OTHER _____

**Continued on Next Page:**

## SECTION V: ATTACH SKECTCH OF PROPERTY/PROJECT

**Attach a plan for the proposed used 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.**

Bethel TOWNSHIP

# ZONING CERTIFICATE

BETHEL TOWNSHIP BOARD of TRUSTEES
PLANNING & ZONING DEPARTMENT
8735 SOUTH SECOND STREET – BRANDT
TIPP CITY, OH 45371

## CERTIFICATE NUMBER: ZC-12-25

| | |
|---|---|
| ADDRESS: | 9195 STATE ROUTE 201 S |
| PARCEL NUMBER: | A01-014300 |
| ZONING DISTRICT: | I-1 |
| ISSUED TO: | AKHMEDOV RAVSHAN |
| PERMIT TYPE: | ACCESSORY BUILDING |
| PERMIT DATE: | 5-5-25 |
| FEE: $400 | EXPIRATION DATE 5-5-26 |
| PAID: Y | CHECK NUMBER:12868 |

Please see attached zoning information (Section 30). Any electric work to be done under the Miami County codes and with their inspection. Builder acknowledges all setbacks will be adhered to.

It is hereby certified that the above use as shown on the site plan and drawings submitted with the application conforms to all applicable provision of the Bethel Township Zoning Resolution. The issuance of this Permit does not allow the violation of the Bethel Township Zoning Resolution or other governing Regulations.

The applicant is responsible for obtaining all building permits through the Miami County Building Regulations Department located at 510 West Water Street – Suite 120, Troy, Ohio 45373-2984 prior to commencing work on the proposed improvement. A final zoning inspection must be scheduled by the applicant.

APPROVED BY: DATE: 5-5-25

Planning and Zoning

MIAMI COUNTY BUILDING REGULATIONS DEPARTMENT RECEIVED: _____ BY: _____

BLUE – FILE PINK- RESIDENT YELLOW – CO. BUILDING REGS GREEN – CO. TO RETURN TO BETHEL

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 ZONING CERTIFICATE

App. No.: ZC-B -25

**SECTION I: PROPERTY INFORMATION**

| | | | |
|---|---|---|---|
| Property Address: 9195 St. Rt. 201 S. | | | Acreage: 12.03 |
| Section: | Town: 2 | Range: 9 | Parcel:A01- |
| Subdivision Name and Lot No.: | | | Zoning District: I-1 |

**SECTION II: APPLICANT INFORMATION**

| | | | |
|---|---|---|---|
| Applicant Name: AURA Builders | | | Phone: 937-673-5311 |
| Address: 5944 Executive Blvd. | City, State: Dayton, | | Zip Code: 45424 |
| Property Owner: | | | Phone: |
| Address: | City, State: | | Zip Code: |
| Contractor Name: AURA Builders, Inc. | | | Phone: 937-830-1176 |
| Address: | City, State: | | Zip Code: |

**SECTION III: SIGN PERMIT APPLIC ATION (CHECK ALL THAT APPLY)**

☐ **RESIDENTIAL**
☐ NEW CONSTRUCTION ☐ SINGLE FAMILY DWELLING ☐ MULTI-FAMILY DWELLING
☐ DECK ☐ POOL ☐ ADDITION
☐ BASEMENT FINISHING ☐ SHED/GARAGE ☐ OTHER _____
☐ DEMOLITION

☐ **COMMERCIAL/INDUSTRIAL**
☒ NEW CONSTRUCTION ☒ WAREHOUSE ☐ BUSINESS
☐ OFFICE ☐ NEW USE ☐ FREE STANDING SIGN
☐ OTHER _____

EXPLAIN REQUESTED USE IN DETAIL:
Please Note: Please provide a narrative state explaining the economic, noise, glare, and odor effects on adjoining properties and the general compatibility with adjacent and other properties in the area.

COLD STORAGE BLD.

