



BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS AGENDA

THURSDAY, APRIL 24TH, 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

Staff Member: Cody Smith, Planning and Zoning

2: New Business

Review of BZA procedures for audience members

CASES

Case V-08-25: A request from Eric Kunkel, located at 7200 Studebaker Rd, Tipp City, OH 45371, for a variance to allow for a 6 foot fence in the front yard of the residence. *Bethel Township Zoning Section 30.06, Side and rear yard fences, walls and hedges shall not exceed six (6) feet in height for residential uses and shall not exceed four (4) feet in height in the front yard.* The parcel is 5.02 acres zoned A-2. Miami County Parcel Number: A01-087395

Case V-09-25: A request from Dennis Kolb, located at 7945 Newbury Rd, Tipp City, OH 45371, for a variance to allow for 140 square feet of overage for a total of 1540 square feet in accessory buildings. Bethel Township Zoning Section 30.05, accessory buildings on a 1 acre lot are limited to 1400 square feet total area. The parcel is 1.00 acres zoned R-1AAA. Miami County Parcel Number: A01-084703.

3: Old Business

March Meeting Minutes

4: Other

Communications and Reports

Board of Zoning Appeals Comments

Adjournment

BZA Case V-08-25

Case V-08-25: A request from Eric Kunkel, located at 7200 Studebaker Rd, Tipp City, OH 45371, for a variance to allow for a 6 foot fence in the front yard of the residence. *Bethel Township Zoning Section 30.06, Side and rear yard fences, walls and hedges shall not exceed six (6) feet in height for residential uses and shall not exceed four (4) feet in height in the front yard.* The parcel is 5.02 acres zoned A-2. Miami County Parcel Number: A01-087395

GENERAL INFORMATION:

Applicant/Property Owner: Eric Kunkel

Property Address: 7200 Studebaker Rd, Tipp City, OH 45371

Current Zoning: A-2 General Agriculture District

Location: 4th parcel east of State Route 201 on the South side of Studebaker Rd

Existing Land Use: Residential

Bethel Land Use Plan: Rural

Surrounding Land Use	North	A-1 Domestic Agriculture District
	South	A-2 General Agriculture District
	East	A-2 General Agriculture District
	West	A-2 General Agriculture District

Road Frontage: 270'

