



BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS AGENDA

THURSDAY, JULY 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, Jim Leskovich

Staff Member: Cody Smith, Planning and Zoning

2: New Business

Review of BZA procedures for audience members

CASES

Case: V-16-25: A request from Richard W. Heck Jr, of 7975 Pisgah Rd, Tipp City, OH 45371, to allow for an accessory building to be built ahead of the front line of the residence. Per Bethel Township Zoning Resolution Section 30.03, "In no case shall a corner lot accessory building project beyond the building to which it is accessory, be closer than ten (10) feet to a common lot line nor be located closer than five (5) feet to the rear lot line of the lot on which it is to be located." The parcel is 2.46 acres zoned R-1AAA. Miami County Parcel Number: A01-078910.

Case: CU-03-25: A request from Churches of Christ Disaster Response Team located at 9315 State Route 202, Tipp City, OH 45371 for a Conditional Use of an Office Building for Administrative and Professional. This is a 2.53 acre parcel zoned B-2 Office/Residential District. Miami County Parcel ID# A01-250094

3: Old Business

May meeting minutes

June meeting minutes

4: Other

Communications and Reports

Board of Zoning Appeals Comments

Adjournment

BZA Case V-16-25

Case: V-16-25: A request from Richard W. Heck Jr, of 7975 Pisgah Rd, Tipp City, OH 45371, to allow for an accessory building to be built ahead of the front line of the residence. Per Bethel Township Zoning Resolution Section 30.03, "In no case shall a corner lot accessory building project beyond the building to which it is accessory, be closer than ten (10) feet to a common lot line nor be located closer than five (5) feet to the rear lot line of the lot on which it is to be located." The parcel is 2.46 acres zoned R-1AAA. Miami County Parcel Number: A01-078910.

GENERAL INFORMATION:

Applicant/Property Owner:	Richard W. Heck Jr.	
Property Address:	7975 Pisgah Rd, Tipp City, OH 45371	
Current Zoning:	R-1AAA Residence District	
Location:	NE Corner of Pisgah & Ross Rd	
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	R-1AAA Residence District
	West	A-2 General Agriculture District
Road Frontage:	423'	

Exhibits:

- A – Bethel Township Zoning Map*
- B – GIS Aerial Vicinity Map*
- C – Street View*
- D-Site Plan*
- E-Leach Field Location*
- F- Flooding Pictures*
- G-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

