

TO: Bethel Township Board of Zoning Appeals
Worker

PREPARED BY: Marty Caskey, Seasonal Zoning

Case: V-02, 03, 04, 05, 06, 07, 08, 09-2024: A request from Allan and Cassandra Rea, 955 Free Road, New Carlisle, OH 45344, for eight variances needed to bring the non-conforming parcels located at 6585 US 40 E (Brandt) into compliance with the present Bethel Township zoning resolution. All variances must be approved for the rezoning case to be considered.

V-02/03-2024: Variances allowing for the two existing parcels to be less than the required acreage. Residential/Sewer - 1 Acre Single Family Dwelling. Existing lot sizes: A01-086034 = .23 acres/A01-086035 = .23 acres. Total: .46 acres.

V-04/05-2024: Variances allowing for the two existing parcels' setback to be less than the 50' required. Present structures' setback: A01-086034 = 18.5'/A01-086035 = 36.8'.

V-06-2024: A variance allowing for the side setback of the existing residence to be 1.5'. Present side setback requirement is 20'.

V-07-2024: A variance allowing for a garage to be situated on a parcel without a residence.

V-08/09-2024: Variances allowing for the two existing parcels' frontage to be less than the 175' required. Present parcels' frontage: A01-086034 = 50'/A01-086035 = 50'.

Residence and garage have been on the parcels with residential use.

Miami County Parcel Numbers: A01-086034 (house)/A01-086035 (garage)

GENERAL INFORMATION:

Applicant/Property Owner:	Allan and Cassandra Rea	
Property Address:	6585 US 40 E (Brandt), Tipp City, OH 45371	
Current Zoning:	B-1 – Business	
Location:	Two parcels on north side of US 40 between 4 th St. and 5 th St. in Brandt	
Existing Land Use:	Residential	
Bethel Land Use Plan:	Rural Settlement	
Surrounding Land Use	North	A-1 Domestic Agriculture/R-1AAA Residential
	South	R-1 Residential
	East	R-1 Residential
	West	B-1 Highway Business
Road Frontage:	50' each parcel.	

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)

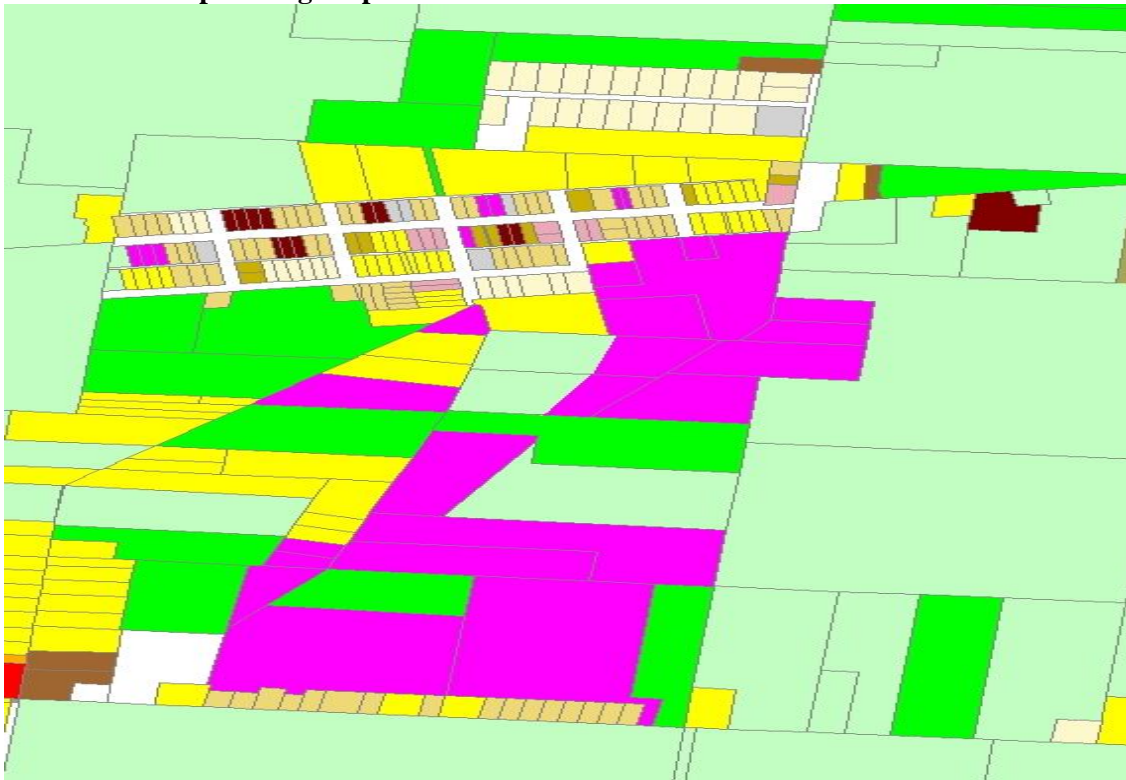
County Planning Department: TBD

Bethel Township Zoning Commission: Will hear the case following this meeting

RECOMMENDATION:

This request occurs in a planning area designated as Rural Settlement. The rezoning will fit with the existing neighborhood.

