



Bethel Township, Miami County, Ohio Board of Zoning Appeals
Thursday, April 23, 2026 – 6:30 P.M. Agenda
Township Meeting Room, 8735 S. Second Street, Brandt, Tipp City, Ohio

- 1. **Call to Order:** Time: _____ Presiding: _____
 Roll call: Ms. Hughes: _____ Ms. Kiplinger: _____ Mr. Leskowich: _____
 Ms. O'Quinn: _____ Mr. Staudter: _____ Mr. Mannheim: _____
 Mr. Statesman: _____

2. **Board and Township Staff Introductions**

Board members: Donna Hughes, Jim Leskowich, Rachael Kiplinger, Nikki O'Quinn, Zach Staudter
Alternates: Pete Mannheim, Michael Statesman
Staff Member: Cathy Fortunato, Zoning Secretary

3. **New Business**

Review of BZA procedures (opening statement)

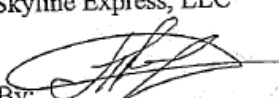
Case: CU-01-26: A request from United Rental for a Conditional Use for a Retail Business and a Multi-tenant property located at 8765 St Rt 201, Tipp City, OH 45371. This is a 5.017 acre parcel zoned I-1, Light Industrial District. Miami County Parcel ID# A01-048265.

NOTICE OF WITHDRAWAL OF CONDITIONAL USE APPLICATION

I, Bakhodir Turanov, sole owner of Skyline Express, LLC, the owner of the property located at 8765 OH-201, Tipp City, Ohio, for himself and on behalf of Skyline Express, LLC, hereby withdraws the Application For a Conditional Use, Application No. CU-01-26, scheduled for hearing before the Bethel Township Board of Zoning Appeals on April 23, 2026. Please note that United Rentals no longer has any interest in the property as a potential tenant.

Dated: 4-15-26


Bakhodir Turanov

Skyline Express, LLC
By: 
Bakhodir Turanov, Its President

NOTICE OF WITHDRAWAL OF CONDITIONAL USE
APPLICATION

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Dated: _____.)

Skyline Express, LLC

Bakhodir Turanov

By: _____
Bakhodir Turanov, Its President

United Rentals

By: 
Its **Branch Manager-64M Cincinnati, OH**
(Print Name: Gerald Mullins)

Case: V-03-26: A request from Victor & Margaret Parker for a variance to demolish and replace a 30x30 pole barn in front of their residence that was severely damaged by wind. The new building will be the same size and sit on the same footprint as the damaged building. *Per Bethel Township Zoning Resolution Article 30, Section 30.05.B, in any residential zone, no garage or other accessory building shall be erected within the front yard.* Miami County parcel ID# A01-064500, 1.09 acres.

Motion to approve by _____ Seconded by _____

Vote: Ms. Hughes: _____ Ms. Kiplinger: _____ Mr. Leskovich: _____
Ms. O'Quinn: _____ Mr. Staudter: _____ Mr. Mannheim: _____
Mr. Statesman: _____

4. **Old Business**

February 26, 2026 meeting minutes

Motion to approve by _____ Seconded by _____

Vote: Ms. Hughes: _____ Ms. Kiplinger: _____ Mr. Leskovich: _____
Ms. O'Quinn: _____ Mr. Staudter: _____ Mr. Mannheim: _____
Mr. Statesman: _____

5. **Other**

Communications and Reports

- Bethel Township is looking for BZA and ZC volunteers

Board of Zoning Appeals Comments

6. **Adjournment**

Motion to adjourn by _____ Seconded by _____

Vote: Ms. Hughes: _____ Ms. Kiplinger: _____ Mr. Leskovich: _____
Ms. O'Quinn: _____ Mr. Staudter: _____ Mr. Mannheim: _____
Mr. Statesman: _____

Time: _____

BZA Case V-03-26

Case: V-01-26: : A request from Victor & Margaret Parker for a variance to demolish and replace a 30x30 pole barn in front of their residence that was severely damaged by wind. The new building will be the same size and sit on the same footprint as the damaged building. *Per Bethel Township Zoning Resolution Article 30, Section 30.05.B, in any residential zone, no garage or other accessory building shall be erected within the front yard.* Miami County parcel ID# A01-064500, 1.09 acres.