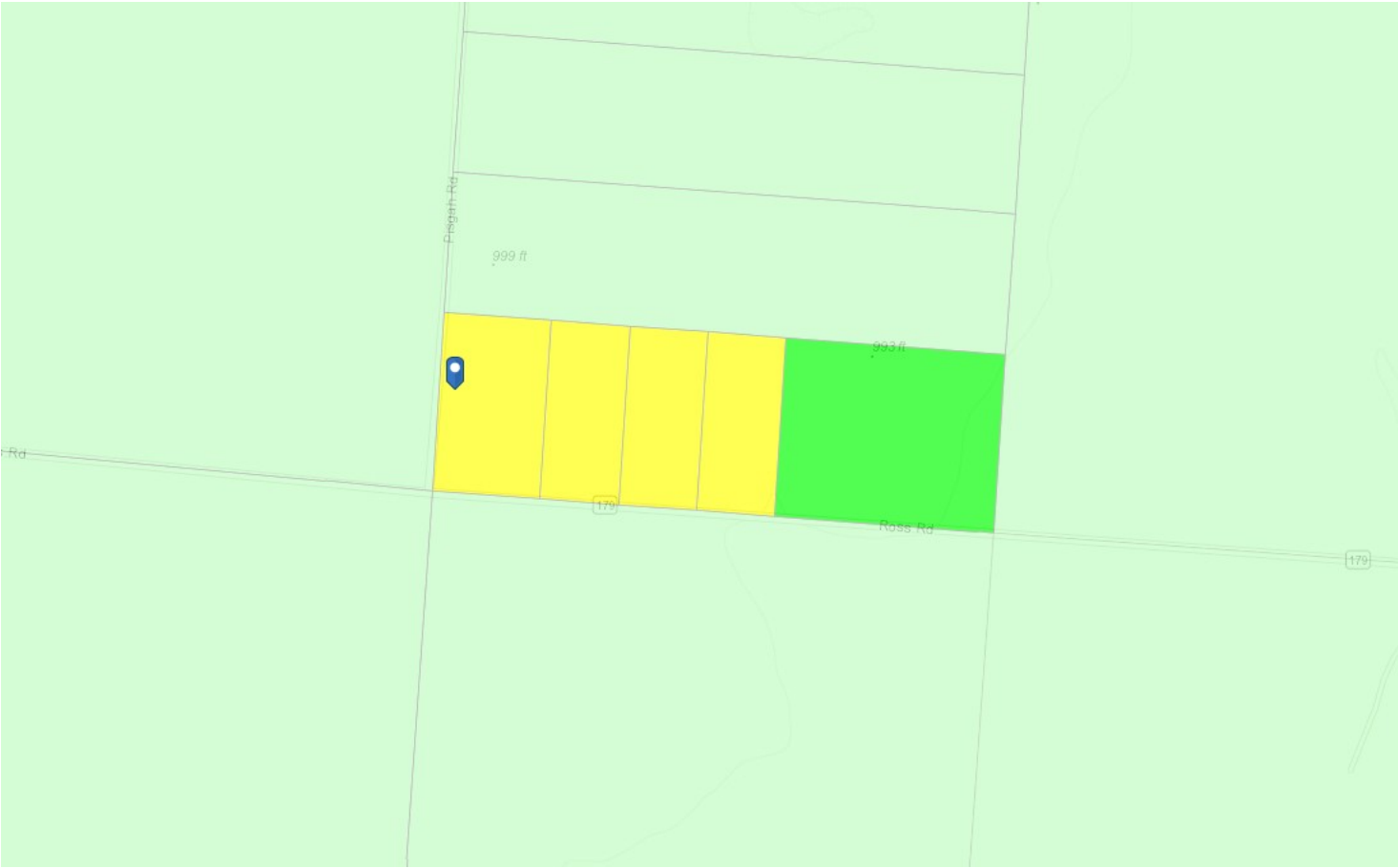


Exhibit B – GIS Aerial Vicinity Map



Exhibit C – Street View



Exhibit D – Site Plan



Exhibit E-Leach Field Location



Exhibit F-Flooding



Exhibit F-Flooding



Exhibit G – 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-16-25

SECTION I: PROPERTY INFORMATION

Property Address: <u>7975 Pisgah Rd. Tipp City OH 45371</u>	Acreage: <u>2.46</u>
Section: _____ Town: _____ Range: _____	Parcel: <u>078910</u>
	Zoning District: <u>R-144</u>

SECTION II: DECLARING INFORMATION

Declaring Name: <u>Richard W. Heck Jr.</u>	Phone: <u>937-454-3912</u>
Address: _____ City, State: _____	Zip Code: _____
Property Owner: <u>SAME AS</u>	Phone: _____
Address: <u>ABOVE</u> City, State: _____	Zip Code: _____
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.

Requesting a variance to place the garage in front of the
house because ~~the~~ the existing leach field would have to be moved,
and portions of the back yard floods when it rains

R W Heck Jr 7/16/25
 Contractor/Applicant Date Owner Date

SECTION IV: ADMINISTRATIVE ACTION

REVIEWED BY: _____	FEE: _____
DECISION DATE: _____	APPROVED: _____
REASON FOR APPROVAL OR DENIAL: _____	

BZA Case CU-03-25

Case: CU-03-25: A request from Churches of Christ Disaster Response Team located at 9315 State Route 202, Tipp City, OH 45371 for a Conditional Use of an Office Building for Administrative and Professional. This is a 2.53 acre parcel zoned B-2 Office/Residential District. Miami County Parcel ID# A01-250094