Contractor/Applicant Date 5-5-2025 Owner Date

**Please Note:** This application, if approved, must further be submitted to the Miami County Building Regulations Department, Hobart Center for County Government, 510 West Water Street, Suite 120, Troy, Ohio 45373 for the applicable building permits. Building permits are mandatory before construction begins with in Bethel Township, Miami County. A copy of all zoning certificates received by the Miami County Building Regulations Department shall be signed and dated and returned to the Bethel Township Zoning Department by said office.

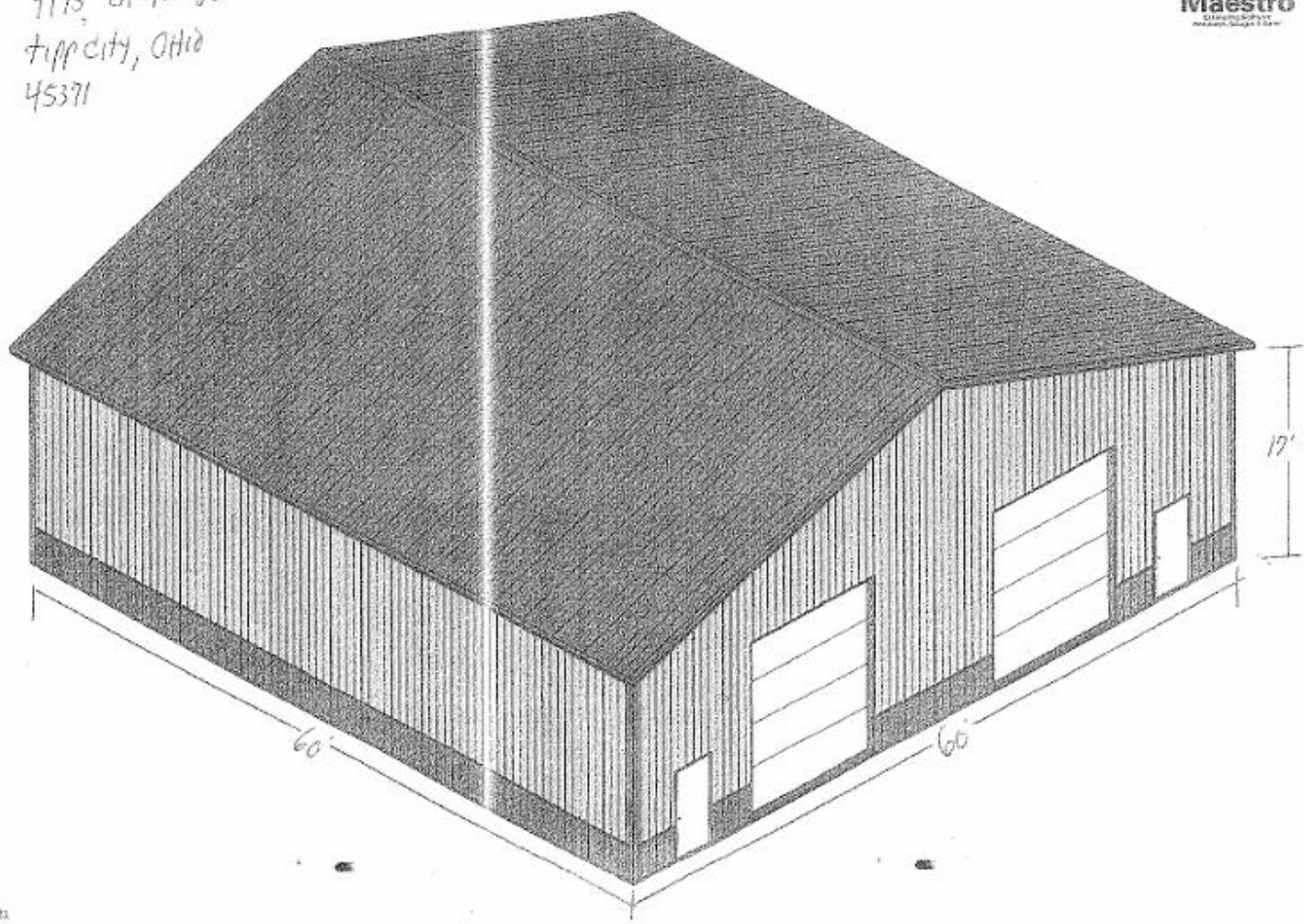
**SECTION IV: WATER AND SANITARY INFORMATION**
PUBLIC WATER AVAILABLE? Y N PUBLIC SEWER AVAILABLE? Y N HYDRANTS WITHIN 500'? Y N
SANITATION TO BE APPROVED BY:
☐ MIAMI COUNTY HEALTH DEPT. ☐ OHIO E.P.A. ☐ OTHER _____

