



RESOLUTION #25-09-079

**A RESOLUTION APPROVING CASE ZA-05-25:  
A REQUEST FROM GEORGE HARDY, 9415 S. MANN RD, TIPP CITY, OH 45371,  
TO RE-ZONE MIAMI COUNTY PARCEL ID# A01-013500  
FROM R-3 MULTI-FAMILY RESIDENTIAL DISTRICT TO R-1AAA RESIDENTIAL DISTRICT**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in special session on the 23rd day of September, 2025 with the following Trustees being present: Kama Dick, Julie Reese, and Beth vanHaaren.

Trustee Dick moved for the adoption of the following resolution:

**WHEREAS**, a request has been made by George Hardy, 9415 S. Mann Rd, Tipp City, OH 45371, to re-zone Miami County parcel ID# A01-013500 from R-3 to R-1AAA; **AND**

**WHEREAS**, the owner is proposing to re-zone for the purpose of constructing a new home for his daughter and her husband; **AND**

**WHEREAS**, the rezoning is contingent on the Bethel Township Board of Zoning Appeals approval for all variances requested

1. V-17-25: A variance for a 30' front yard setback. *Bethel Township Zoning Resolution section 5.05 minimum front yard setback is 50'*
2. V-18-25: A variance for a 19' side yard setback. *Bethel Township Zoning Resolution section 5.05 minimum side yard setback is 20'*
3. V-19-25: A variance for a 1.439 acre R-1AAA lot. *Bethel Township Zoning Resolution section 5.05 minimum lot size with on-site septic is 3 acres*
4. V-20-25: : A variance for 176' of road frontage. *Bethel Township Zoning Resolution section 5.05 minimum road frontage is 200'*; **AND**

**WHEREAS**, the Bethel Township Board of Zoning Appeals voted to approve all variances requested; **AND**

**WHEREAS**, the Miami County Planning Commission unanimously recommended approval of the proposed rezoning; **AND**

**WHEREAS**, the Bethel Township Zoning Commission recommended approval of the proposed rezoning. **THEREFORE**

**BE IT RESOLVED**, by the Board of Trustees of Bethel Township, Miami County, that Zoning Case ZA-05-25, a request from George Hardy, 9415 S. Mann Rd, Tipp City, OH 45371, to re-zone Miami County parcel ID# A01-013500 from R-3 Multi-Family Residential to R-1AAA Residential District be approved.

Trustee vanHaaren seconded the motion and the Board voted as follows upon roll call:

**Vote:**

Trustee Kama Dick

yes

Trustee Julie Reese

yes

Trustee Beth vanHaaren

yes

Attest:

Rhonda Ross

Rhonda Ross, Fiscal Officer  
Bethel Township, Miami County, Ohio