



BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS AGENDA

THURSDAY, MARCH 27TH, 2025 – 6:30 P.M.

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

1: Board and Township Staff Introductions

Board members: Darrin Anderson, Zach Staudter, Nikki O'Quinn, Rachael Kiplinger, Rachelle Via

Alternates: Pete Mannheim

Staff Member: Cody Smith, Planning and Zoning

2: New Business

Review of BZA procedures for audience members

Election of Chair & Vice-Chair for 2025

CASES

Case: CU-01-25: A request from Khamid Mamad for a Conditional Use for a Single Family Dwelling at 8415 State Route 202, Tipp City, OH 45371, a 3 acre parcel currently zoned R-1AAA. The Conditional Use is contingent upon the parcel being rezoned to B-3. Miami County Parcel ID# A01-040330.

3: Old Business

February Meeting Minutes

4: Other

Communications and Reports

Board of Zoning Appeals Comments

Adjournment

BZA Case CU-01-25

Case: V-05/06-25: A request from Khamid Mamad for a Conditional Use for a Single Family Dwelling at 8415 State Route 202, Tipp City, OH 45371, a 3 acre parcel currently zoned R-1AAA. The Conditional Use is contingent upon the parcel being rezoned to B-3. Miami County Parcel ID# A01-040330.

GENERAL INFORMATION:

Applicant/Property Owner:	Khamid Mamad	
Property Address:	8415 State Route 202, Tipp City, OH 45371	
Current Zoning:	R-1AAA Residence District	
Location:	10 th parcel south of Ross Rd on east side of State Route 202	
Existing Land Use:	Residential	
Bethel Land Use Plan:	Rural	
Surrounding Land Use	North	A-2 General Agriculture District
	South	A-2 General Agriculture District
	East	A-2 General Agriculture District
	West	A-1 Domestic Agriculture District
Road Frontage:	246'	

Exhibits:

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

SPECIAL INFORMATION:

Fire Department Information/Review:	N/A
Miami County Health District:	Property is on well and septic
County Planning Department:	Rezoning recommended for denial
Bethel Township Zoning Commission:	N/A

