



BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS AGENDA

THURSDAY, NOVEMBER 20TH, 2025 – 6:30 P.M.

TOWNSHIP MEETING ROOM, 8735 S. SECOND STREET, BRANDT, TIPP CITY, OHIO

1: Board and Township Staff Introductions

Board members: Nikki O'Quinn, Rachael Kiplinger, Zach Staudter, Rachelle Via, Donna Hughes

Alternates: Pete Mannheim, Jim Leskovich

Staff Member: Cody Smith, Planning and Zoning

2: New Business

Review of BZA procedures for audience members

NEW CASES:

Case: V-21-25: A request from Adams Home Construction Services, located at 6655 Bethelville Dr, New Carlisle OH 45344, for a variance to allow for a 40' front yard setback. Bethel Township Zoning Section 5.05, *minimum front yard setback is 50' from the right of way*. The parcel is .846 acres zoned R-1AAA. Miami County Parcel Number: A01-084527.

Case: CU-09-25: A request from Hemi Properties LTD for a Conditional Use for a Retail Business located at 7114 US 40, Tipp City, OH 45371. This is a 1.979 acre parcel zoned B-2 Office/Residential District. Miami County Parcel ID# A01-052250.

3: Old Business

October meeting minutes

4: Other

Communications and Reports

Board of Zoning Appeals Comments

Adjournment

BZA Case V-21-25

Case: V-21-25: A request from Adams Home Construction Services, located at 6655 Bethelville Dr, New Carlisle OH 45344, for a variance to allow for a 40’ front yard setback. Bethel Township Zoning Section 5.05, *minimum front yard setback is 50’ from the right of way*. The parcel is .846 acres zoned R-1AAA. Miami County Parcel Number: A01-084527.

GENERAL INFORMATION:

Applicant/Property Owner:	Adams Home Construction Services	
Property Address:	6655 Bethelville Dr, New Carlisle, OH 45344	
Current Zoning:	R-1AAA Residence District	
Location:	6 th Parcel north of Agenbroad Rd on the East side of Bethelville Dr	
Existing Land Use:	Residential	
Bethel Land Use Plan:	Traditional Neighborhood	
Surrounding Land Use	North	R-1AAA Residence District
	South	R-1AAA Residence District
	East	A-2 General Agriculture
	West	R-1AAA Residence District
Road Frontage:	126’	

Exhibits:

- A – Bethel Township Zoning Map*
- B – GIS Aerial Vicinity Map*
- C – Street View*
- D- Application*

SPECIAL INFORMATION:

Fire Department Information/Review:	N/A
Miami County Health District:	N/A
County Planning Department:	N/A
Bethel Township Zoning Commission:	N/A
Prior Zoning Cases:	N/A