**Continued on Next Page:**

**SECTION V: ATTACH SKECTCH OF PROPERTY/PROJECT**
**Attach a plan for the proposed used 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.**

AKHMEDOV RAVSHAN
9195 St Rt 201 S
tipp city, Ohio
45371

Maestro




Ravshan
Estimate Number: 221
5/5/2025

Bethel TOWNSHIP
MIAMI COUNTY - OHIO

# ZONING CERTIFICATE

BETHEL TOWNSHIP BOARD of TRUSTEES
PLANNING & ZONING DEPARTMENT
8735 SOUTH SECOND STREET – BRANDT
TIPP CITY, OH 45371

## CERTIFICATE NUMBER: ZC-05-26

| | |
|---|---|
| ADDRESS: | 9195 State Route 201 Tipp City, OH 45424 |
| PARCEL NUMBER: | A01-014300 |
| ZONING DISTRICT: | I-1 |
| ISSUED TO: | USR Transport/Akhmedov Ravshan & Anro Builders LLC |
| PERMIT TYPE: | NEW CONSTRUCTION – Warehouse 35'x92' |
| PERMIT DATE: | 04-01-26 |
| FEE: $400 | EXPIRATION DATE: 04-01-2027 |
| PAID: Y | CHECK NUMBER: 13154 |

Please see Bethel Township zoning information for the zoning district regulations and Article 30 for Supplementary Regulations. The Zoning Code is available on the Township's Website. Any electric work to be done under the Miami County codes and with their inspection. Builder/Applicant acknowledges all setbacks will be adhered to.

It is hereby certified that the above use as shown on the site plan and drawings submitted with the application conforms to all applicable provision of the Bethel Township Zoning Resolution. The issuance of this Permit does not allow the violation of the Bethel Township Zoning Resolution or other governing Regulations.

The applicant is responsible for obtaining all building permits through the Miami County Building Regulations Department located at 1506 One Stop Court, Suite 6, Troy, Ohio 45373 prior to commencing work on the proposed improvement. A final zoning inspection must be scheduled by the applicant.

APPROVED BY: Joshua Walker Zoning
Planning and Zoning

DATE: 04-01-2026

APPROVED
BETHEL TOWNSHIP

MIAMI COUNTY BUILDING REGULATIONS DEPARTMENT RECEIVED: _____ BY: _____

BLUE – FILE PINK- RESIDENT YELLOW – CO. BUILDING REGS GREEN – CO. TO RETURN TO BETHEL

rev 2026-01

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 ZONING CERTIFICATE

App. No.: ZC- -

## SECTION I: PROPERTY INFORMATION

| | | | |
|---|---|---|---|
| Property Address: 9195 S SR 201, TIPP CITY, OH 45371 | | | Acreage: 11.9 |
| Section: | Town: 2 | Range: 9 | Parcel: A01-014300 |
| Subdivision Name and Lot No.: | | | Zoning District: |

## SECTION II: APPLICANT INFORMATION

| | | |
|---|---|---|
| Applicant Name: ANRO BUILDERS LLC | | Phone: 937-537-2284 |
| Address: 5944 EXECUTIVE BLVD | City, State: DAYTON, OH | Zip Code: 45424 |
| Property Owner: USR TRANSPORT/AKHMEDOV RAVSHAN | | Phone: 281-840-7418 |
| Address: 9195 S SR 201 | City, State: TIPP CITY, OH | Zip Code: 45424 |
| Contractor Name: ANRO BUILDERS LLC | | Phone: 937-537-2284 |
| Address: 5944 EXECUTIVE BLVD | City, State: DAYTON, OH | Zip Code: 45424 |