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

Bethel Township Zoning Map – Exhibit A

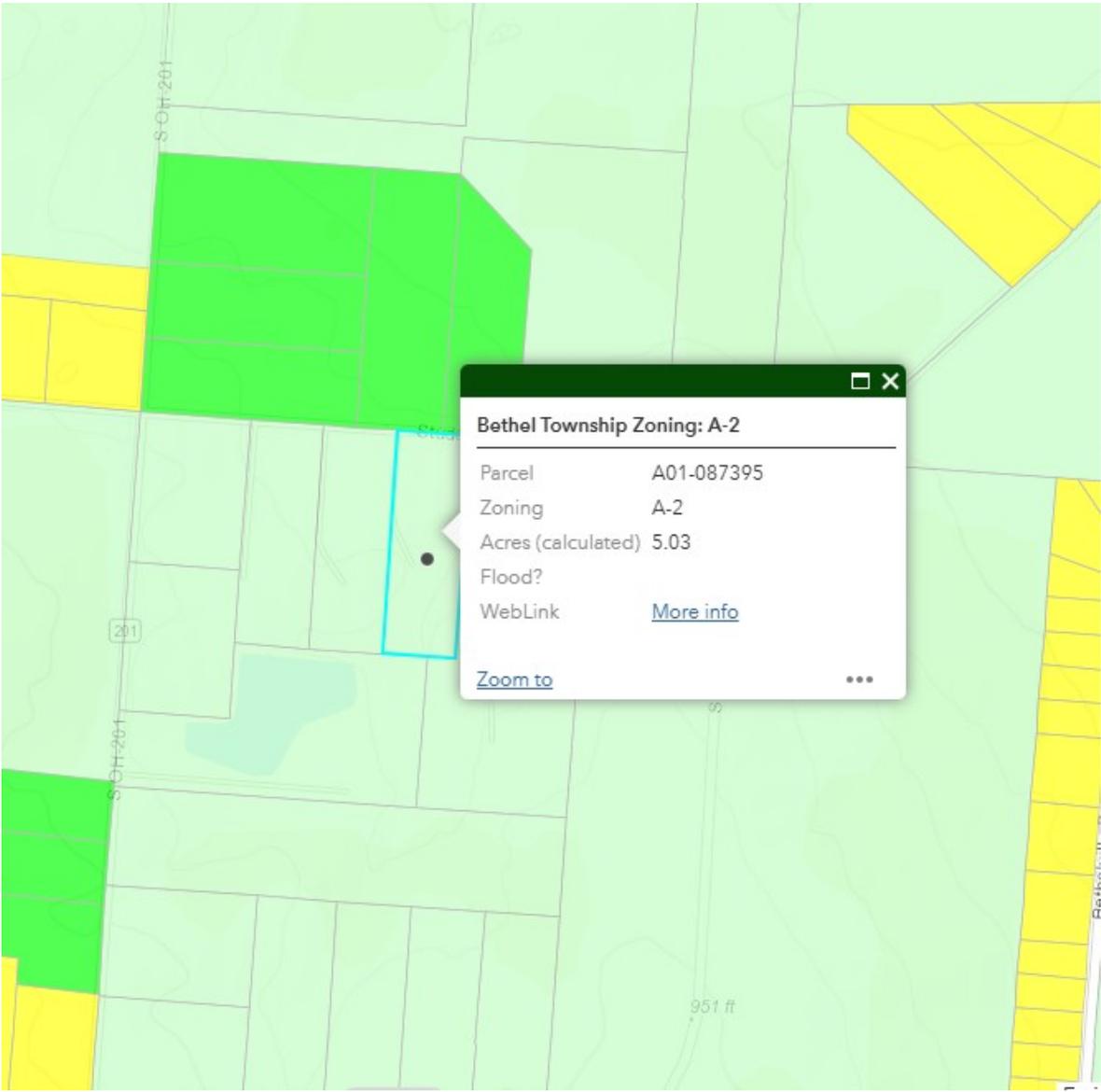


Exhibit B – GIS Aerial Vicinity Map



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- 08-25

SECTION I: PROPERTY INFORMATION

Property Address: 7200 Studebaker rd		Acreage: 5.02
Section:	Town:	Parcel: A-01-087395
Range:		Zoning District: A-2

SECTION II: DECLARING INFORMATION

Declaring Name: Eric Kunkel		Phone: 937 524 4026
Address: 7200 Studebaker	City, State: Tipp OHIO	Zip Code: 45371
Property Owner: Eric, Erin		Phone: same
Address: 7200 Studebaker rd	City, State: Tipp OHIO	Zip Code: 45371
Contractor Name:		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.

6' Fence is requested due to large dog able to jump a 4' fence.
 Several fences in the neighborhood are also non-compliance - fences of 6' foot also go to the road. Unable to put a fence in the back due to a creek & wood

Contractor/Applicant _____ Date _____
 X Eric Kunkel 3-24-25
 Owner Date

SECTION IV: ADMINISTRATIVE ACTION

REVIEWED BY:	FEE: \$300
DECISION DATE: 4/24/25	APPROVED:
REASON FOR APPROVAL OR DENIAL:	

BZA Case V-09-25

Case V-09-25: A request from Dennis Kolb, located at 7945 Newbury Rd, Tipp City, OH 45371, for a variance to allow for 140 square feet of overage for a total of 1540 square feet in accessory buildings. Bethel Township Zoning Section 30.05, accessory buildings on a 1 acre lot are limited to 1400 square feet total area. The parcel is 1.00 acres zoned R-1AAA. Miami County Parcel Number: A01-084703.

GENERAL INFORMATION:

Applicant/Property Owner: Dennis Kolb

Property Address: 7945 Newbury Rd, Tipp City, OH 45371

Current Zoning: R-1AAA

Location: 2nd parcel north of Ross Rd on the east side of Newbury Rd.