Bethel Township Zoning Map – Exhibit A

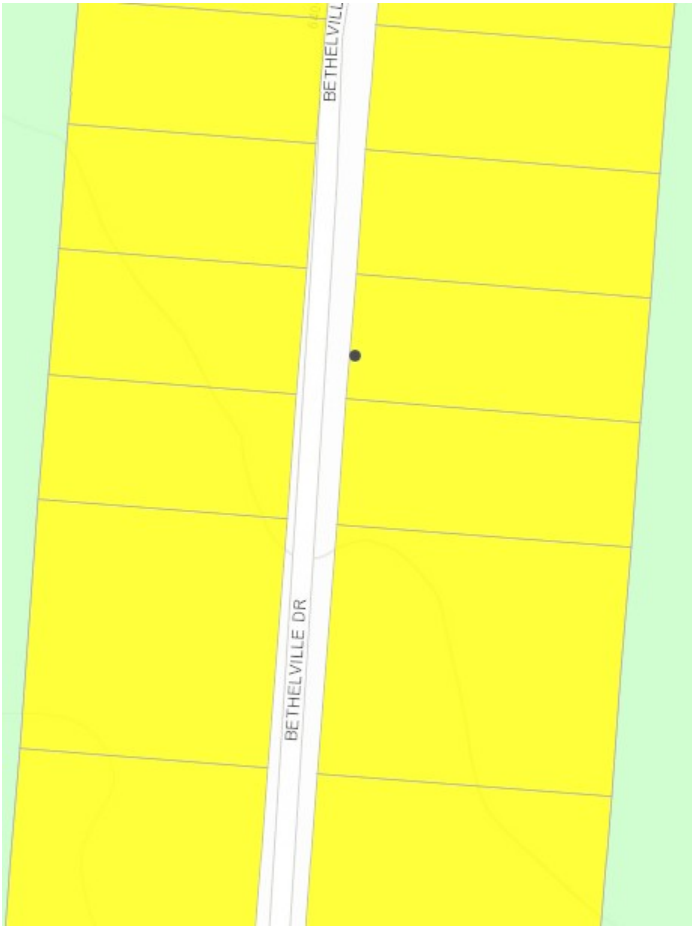


Exhibit B – GIS Aerial Vicinity Map



Exhibit C – Street View



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- 21- 25

SECTION I: PROPERTY INFORMATION

Property Address	6655 Bethelville Rd.	Acreage	.946
Sections	Town: New Castle	Ranges	Parcel: A01-084527
			Zoning District: R-1AAA

SECTION II: DECLARING INFORMATION

Declaring Name:	Adams Home Construction Services LLC	Phone:	937-776-3659
Address:	1964 Col. Glen Hwy	City, State:	Zip Code:
Property Owner:	Same	Phone:	
Address:		City, State:	Zip Code:
Contractor Name:	Same	Phone:	
Address:		City, State:	Zip Code:

SECTION III: NATURE OF VARIANCE

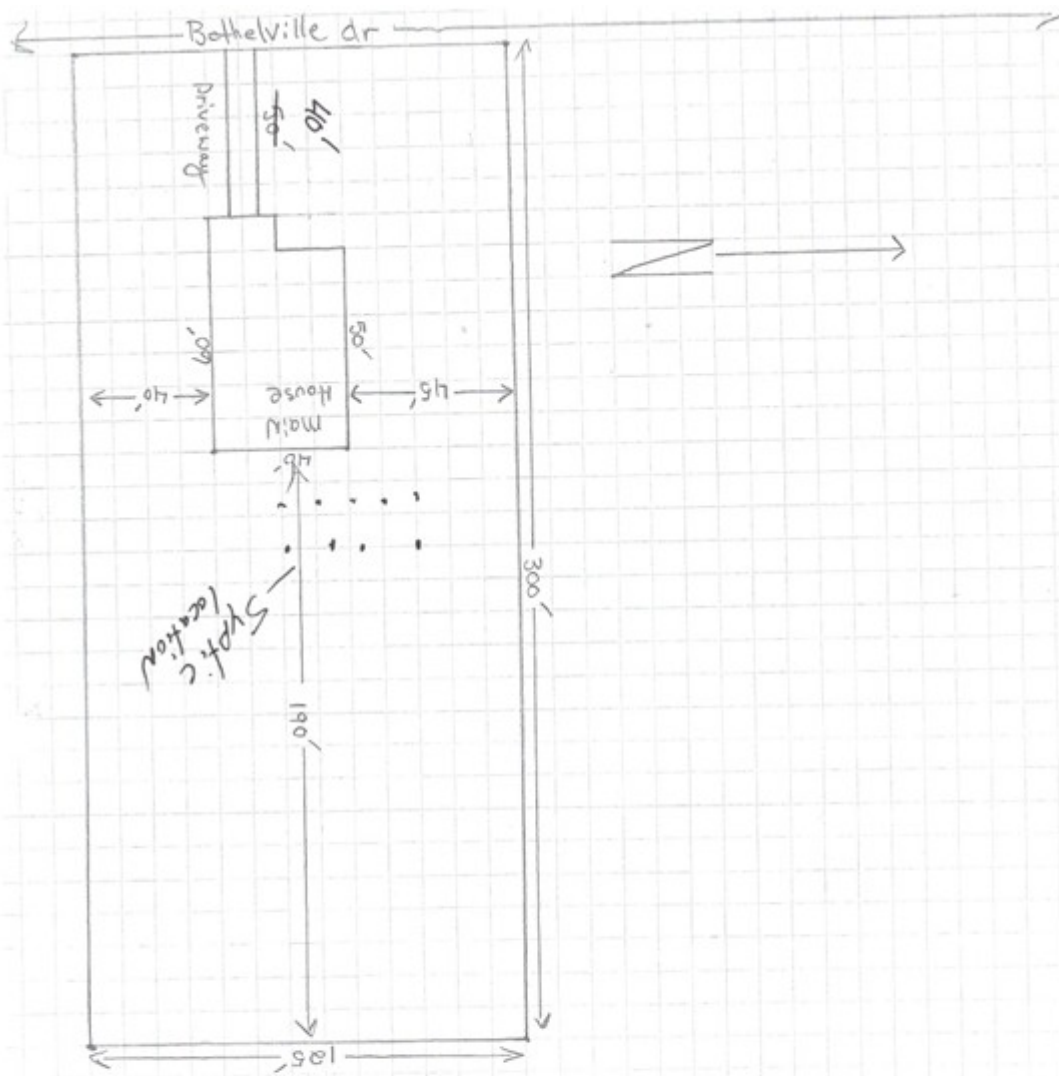
Please Note: In order for a variance to be granted, the applicant must prove to the Board of Zoning Appeals that the following items are true: 1. Special Conditions exist peculiar to the land or building in question; 2. The literal interpretation of the zoning resolution would deprive the applicant of 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.