Bethel Township Zoning Map – Exhibit A



This aerial map displays a residential area with several properties. A specific parcel, located in the center-left, is highlighted with a red outline. The map includes a scale bar (0 to 500 feet) and a north arrow. The Esri logo is visible in the bottom right corner. The highlighted parcel is labeled with the number 6505. Other visible parcel numbers include A01086038, A01086039, A01086037, A01086036, A01086035, A01086034, A01086033, A01086032, A01086031, A01086030, A01086029, A01086028, A01086027, A01086026, A01086025, A01086024, A01086023, A01086022, A01086021, A01086020, A01086019, A01086018, A01086017, A01086016, A01086015, A01086014, A01086013, A01086012, A01086011, A01086010, A01086009, A01086008, A01086007, A01086006, A01086005, A01086004, A01086003, A01086002, A01086001, A01086000, A01085999, A01085998, A01085997, A01085996, A01085995, A01085994, A01085993, A01085992, A01085991, A01085990, A01085989, A01085988, A01085987, A01085986, A01085985, A01085984, A01085983, A01085982, A01085981, A01085980, A01085979, A01085978, A01085977, A01085976, A01085975, A01085974, A01085973, A01085972, A01085971, A01085970, A01085969, A01085968, A01085967, A01085966, A01085965, A01085964, A01085963, A01085962, A01085961, A01085960, A01085959, A01085958, A01085957, A01085956, A01085955, A01085954, A01085953, A01085952, A01085951, A01085950, A01085949, A01085948, A01085947, A01085946, A01085945, A01085944, A01085943, A01085942, A01085941, A01085940, A01085939, A01085938, A01085937, A01085936, A01085935, A01085934, A01085933, A01085932, A01085931, A01085930, A01085929, A01085928, A01085927, A01085926, A01085925, A01085924, A01085923, A01085922, A01085921, A01085920, A01085919, A01085918, A01085917, A01085916, A01085915, A01085914, A01085913, A01085912, A01085911, A01085910, A01085909, A01085908, A01085907, A01085906, A01085905, A01085904, A01085903, A01085902, A01085901, A01085900, A01085899, A01085898, A01085897, A01085896, A01085895, A01085894, A01085893, A01085892, A01085891, A01085890, A01085889, A01085888, A01085887, A01085886, A01085885, A01085884, A01085883, A01085882, A01085881, A01085880, A01085879, A01085878, A01085877, A01085876, A01085875, A01085874, A01085873, A01085872, A01085871, A01085870, A01085869, A01085868, A01085867, A01085866, A01085865, A01085864, A01085863, A01085862, A01085861, A01085860, A01085859, A01085858, A01085857, A01085856, A01085855, A01085854, A01085853, A01085852, A01085851, A01085850, A01085849, A01085848, A01085847, A01085846, A01085845, A01085844, A01085843, A01085842, A01085841, A01085840, A01085839, A01085838, A01085837, A01085836, A01085835, A01085834, A01085833, A01085832, A01085831, A01085830, A01085829, A01085828, A01085827, A01085826, A01085825, A01085824, A01085823, A01085822, A01085821, A01085820, A01085819, A01085818, A01085817, A01085816, A01085815, A01085814, A01085813, A01085812, A01085811, A01085810, A01085809, A01085808, A01085807, A01085806, A01085805, A01085804, A01085803, A01085802, A01085801, A01085800, A01085799, A01085798, A01085797, A01085796, A01085795, A01085794, A01085793, A01085792, A01085791, A01085790, A01085789, A01085788, A01085787, A01085786, A01085785, A01085784, A01085783, A01085782, A01085781, A01085780, A01085779, A01085778, A01085777, A01085776, A01085775, A01085774, A01085773, A01085772, A01085771, A01085770, A01085769, A01085768, A01085767, A01085766, A01085765, A01085764, A01085763, A01085762, A01085761, A01085760, A01085759, A01085758, A01085757, A01085756, A01085755, A01085754, A01085753, A01085752, A01085751, A01085750, A01085749, A01085748, A01085747, A01085746, A01085745, A01085744, A01085743, A01085742, A01085741, A01085740, A01085739, A01085738, A01085737, A01085736, A01085735, A01085734, A01085733, A01085732, A01085731, A01085730, A01085729, A01085728, A01085727, A01085726, A01085725, A01085724, A01085723, A01085722, A01085721, A01085720, A01085719, A01085718, A01085717, A01085716, A01085715, A01085714, A01085713, A01085712, A01085711, A01085710, A01085709, A01085708, A01085707, A01085706, A01085705, A01085704, A01085703, A01085702, A01085701, A01085700, A01085699, A01085698, A01085697, A01085696, A01085695, A01085694, A01085693, A01085692, A01085691, A01085690, A01085689, A01085688, A01085687, A01085686, A01085685, A01085684, A01085683, A01085682, A01085681, A01085680, A01085679, A01085678, A01085677, A01085676, A01085675, A01085674, A01085673, A01085672, A01085671, A01085670, A01085669, A01085668, A01085667, A01085666, A01085665, A01085664, A01085663, A01085662, A01085661, A01085660, A01085659, A01085658, A01085657, A01085656, A01085655, A01085654, A01085653, A01085652, A01085651, A01085650, A01085649, A01085648, A01085647, A01085646, A01085645, A01085644