## SECTION III: PROJECT INFORMATION (CHECK ALL THAT APPLY)

**RESIDENTIAL**

- ☐ NEW CONSTRUCTION
- ☐ DECK
- ☐ BASEMENT FINISHING
- ☐ FREE STANDING SIGN
- ☐ SINGLE FAMILY DWELLING
- ☐ POOL
- ☐ SHED/GARAGE
- ☐ TEMPORARY SIGN
- ☐ MULTI-FAMILY DWELLING
- ☐ ADDITION
- ☐ DEMOLITION
- ☐ OTHER _____

**COMMERCIAL/INDUSTRIAL**

- ☑ NEW CONSTRUCTION
- ☐ OFFICE
- ☐ FREE STANDING SIGN
- ☐ DEMOLITION
- ☐ WAREHOUSE
- ☐ NEW USE
- ☐ WALL SIGN(S)
- ☐ OTHER _____
- ☐ BUSINESS
- ☐ CHANGE OF USE
- ☐ TEMPORARY SIGN

EXPLAIN REQUESTED USE IN DETAIL:
Please Note: Please provide a narrative state explaining the economic, noise, glare, and odor effects on adjoining properties and the general compatibility with adjacent and other properties in the area.

COLD STORAGE OF NON-COMBUSTIBLE MATERIALS

Jason Owens 03/12/26
Contractor/Applicant Date

Akhmodov Ravshan 03/12/26
Owner Date

**Please Note:** This application, if approved, must further be submitted to the Miami County Building Regulations Department, 1506 One Stop Court, Suite 6, Troy, Ohio 45373 for the applicable building permits. Building permits are mandatory before construction begins within Bethel Township, Miami County. A copy of all zoning certificates received by the Miami County Building Regulations Department shall be signed and dated and returned to the Bethel Township Zoning Department by said office.

## SECTION IV: WATER AND SANITARY INFORMATION

PUBLIC WATER AVAILABLE? Y (N) PUBLIC SEWER AVAILABLE? Y (N) HYDRANTS WITHIN 500'? Y N

SANITATION TO BE APPROVED BY:

☐ MIAMI COUNTY HEALTH DEPT. ☐ OHIO E.P.A. ☐ OTHER _____

**Continued on Next Page**

**SECTION VI: PROJECT DIMENSIONS (FOR OFFICIAL USE ONLY)**

| | | |
|---|---|---|
| PRIMARY ROAD FRONTAGE: | SECONDARY ROAD FRONTAGE: | LOT SIZE: |
| FRONT YARD: | REAR YARD: | SIDE YARD: |
| BUILDING HEIGHT: | BUILDING WIDTH: | |
| FIRST FLOOR AREA: | SECOND FLOOR AREA: | |
| TOTAL FLOOR AREA: | FINISHED BASEMENT? YES OR NO | |
| LOT WIDTH: | LOT DEPTH: | |
| ESTIMATED COST OF CONSTRUCTION: | | |

**SECTION VII: MISCELLANEOUS INFORMATION FOR COMMERICAL/INDUSTRIAL DEVELOPMENT**

| | | | | |
|---|---|---|---|---|
| BLDG. STORIES: | | PARKING SPACES: | | BLDG. SQ. FT.: |
| BLDG. HEIGHT: | 14' | TRUCK DOCKS: | | |

**SECTION VIII: ADMINISTRATIVE ACTION**

| | |
|---|---|
| REVIEWED BY: Josh Wilkerson-Bienich | FEE: $400 |
| DECISION DATE: 4/1/26 | APPROVED: |
| REASON FOR APPROVAL OR DENIAL: | |

Meets all approved setbacks & requirements.

APPROVED

Joshua Wilkerson-Bienich TOWNSHIP



