



**BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS AGENDA**

**THURSDAY, APRIL 24<sup>TH</sup>, 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

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**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:	4 <sup>th</sup> 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

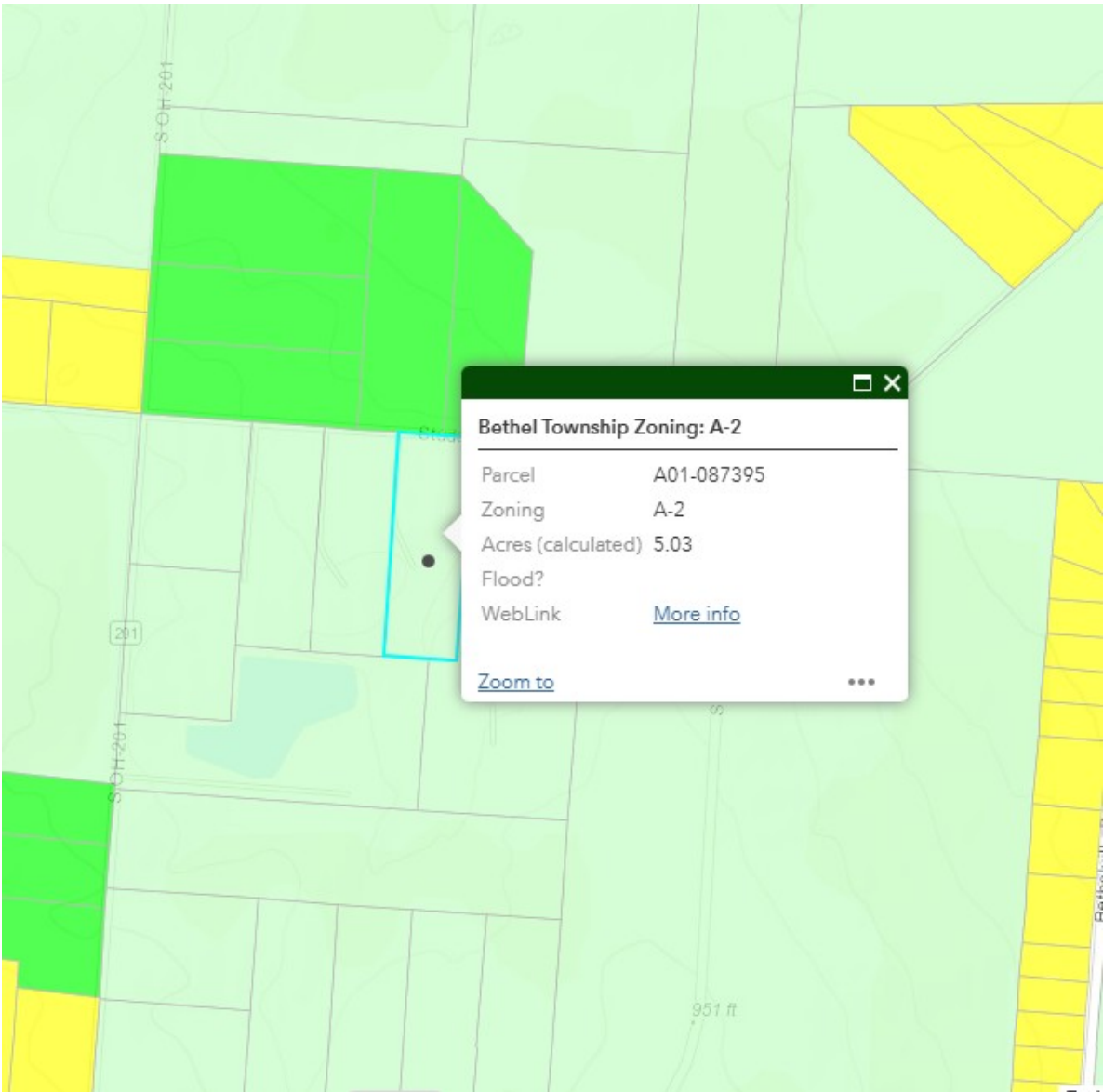


Exhibit B – GIS Aerial Vicinity Map





**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: Range:	Parcel: A-01-087395
	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:	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

