

Board of Zoning Appeals

7:30 p.m. Wednesday, January 15, 2014

Tipp City Government Center

260 South Garber Drive

Tipp City, Ohio 45371

Agenda

1.	Call to Order - Roll Call
2.	Oath of Office for Board Members
3.	Election of Chairman Election of Vice Chairman
4.	Approval of Minutes – November 20, 2013
5.	Citizens Comments on Items Not on the Agenda
6.	Administration of Oath
7.	Chairman's Introduction
8.	New Business A. Case 17-13: Marti Newsome - 121 W. Main Street and 118 W. Walnut Street Inlot: 3422_– The applicant requests two variances as follows: <ol style="list-style-type: none">1. A variance of 920.56 square feet to Code §154.044(C)(1)(a) for 118 W. Walnut Street to permit a lot split/replat, where the area of the lot would contain 7579.44 square feet rather than the minimum required 8,500 square feet.2. A variance of 2.21' to Code §154.059(D)(6) to the required 3' setback for detached accessory buildings (garage) located at 121 W. Main Street. Zoning Districts: 121 W Main St. – CC/RA- Community Center/ Restoration and Historic District 118 W. Walnut St. – R-2/LD – Urban Residential/Legacy District Zoning Code Section(s): 154.044(C)(1)(a), §154.051(C)(2), and §154.059(D)(3) B. Case No. 01-14: Dana Shoup – Bon Builders Schroeder Tennis Center – 1459 Harmony Drive Inlot: 3264 – The applicant requests two variances as follows: <ol style="list-style-type: none">1. A variance of 47' to the required rear setback of 80' noted in Code §154.053(C)(2)(b)(2) for primary structures (Special Use) within the I-1 – Light Industrial Zoning District.2. A variance of 72.5' to the required side setback of 80' noted in Code §154.053(C)(2)(c)(2) for primary structures (Special Use) within the I-1 – Light Industrial Zoning District. Zoning District: I-1 – Light Industrial Zoning District Zoning Code Section(s): 154.053(C)(2)(b)(2) & 154.053(C)(2)(c)(2)
9.	Old Business A. Case 16-13: Jerry Fisher - 140 Hartman Avenue, Tipp City - Inlot 1375 – The applicant requests two variances: <ol style="list-style-type: none">1. A variance of 88 sq. ft. to the maximum area for accessory structure storage as noted per Code §154.059(A)(2) within a residential zoning district.2. A variance of 2' 8" to the minimum setback of 6' for access drives (driveways) as noted in Code §154.061(l) within a residential zoning district. Zoning District: R-1C - Urban Residential Zoning District

	Zoning Code Section(s): §154.059(A)(2) & §154.061(I)
10.	Miscellaneous Business
11.	Adjournment

***** The next regularly scheduled meeting will be held on Wednesday, February 19, 2014. All applications must be submitted by Monday, February 3, 2014.***