Case: CU-01-24: A request from Fonda Barney, 2705 W. Charleston Rd., Tipp City, OH 45371, property owner, requesting approval of a zoning conditional use at the same address, to allow for a second residence on their 10-acre parcel (A-2). Road frontage will not allow for a parcel. Conditional use only to be approved if the parcel is to remain whole. Second residence may only be used by relatives and not as a rental or short-term rental (AirB&B). The property is identified as Miami County Parcel ID #A01-036740.

GENERAL INFORMATION:

Applicant/Property Owner:	Fonda Barney	
Property Address:	2705 W. Charleston Rd., Tipp City, OH 45371	
Current Zoning:	A-2 – General Agriculture	
Location:	North side of West Charleston Road, sixth property from the river	
Existing Land Use:	Residential/Agricultural	
Bethel Land Use Plan:	Rural	
Surrounding Land Use	North	A-2 General Agriculture/R-1AAA Residential
	South	A-1, A-2 and R-1AAA
	East	A-2 General Agriculture
	West	A-2 General Agriculture
Road Frontage:	328'	
Exhibits:	A – Bethel Township Zoning Map	
	B – GIS Aerial Vicinity Map	

SPECIAL INFORMATION:

Miami County Health District: TBD by Sanitary Engineering

RECOMMENDATION:

Second residence requests have been allowed in the past with the provision that the second residence is not used as a short-term rental or AirB&B, and only family would be permitted to buy or rent.

Bethel Township Zoning Map – Exhibit A

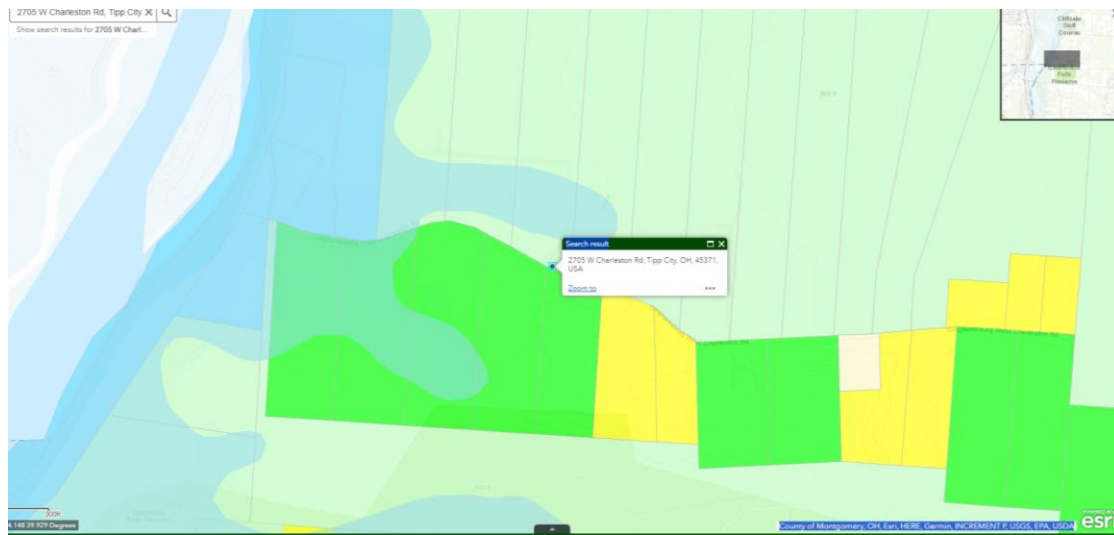


Exhibit B – GIS Aerial Vicinity