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**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:	2 <sup>nd</sup> 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

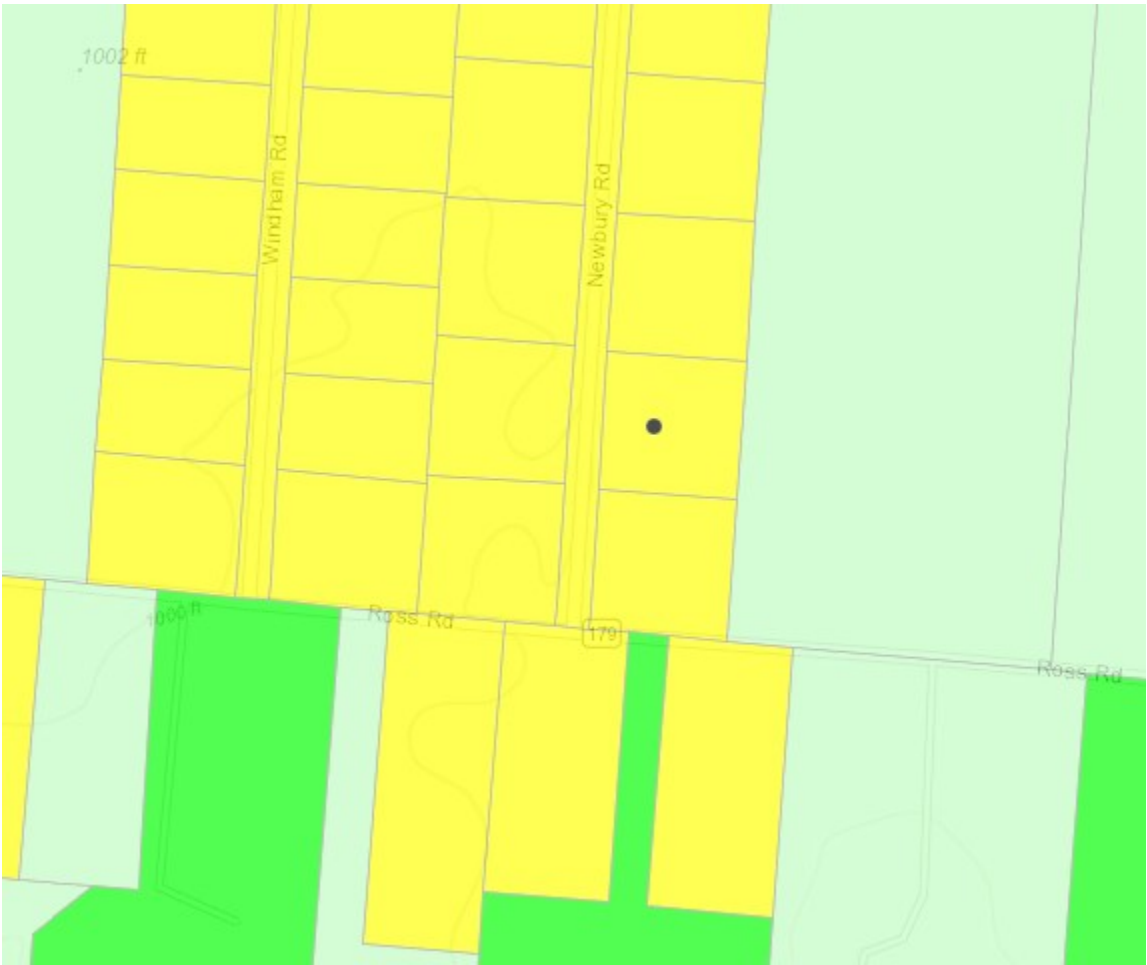




Exhibit B – GIS Aerial Vicinity Map

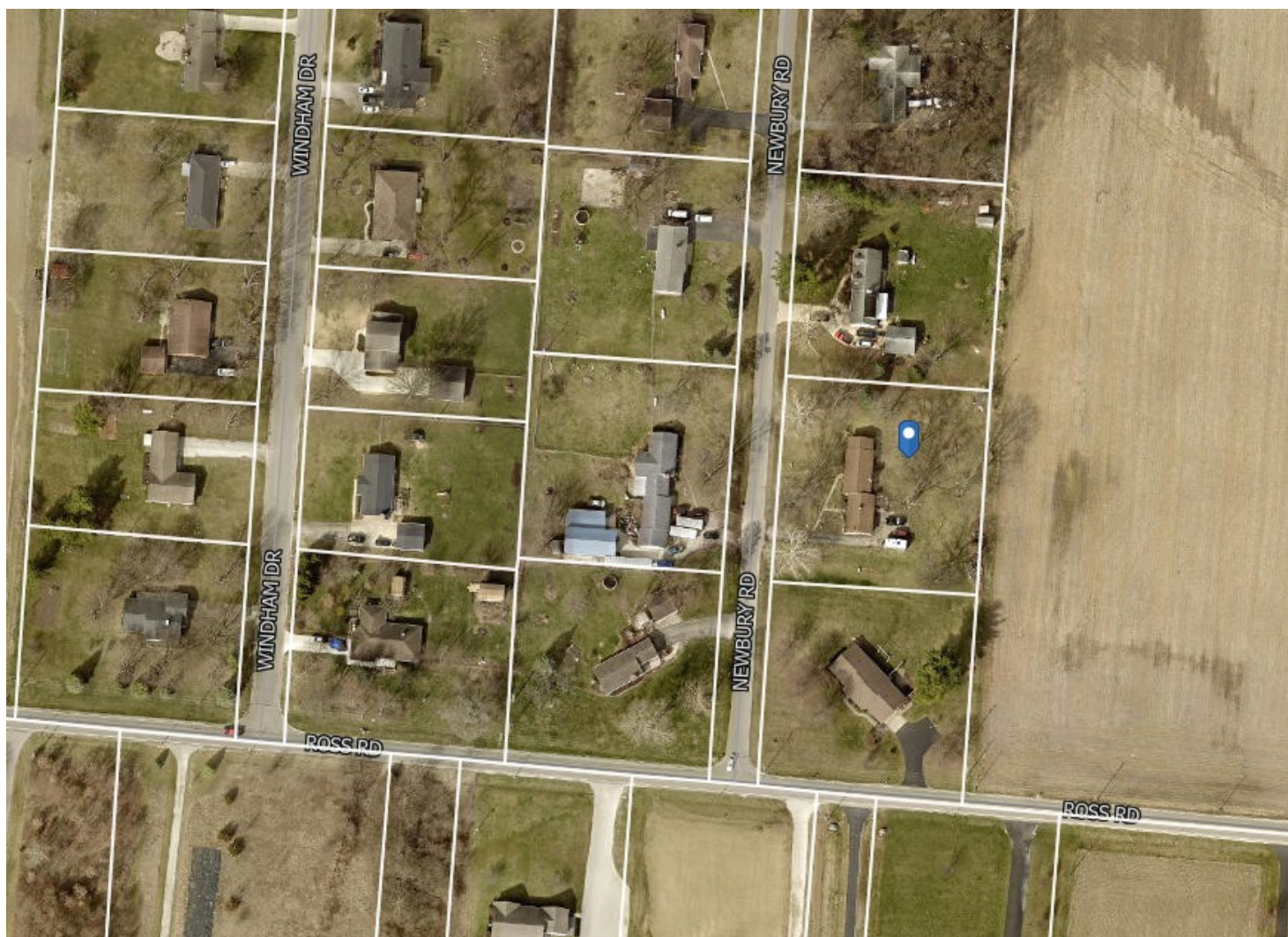


Exhibit C – Site Plan

Dennis Kolb  
7945 Newbury Road  
Tipp City, OH 45371

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





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-09-25

SECTION I: PROPERTY INFORMATION

Property Address: 7945 Newbury Road	Acreage: 1.00
Sections: Town: Tipp City Range:	Parcel: A01-05-103
	Zoning District:

SECTION II: DECLARING INFORMATION

Declaring Name:	Phone:
Address: City, State:	Zip Code:
Property Owner: Dennis Kolb	Phone:
Address: 7945 Newbury Road City, State: Tipp City, OH	Zip Code: 45371
Contractor Name: Gary 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:	