GENERAL INFORMATION:

Applicant/Property Owner:	Churches of Christ Disaster Response Team	
Property Address:	9315 State Route 202 Tipp City, OH 45371	
Current Zoning:	B-2 Office/Residential District	
Location:	9 th parcel south of US 40 on the east side of State Route 202	
Existing Land Use:	Residential	
Bethel Land Use Plan:	Rural Settlement	
Surrounding Land Use	North	R-1A-Single Family Residential
	South	R-1AAA-Single Family Residential
	East	Not applicable (Huber Heights)
	West	A-1 Domestic Agriculture
Road Frontage:	168'	

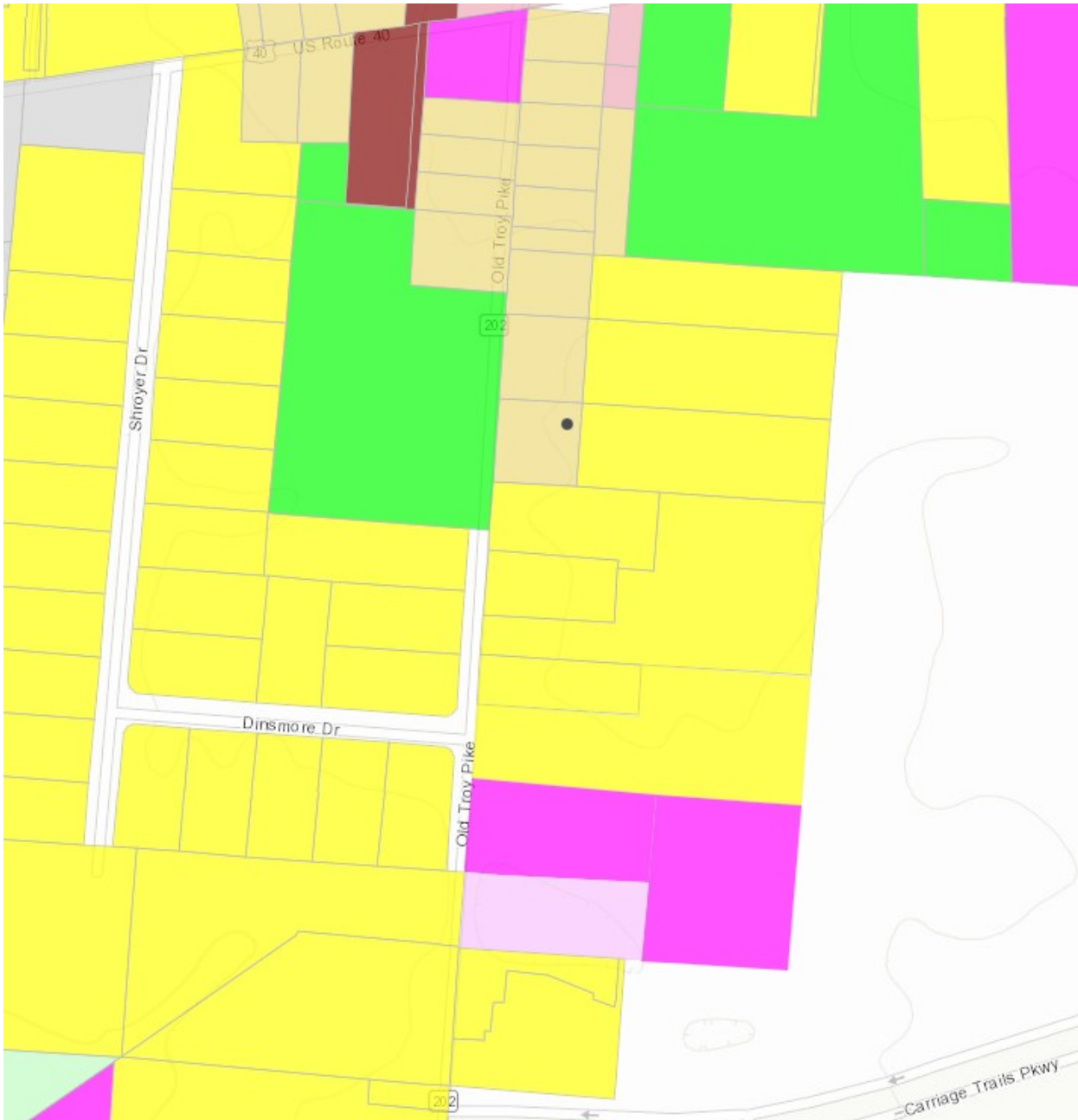
Exhibits:

- A – Bethel Township Zoning Map*
- B – GIS Aerial Vicinity Map*
- C – Street View*
- D- Application*
- E-Attached Drawings (Separate Document)*

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



NOTE: The zoning reflected here is R-1A Single Family Residential. Rezoning to B-2 was approved via Resolution 21-06-037. A request to combine the two parcels was also approved by the Miami County Planning Commission in March of 2025. This is reflected on the GIS Aerial Map in Exhibit B.

Exhibit B – GIS Aerial Vicinity Map

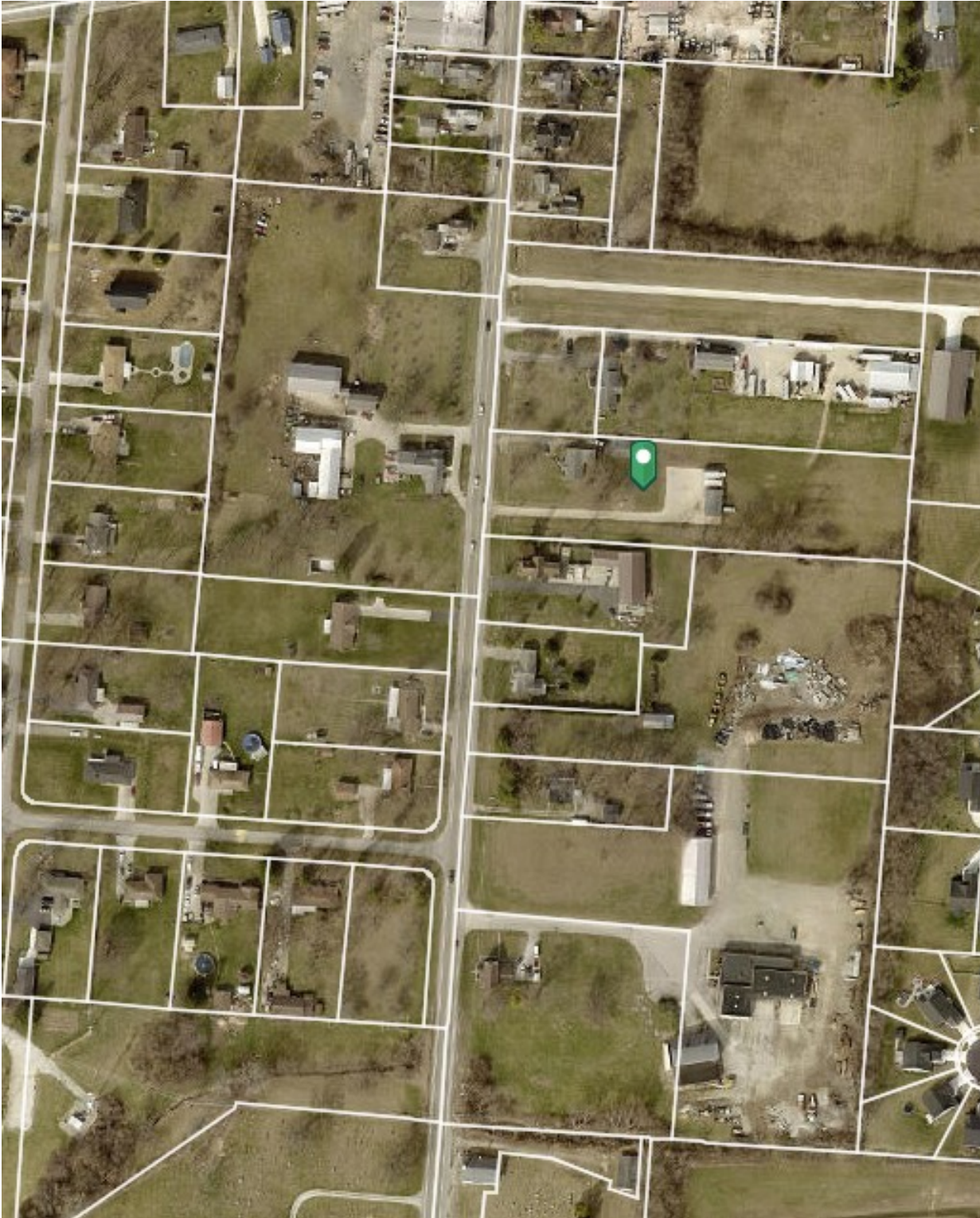


Exhibit C – Street View



Exhibit D – Application



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APPLICATION FOR A CONDITIONAL USE **App. No.: CU-**

SECTION I: PROPERTY INFORMATION

Property Address: 9315 S. State Route 202	Acreage: 2.524
Section: 25 Town: 2 Range: 9	Parcel: A01-250096,94
Subdivision Name and Lot No.: 25	Zoning District: B-2

SECTION II: APPLICANT INFORMATION

Applicant Name: Bruns General Contracting	Phone: 937-339-2300
Address: 3050 Tipp-Cowlesville Road City, State: Tipp City, Ohio 45371	Zip Code: 45371
Property Owner: Churches of Christ, Disaster Response Team, Inc.	Phone: 937-308-7593
Address: 9285 S. State Route 202 City, State: Tipp City, Ohio 45371	Zip Code: 45371
Contractor Name: Bruns General Contracting	Phone: 937-339-2300