Move House to 40' setback due to syptic issues.

Chris Adams 10/14/25
Contractor/Applicant Date Owner Date

SECTION IV: ADMINISTRATIVE ACTION

REVIEWED BY: CDR Smith	FEE:
DECISION DATE: 11/20/25 6:30 pm	APPROVED:
REASON FOR APPROVAL OR DENIAL:	
11/20/25 / 6:30 pm	



6655 Bethelville Dr. New Carlisle

Scale: $\frac{1}{2}" = 20'$

Adams Home Construction Services LLC

1964 Col. Glenn Hwy

Fairborn OH 45324

ZC Case CU-09-25

Case: CU-09-25: A request from Hemi Properties LTD for a Conditional Use for a Retail Business located at 7114 US 40, Tipp City, OH 45371. This is a 1.979 acre parcel zoned B-2 Office/Residential District. Miami County Parcel ID# A01-052250.

GENERAL INFORMATION:

Applicant/Property Owner:	Hemi Properties LTD		
Property Address:	7114 US 40, New Carlisle, OH 45344		
Current Zoning:	B-2 Office/Residential District		
Location:	4 th parcel to the east of State Route 201 on the south side of US 40		
Existing Land Use:	Residential/Business		
Bethel Land Use Plan:	Commercial		
Surrounding Land Use	North	A-1-Domestic Agriculture	
	South	A-2-General Agriculture	
	East	A-2-General Agriculture	
	West	A-2-General Agriculture/R-1AAA Single-Family Residential	
Road Frontage:	149'		

Exhibits:

- A – Bethel Township Zoning Map*
- B – GIS Aerial Vicinity Map*
- C – Street View*
- D- Application*

SPECIAL INFORMATION:

Fire Department Information/Review:	N/A
Miami County Health District:	N/A
County Planning Department:	N/A
Previous Zoning Cases:	Parcel was recently rezoned to B-2 in August 2025