GENERAL INFORMATION:

Applicant/Property Owner: Victor & Margaret Parker

Property Address: 7715 E New Carlisle Rd, New Carlisle, OH 45344

Current Zoning: R-1AAA

Location: Corner of New Carlisle Rd and Dayton Brandt Rd

Existing Land Use: Residence

Bethel Land Use Plan: Traditional Neighborhood

Surrounding Land Use

North	R-1AAA Residential District
South	A-2 General Agricultural District
East	R-1AAA Residential District
West	A-2 General Agricultural District

Road Frontage: 200'

Exhibits:

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

SPECIAL INFORMATION:

Fire Dept Information/Review: N/A

Miami County Health District: N/A

County Planning Department: N/A

Bethel Twp Zoning Commission: N/A

PRIOR ZONING CASES: 10/4/76 ZC - build a 30x30 garage – approved

Exhibit A – Bethel Township Zoning Map

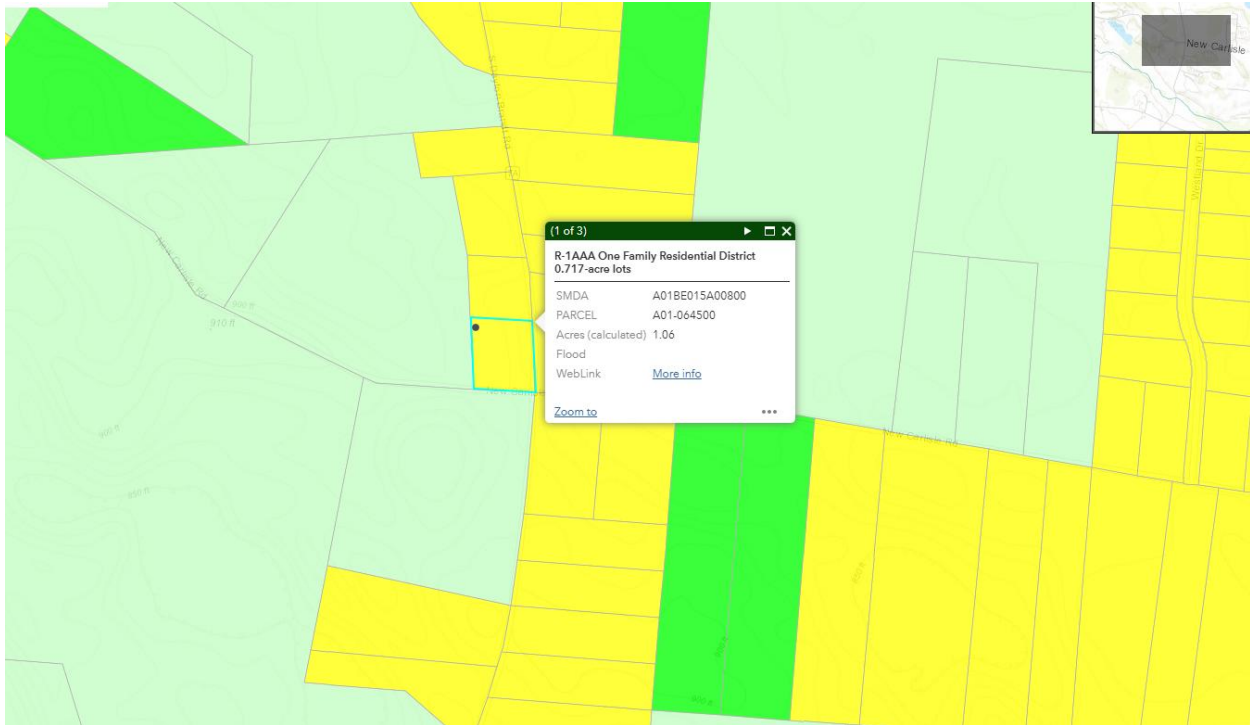


Exhibit B – Aerial Vicinity Map

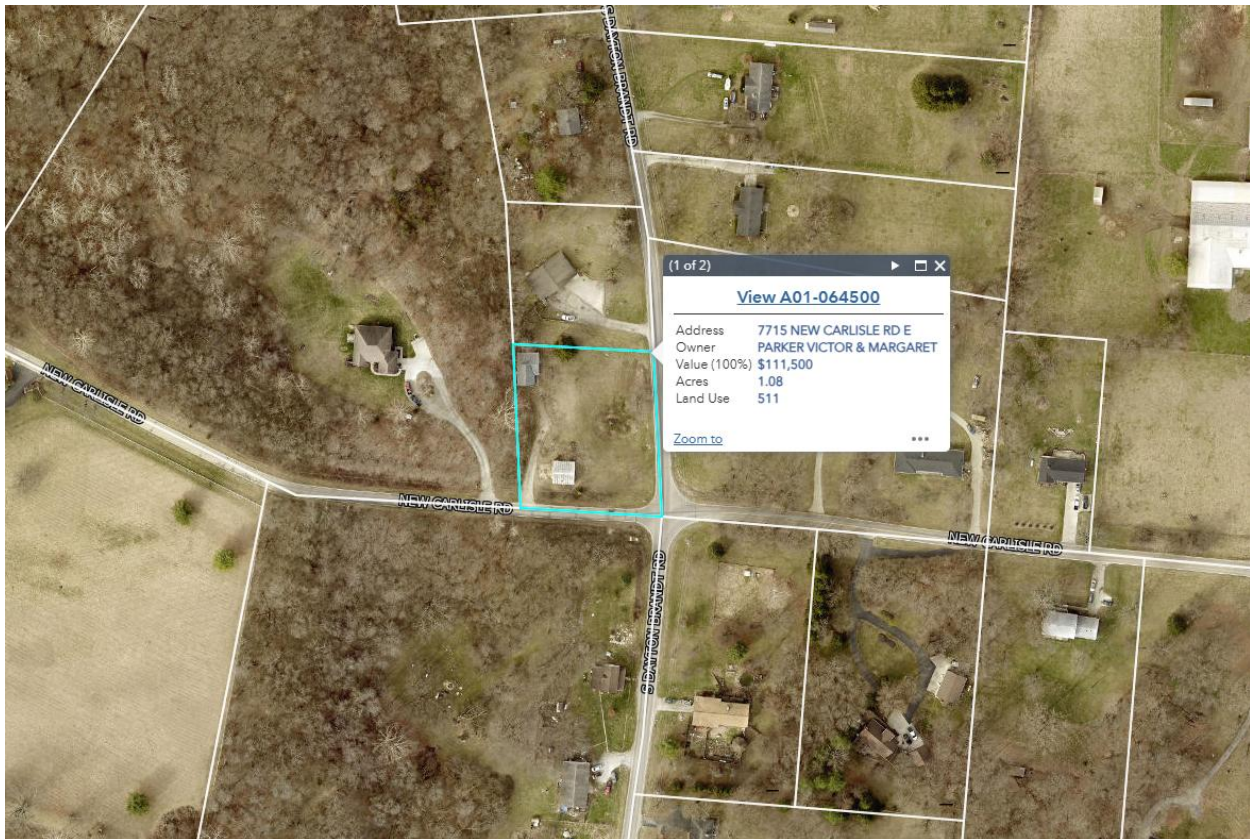


Exhibit C – Street View




A01-064500

12/26/2018

Exhibit D – Application

RECEIVED
MAR 30 2026
BY: zoning@mail

BETHEL TOWNSHIP TRUSTEES
BETHEL TOWNSHIP ZONING DEPARTMENT
 8735 SOUTH SECOND STREET – BRANDT, TIPP CITY, OHIO 45371
 PHONE: 937.845.8472 FAX: 937.845.7318



Application For Zoning Variance

