



Tipp City
AGENDA

Board of Zoning Appeals
7:30 p.m. Wednesday, January 21, 2015
Tipp City Government Center
260 South Garber Drive
Tipp City, Ohio 45371

1.	Call to Order - Roll Call
2.	Oath of Office for New Board Members
3.	Election of Chairman and Vice-Chairman
4.	Approval of Minutes – December 17, 2014
5.	Citizens Comments on Items Not on the Agenda
6.	Administration of Oath
7.	Chairman's Introduction
8.	<p>New Business</p> <p>A. Case No. 01-15: Steve Bruns – Industry Park Court - Lot: Inlot 3090 – The applicant requests a variance to allow for the construction of a gravel surface parking lot prior to a site being under construction. Zoning District: LI – Light Industrial Zoning District Code Section(s): 154.06(B)(4)(d)(i)</p> <p>B. Case No. 02-15: Robert Grant – Pike Legal for Verizon Wireless – The applicant is appealing a 12/8/14 letter from the Zoning Administrator, which requested an application in accordance with Code Chapter 156 (Wireless Telecommunication Facilities) pursuant to a proposed modification to a cellular tower. Zoning District: LI – Light Industrial Zoning District Code Section(s): Chapter 156</p> <p>C. Case No. 03-15: Bob Golden – Construction Drafting Services for Mark & Barbara Elrod - Owners – The applicant requests the following:</p> <ol style="list-style-type: none"> 1. A variance of 143.25 square feet to the maximum aggregate square footage for accessory structures. 2. A variance of 5 feet to the minimum east setback of 10 feet. <p>Zoning District: R-2 – Two-Family Residential Zoning District Code Section(s): 154.06(A)(2)(h)(i)(A); 154.06(A)(4)(f)(v)</p>
9.	<p>Old Business</p> <p>A. Case No. 14-14: Jesse Lewter – Wolverine Engineering for Meijer Distribution Center - 4200 S. CR 25A, Tipp City - Lot: Inlot 3214 and Pt. IL 2392 – The applicant requests a variance to Zoning Code Section(s): §154.078(H) for 21.8% reduction in the off-street parking requirements. Zoning District: LI – Light Industrial Zoning District TO REMAIN TABLED</p>
10.	Miscellaneous Business
11.	Adjournment

**** The next regularly scheduled meeting will be held on Wednesday, February 18, 2015. All applications must be submitted by Monday, February 2, 2015.**



January 5, 2015

To: Legal Ads

From: City of Tipp City
Community & Economic Development, Planning/Zoning Dept.
(937) 667-6305
Kimberly Patterson, Secretary

For publication January 9, 2015

Ref: P.O. # 77015

LEGAL AD

The Board of Zoning Appeals meets on 1/21/15 @ 7:30pm in the Tipp City Govt. Ctr. to hear the following:

Case No. 01-15: Steve Bruns – Industry Park Ct IL 3090 – Requests a variance to Code 154.06(B)(4)(d)(i) for the placement of gravel surface parking lot.

Case No. 02-15 Robert Pike – 300 Tower Dr Pt IL 2143 - Appealing a letter from the Zoning Administrator, requesting an application in accordance with Code 156 pursuant to a proposed modification to a cellular tower.

Case No. 03-15 Bob Golden – 31 W Walnut Pt IL 211 – Requests a variance to Code 154.06(A)(2)(h)(i)(A) for max sq. footage of accessory structure; 154.06(A)(4)(f)(v) regarding placement of accessory structure.

Kim Patterson

From: Mandy Kaiser <mkaiser@civitasmedia.com>
Sent: Tuesday, January 06, 2015 1:06 PM
To: Kim Patterson
Subject: RE: BZA Legal ad to be published Friday Jan 9th. Please confirm receipt. Thank you Mandy. Kim
Attachments: 40695379_00000073.pdf

\$85.76 FOR FRIDAY ☺

Mandy Kaiser

Inside Sales and Customer Service Manager - Ohio
937.538.4821 Direct or 1893
937.498.5990 Fax
Discover us online at www.CivitasMedia.com

Please note my direct extension has changed to 937.538.4821



From: Kim Patterson [mailto:pattersonk@tippcity.net]
Sent: Tuesday, January 06, 2015 1:07 PM
To: Mandy Kaiser
Subject: BZA Legal ad to be published Friday Jan 9th. Please confirm receipt. Thank you Mandy. Kim
Importance: High

Kimberly Patterson

ADMIN. ASST. TO THE DIRECTOR OF UTILITIES
CITY OF TIPP CITY
937.667.6305

www.tippcityohio.gov



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