

Minutes

Bethel Township Board of Zoning Appeals

July 26, 2012 – 6:30 P.M.

Regular Meeting

Bethel Township Meeting Room, 8735 S. 2nd Street – Brandt, Tipp City, Ohio

Board of Zoning Appeals Member(s) Present: Biggs, Gross, Fisher, Butt, Sonnanstine

Board of Zoning Appeals Members(s) Absent: None

Staff Present: Andy Ehrhart– Director of Planning & Zoning

Mrs. Fisher called the meeting to order at 6:30 PM.

Mrs. Fisher welcomed everyone and explained the process of the meeting to residents present. This included the explanation that anyone how wished to speak should come to the podium and clearly state their name and address. At that time the person would be sworn in.

Each member of the Board introduced themselves.

New Business:

Mr. Ehrhart read the first case:

V-06-12: A request from Robert Adams, 2500 US Route 40, Tipp City, OH, 45371. The applicant requests a variance under Article 5.05 of the Bethel Township Zoning Resolution to increase the maximum size of permitted accessory structure to twenty four hundred (2400) square feet and to allow for an accessory structure to be built on a lot without a principle permitted structure. The property in question is located at 2534 US Route 40, Miami County, Bethel Township Ohio, Town 2, Range 9, Section 31.

Mr. Ehrhart made his staff presentation.

The applicant was asked to speak on behalf of the application.

Mr. Robert Adams. Mr. Adams stated the reasons for not combining the lots. Stated the area is very secluded and that the building will not be very visible from the road. Mr. Adams also stated that at some point he may build another residence.

Mr. Gross asked if the well and septic is still in place.

Mr. Adams stated the well is, but the septic is gone.

Mrs. Fisher asked if there was anyone present wishing to address the Board in favor or in opposition to the request.

None

Public Hearing Closed.

Mr. Biggs motioned for the approval of case V-04-12.

Motion was seconded by Mr. Biggs, seconded by Mr. Gross.

VOTE

Mr. Biggs	Yes
Mrs. Fisher	Yes
Mr. Gross	Yes
Mr. Sonnanstine	Yes
Mr. Butt	Yes

Motion to approve Case V-06-12 passed 5-0.

Previous Minutes:

None

VOTE

Adjournment:

Motion was made by Mr. Gross to adjourn and seconded by Mr. Biggs.