No.: V-03-26

SECTION I: PROPERTY INFORMATION

Property Address: 7715 E. New Carlisle Rd.		Acreage: 1.09
Section: 11	Town: New Carlisle 2	Range: 9
		Parcel: A 01064500
		Zoning District: R-1AAA

SECTION II: DECLARING INFORMATION

Declaring Name: Victor Parker & Margaret Parker		Phone: (937) 580-7988
Address: 7715 E. New Carlisle Rd.	City, State: New Carlisle, Ohio	Zip Code: 45344
Property Owner: Victor Parker & Margaret Parker		Phone: (937) 580-7988
Address: 7715 E. New Carlisle Rd.	City, State: New Carlisle, Ohio	Zip Code: 45344
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.

OUR 30x30 PBLE BARN WAS SEVERELY DAMAGED FROM HIGH WINDS. WE WOULD TO DEMOLISH THE EXISTING BUILDING AND REPLACE IT WITH A NEW BUILDING THAT WOULD BE THE SAME SIZE AND SIT ON THE SAME FOOTPRINT AS THE EXISTING BUILDING. OUR PROPERTY IS ON A CORNER LOT, BARN IS CONSIDERED AS BEING IN THE FRONT YARD. WE ARE REQUESTING A VARIANCE OR THE RULE "IN ANY RESIDENTIAL ZONE, NO GARAGE OR OTHER ACCESSORY BUILDING SHALL BE ERECTED WITHIN THE FRONT YARD".

Ut PL

Contractor/Applicant

3/30/2026

Date

Ut PL

Owner

3/30/2026

Date

SECTION IV: ADMINISTRATIVE ACTION

REVIEWED BY:	FEE: <input checked="" type="checkbox"/>
DECISION DATE:	APPROVED:
REASON FOR APPROVAL OR DENIAL:	