Bethel Township Zoning Map – Exhibit A

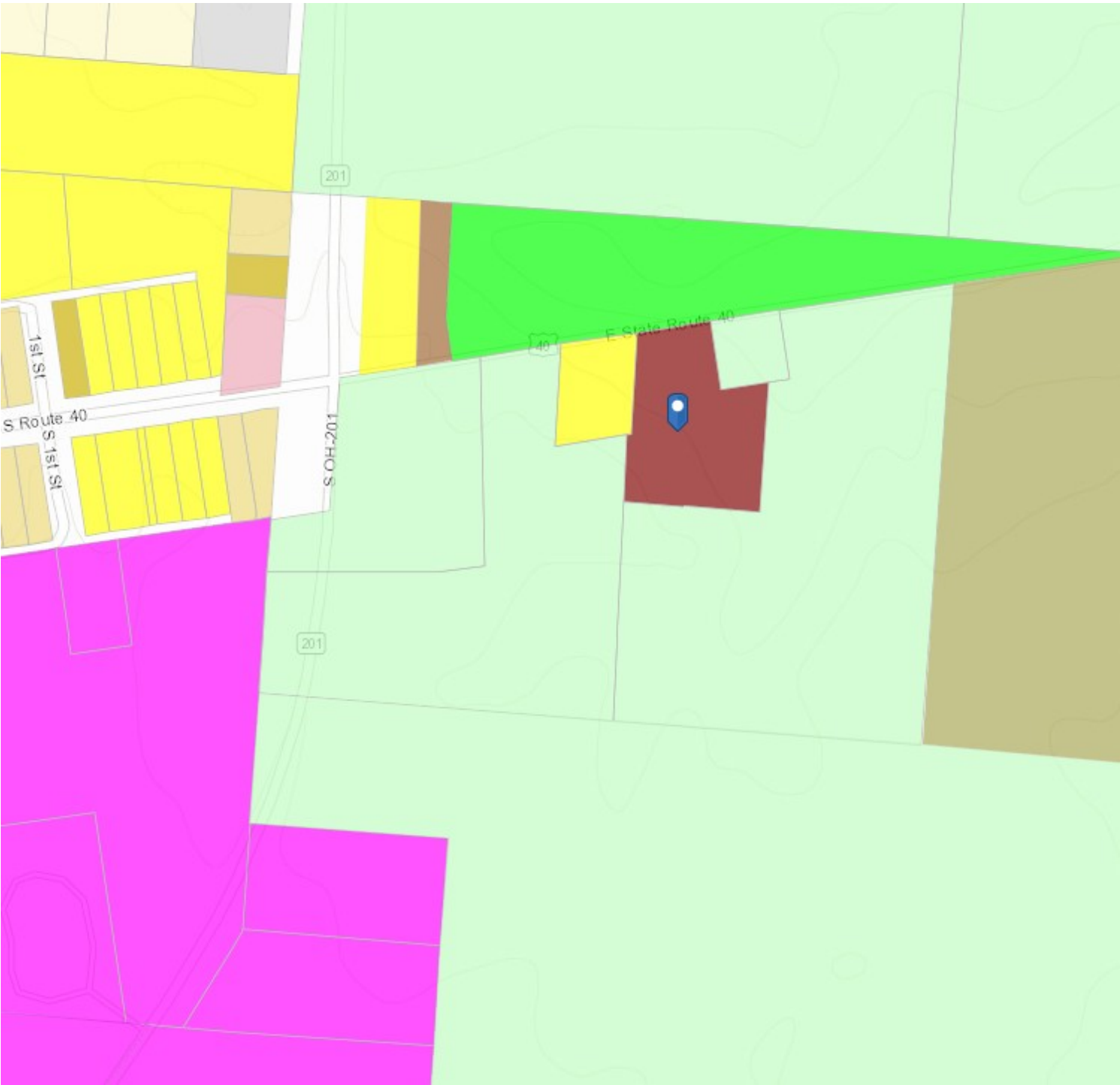


Exhibit B – GIS Aerial Vicinity Map



Exhibit C– Street View





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 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-09-25

SECTION I: PROPERTY INFORMATION

Property Address: 7114 EAST STATE RT. 40	Acreage:
Section: Town: Range:	Parcel:
Subdivision Name and Lot No.:	Zoning District:

SECTION II: APPLICANT INFORMATION

Applicant Name: DAVID BAUMGARDNER	Phone: 937-684-3190
Address: 7114 EAST STATE RT. 40 City, State: NEW CARLISLE, OH	Zip Code: 45344
Property Owner: HEMI PROPERTIES LTD	Phone: 937-684-3190
Address: 7114 EAST STATE RT. 40 City, State: NEW CARLISLE, OH	Zip Code: 45344
Contractor Name: WHISPERING CREEK POOL & PATIOS	Phone: 937-684-3190
Address: 7114 EAST STATE RT. 40 City, State: NEW CARLISLE, OH	Zip Code: 45344

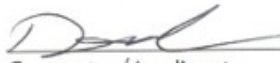
SECTION III: PROJECT INFORMATION

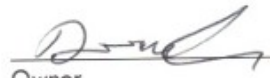
REQUESTED USE FOR PROPERTY: TO BE ABLE TO SELL POOL SUPPLIES & LANDSCAPE SUPPLIES
 EXISTING USE OF PROPERTY: RESIDENTIAL/BUSINESS

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.

WE DON'T EXPECT ANY ADDITIONAL NOISE OR GLARE OR ODOR EFFECTS TO ADJOINING PROPERTIES.
 NOT EXPECTING MORE THAN 3-4 PEOPLE OR CARS AT ANY ONE TIME.

 11/7/25
 Contractor/Applicant Date

 11/7/25
 Owner 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.