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 District
	West	R-1AAA Residence District

Road Frontage: 212'

Exhibits:

- A – Bethel Township Zoning Map*
- B – GIS Aerial Vicinity Map*
- C – Site Plan*
- 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

Bethel Township Zoning Map – Exhibit A

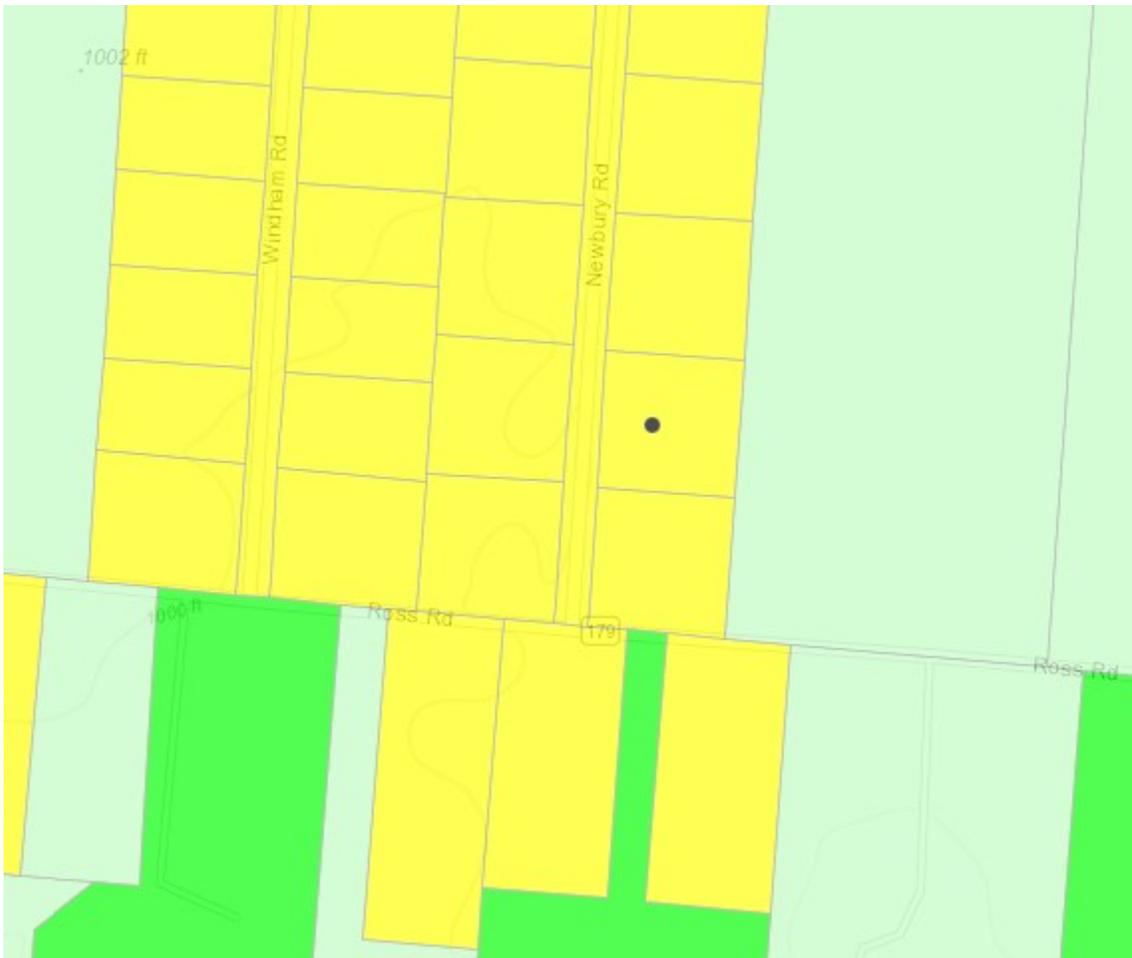


Exhibit B – GIS Aerial Vicinity Map

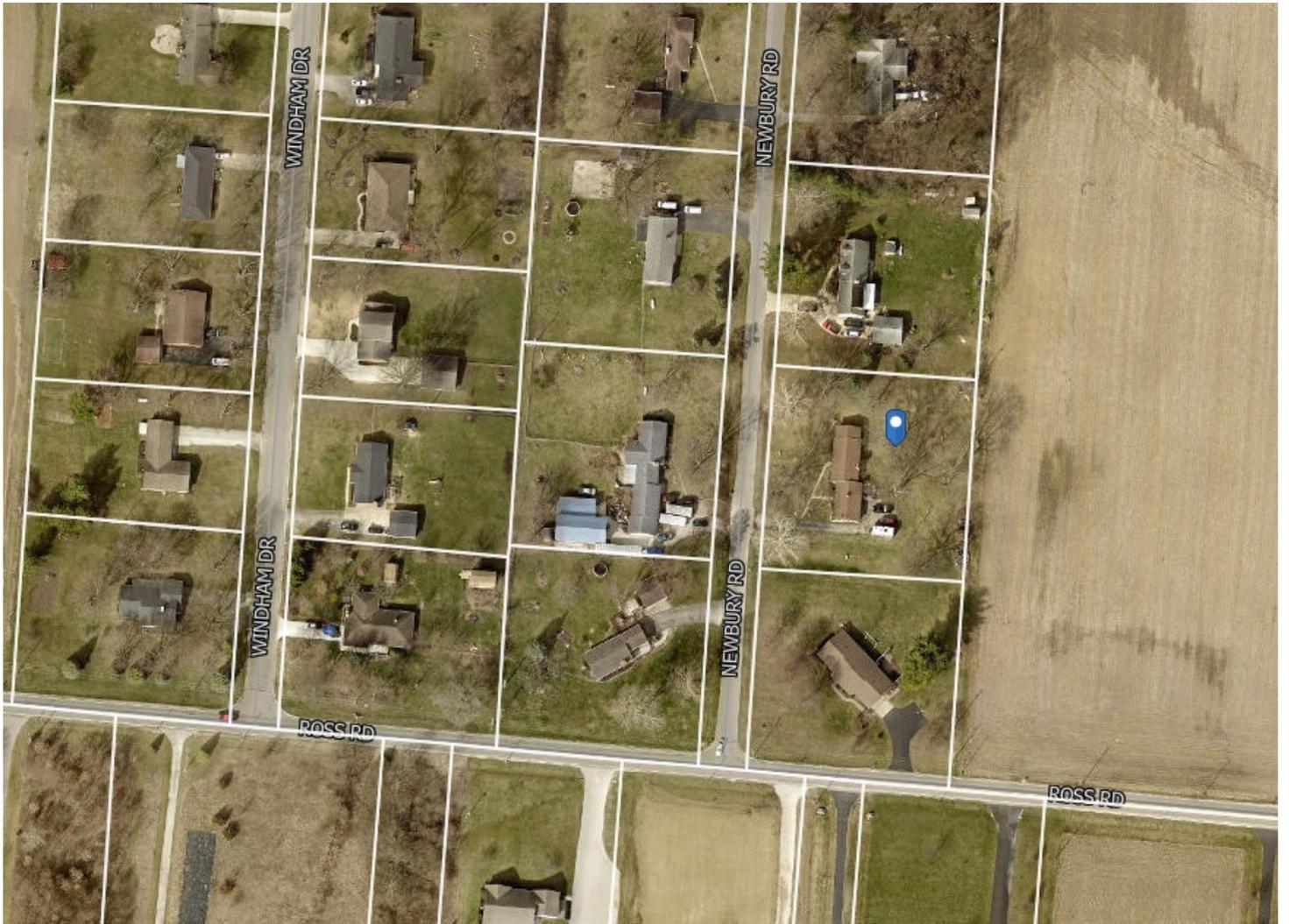


Exhibit C – Site Plan

Dennis Kolb
7945 Newbury Road
Tipp City, OH 45371

- Barn will be:
- 20' off back (east) property line
 - ≈ 60' off South side property line
 - ≈ 70' off North side property line



South

North

Exhibit D – Application



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 8735 SOUTH SECOND STREET – BRANDT, TIPP CITY, OHIO 45371
 PHONE: 937.845.8472 FAX: 937.845.7316

Application For Zoning Variance No.: V-09-25

SECTION I: PROPERTY INFORMATION

Property Address: 7945 New Bury Road		Acreage: 1.00
Sections	Town: Tipp City	Range: Parcel: A01-05-703
		Zoning District:

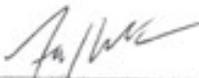
SECTION II: DECLARING INFORMATION

Declaring Name:		Phone:
Address:	City, State:	Zip Code:
Property Owner: Dennis Kolb		Phone:
Address: 7945 New Bury Road	City, State: Tipp City, OH	Zip Code: 45371
Contractor Name: Mark Russell		Phone: (937) 605-5039
Address: 1260 Victoria Rd	City, State: Springfield, OH	Zip Code: 45504

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.

Variance for an extra 160 sqft. accessory building
 4

 4-8-25
 Contractor/Applicant Date Owner Date

SECTION IV: ADMINISTRATIVE ACTION

REVIEWED BY:	FEE: \$300 (cash)
DECISION DATE: 4-24-25	APPROVED:
REASON FOR APPROVAL OR DENIAL:	