Bethel Township Zoning Map – Exhibit A

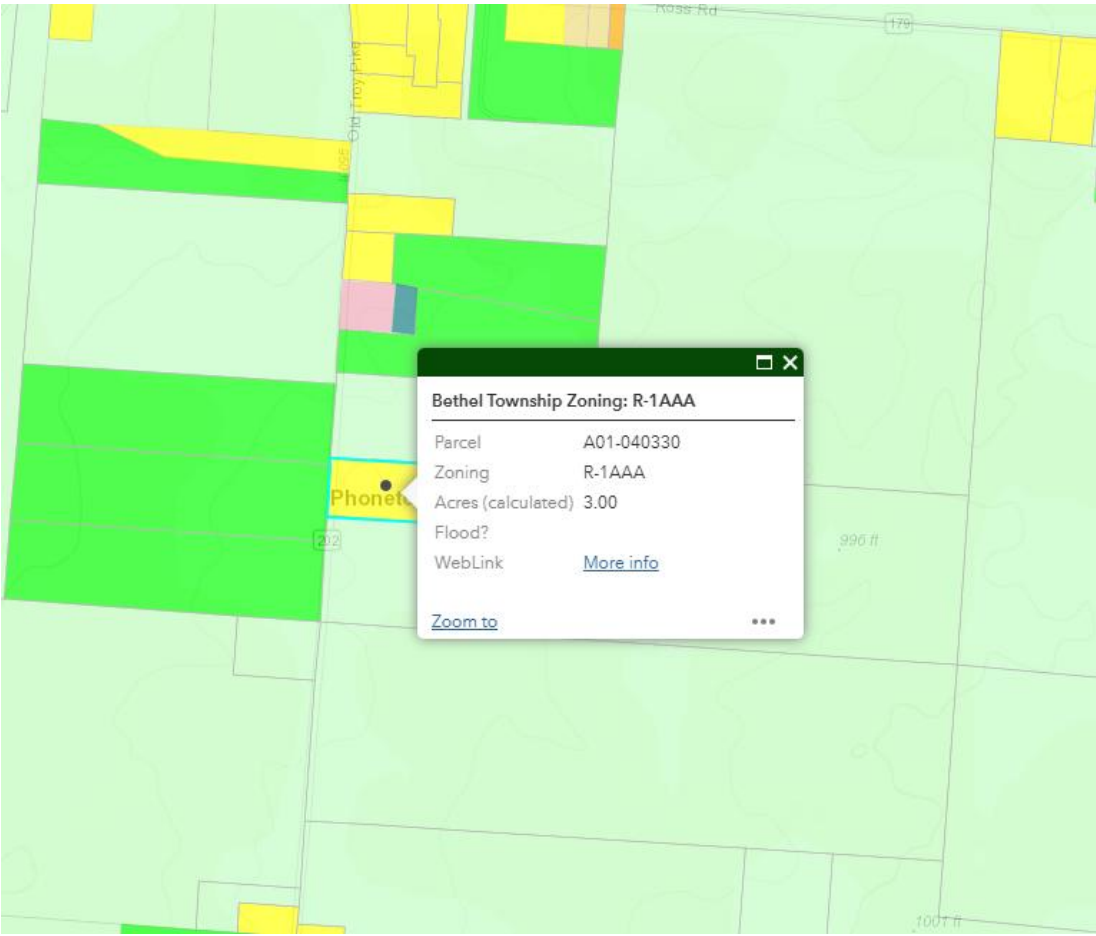


Exhibit B – GIS Aerial Vicinity Map



Exhibit C – Site Plan

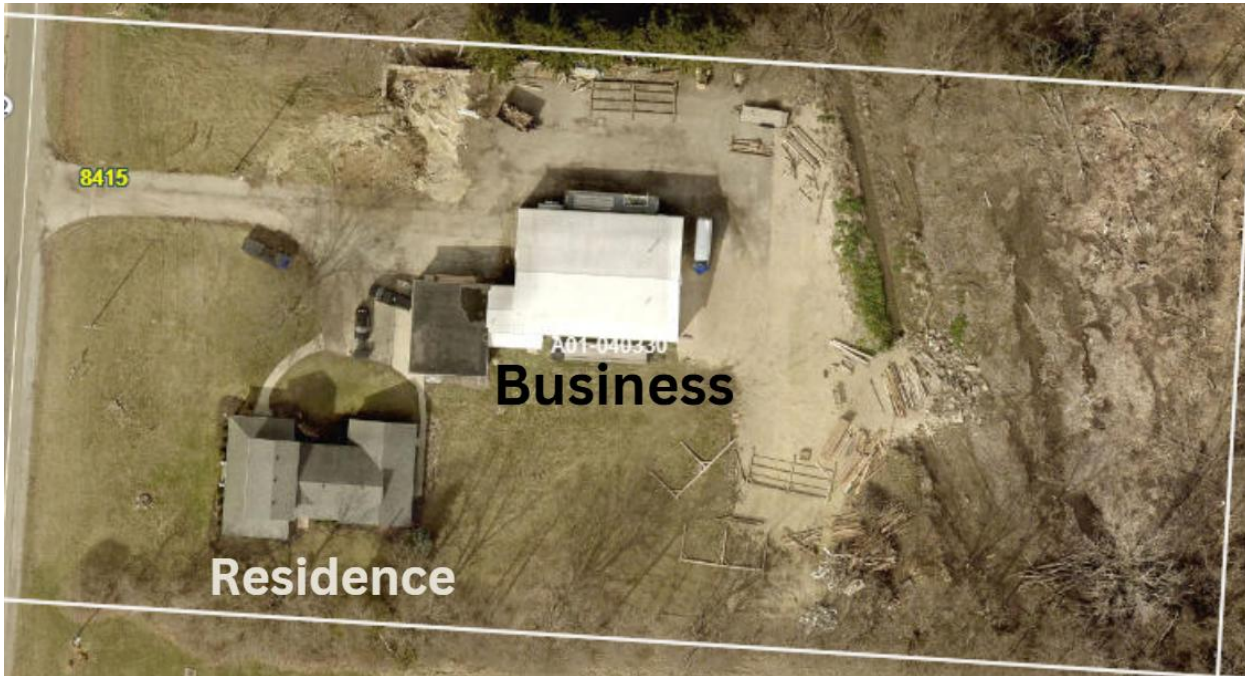


Exhibit D – Street View

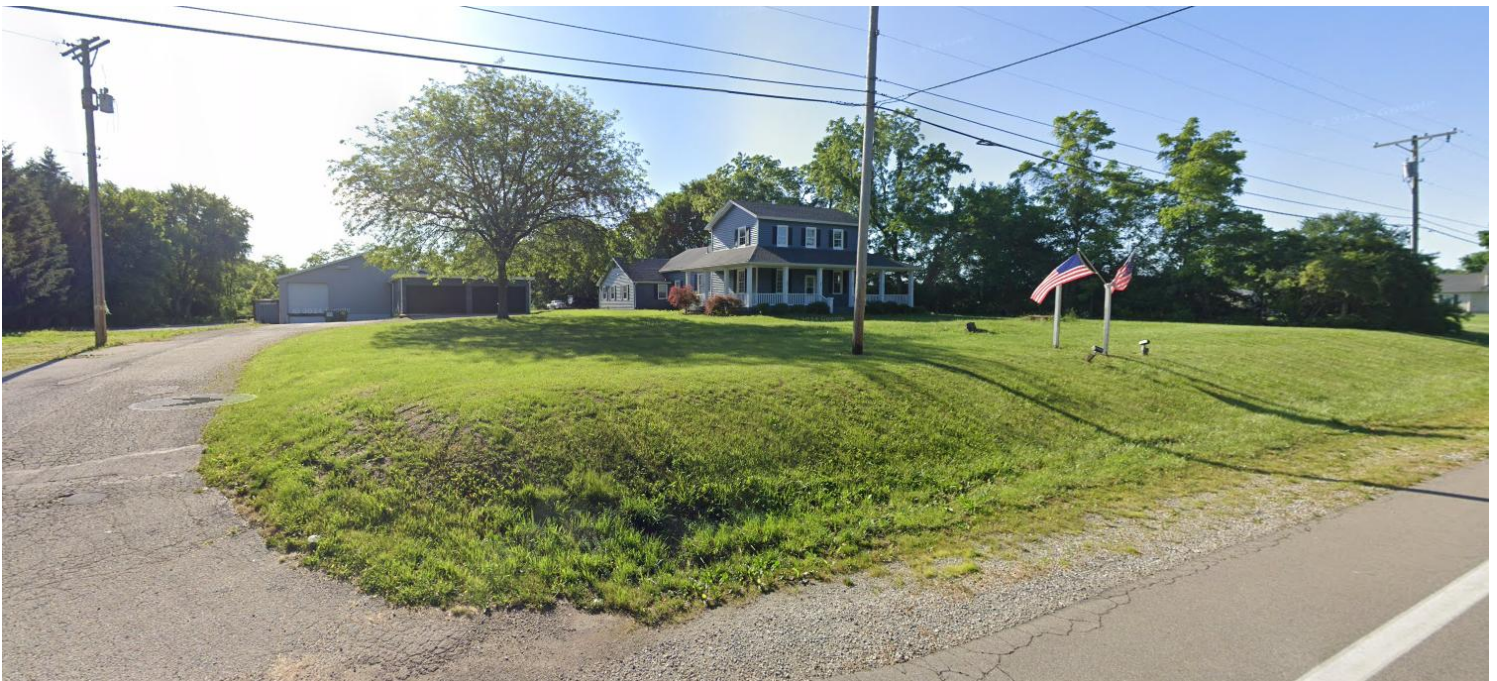


Exhibit E – Application



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 A CONDITIONAL USE App. No.: CU-01-25

SECTION I: PROPERTY INFORMATION

Property Address: <u>8415 S SR202</u>	Acreage: <u>3.0</u>
Section: _____ Town: _____ Range: _____	Parcel: <u>A01-040330</u>
Subdivision Name and Lot No.: _____	Zoning District: _____

SECTION II: APPLICANT INFORMATION

Applicant Name: _____	Phone: _____
Address: _____ City, State: _____	Zip Code: _____
Property Owner: _____	Phone: _____
Address: <u>8415 S SR202</u> City, State: <u>Tipp City</u>	Zip Code: <u>45371</u>
Contractor Name: _____	Phone: _____
Address: _____ City, State: _____	Zip Code: _____

SECTION III: PROJECT INFORMATION