Address: 3050 Tipp-Cowlesville Road City, State: Tipp City, Ohio 45371	Zip Code: 45371

SECTION III: PROJECT INFORMATION

REQUESTED USE FOR PROPERTY: Office buildings for administrative and professional

EXISTING USE OF PROPERTY: One single family dwelling

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.

The proposed building will have minimal effect on the adjoining properties and any properties in the area. It will also help with cleaning up the neighboring property and consolidate the property owner's belongings.

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.

See attached drawings.

Exhibit D-Application

Continued on Next Page:

ATTACH SKETCH OF PROPERTY AND/OR PROJECT (CONTINUED):



SECTION V: MISCELLANEOUS INFORMATION FOR COMMERICAL/INDUSTRIAL DEVELOPMENT

BLDG. STORIES:	1	PARKING SPACES:	19	BLDG. SQ. FT.:
BLDG. HEIGHT:	18' to eave	TRUCK DOCKS:	0	14,375

SECTION VI: PROJECT DIMENSIONS (FOR OFFICIAL USE ONLY)

PRIMARY ROAD FRONTAGE:	SECONDARY ROAD FRONTAGE:	LOT SIZE:
FRONT YARD:	REAR YARD:	SIDE YARD:
BUILDING HEIGHT:	BUILDING WIDTH:	
FIRST FLOOR AREA:	SECOND FLOOR AREA:	
TOTAL FLOOR AREA:	FINISHED BASEMENT? YES OR NO	
LOT WIDTH:	LOT DEPTH:	
ESTIMATED COST OF CONSTRUCTION:		

SECTION VII: ADMINISTRATIVE ACTION

SECTION VIII: ADMINISTRATIVE ACTION	
REVIEWED BY:	FEE:
DECISION DATE:	APPROVED:
REASON FOR APPROVAL OR DENIAL:	