REQUESTED USE FOR PROPERTY: Residential
EXISTING USE OF PROPERTY: Residential

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.

Residential use contingent upon rezoning to B-3

Contractor/Applicant

Date

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.

SECTION V: MISCELLANEOUS INFORMATION FOR COMMERICAL/INDUSTRIAL DEVELOPMENT

BLDG. STORIES:		PARKING SPACES:		BLDG. SQ. FT.:	
BLDG. HEIGHT:		TRUCK DOCKS:			

SECTION VI: PROJECT DIMENSIONS (FOR OFFICIAL USE ONLY)

PRIMARY ROAD FRONTAGE: 240'	SECONDARY ROAD FRONTAGE:	LOT SIZE: 3.0 acres
FRONT YARD: 25'	REAR YARD: 340'	SIDE YARD: 32'
BUILDING HEIGHT:	BUILDING WIDTH:	
FIRST FLOOR AREA:	SECOND FLOOR AREA:	
TOTAL FLOOR AREA:	FINISHED BASEMENT? YES OR NO	
LOT WIDTH:	LOT DEPTH: 503'	
ESTIMATED COST OF CONSTRUCTION:		

SECTION VII: ADMINISTRATIVE ACTION

REVIEWED BY: <i>cod 8/16/25</i>	FEE:
DECISION DATE: 3/27/25	APPROVED:
REASON FOR APPROVAL OR DENIAL:	