



**Tipp City**  
**AGENDA**

**Board of Zoning Appeals**  
**7:30 p.m. Wednesday, August 20, 2014**  
**Tipp City Government Center**  
**260 South Garber Drive**  
**Tipp City, Ohio 45371**

1.	<b>Call to Order - Roll Call</b>
2.	<b>Approval of Minutes – July 16, 2014</b>
3.	<b>Citizens Comments on Items Not on the Agenda</b>
4.	<b>Administration of Oath</b>
5.	<b>Chairman’s Introduction</b>
6.	<b>New Business</b>
7.	<p><b>Old Business</b></p> <p><b>A. Case No. 10-14: Jason Heckman – Bright Ideas for Ronald Hughes, Owner - 634 Thornburg Place - Lot: Inlot 2241</b> – The applicant requests a variance of 16.7' to the required rear setback of 30' noted in Table 154.04-7 for Other Principal Use Types within the R-3 Multi-Family Residential Zoning District. <b>Zoning District:</b> R-3 Multi-Family Residential Zoning District <b>Zoning Code Section(s):</b> Table 154.04-7</p> <p><b>B. Case No. 11-14: Sandra Beard - 104 E. Dow Street - Lot: Inlot 65</b> – The applicant request three variance requests: 1) 3' to required setback of 3' for fences 2) 2.5' to the maximum height of 3.5' for fences 3) 50% to the requirement that fencing in front yard be at least 50% transparent. <b>Zoning District:</b> R-2 – Two-Family Residential Zoning District <b>Zoning Code Section(s):</b> 154.06(A)(4)(i)(vi)(A), 154.06(A)(4)(i)(vi)(B) and §154.06(A)(4)(i)(iii)(B).</p> <p><b>C. Case No. 12-14: Ron Ré, Trustee – Tippecanoe Masonic Lodge #174 - 108-110 E. Main Street - Inlot: Pt. IL 22 &amp; Pt. IL 23</b> – The applicant is appealing the 7/22/14 decision of the Restoration and Architectural Board of Review regarding a requested Certificate of Appropriateness for the installation of 8 exterior windows and 1 exterior door on the northern (front) façade of the structure located at 108-110 E. Main Street. <b>Zoning Districts:</b> CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District <b>Zoning Code Section(s):</b> §154.052</p> <p><b>D. Case No. 13-14: Betty Peachey - 104 N. First Street - Lot: Pt. IL 2</b> – The applicant requests a variance of 4 off-street parking spaces to the requirement of 4 off-street parking spaces for a proposed 2-guest room – bed and breakfast to be located at the single-family residence at 104 N. First Street. <b>Zoning District:</b> R-2 – Two-Family Residential Zoning District <b>Zoning Code Section(s):</b> Table 154.10-1</p>
8.	<b>Miscellaneous Business</b>
9.	<b>Adjournment</b>

**\*\* The next regularly scheduled meeting will be held on Wednesday, September 17, 2014. All applications must be submitted by Tuesday, September 2, 2014.**

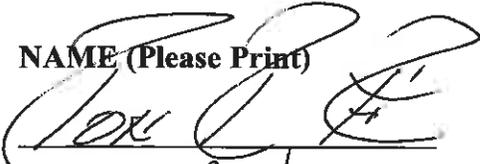
**PLEASE SIGN IN**

**BOARD OF ZONING APPEALS**

**August 20, 2014**

**NAME (Please Print)**

**ADDRESS (Please Print)**

  
Eric Cook

26 W Dow ST.  
606 Primrose Lane

Mark Lester

1658 Curry Branch Dr

James Heckman

728 Greenview

Jeff Moul

555 JUDITH DR. TIPP

STAN EVANS

231 W. MAIN, TIPP

Jason Heckman

5600 Poe Ave, Dayton

Paul Bethgate

1940 Gider Mill Way, Tipp

Sandra Beard

104 E. Dow St Tipp City

Reddie Haas

104 E. Dow St. Tipp City

Karen Kuzjensky

314 W. Main St Tipp City

Joel Gruber

114 W. Plum St.

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August 5, 2014

To: Legal Ads

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

**For publication August 8, 2014**

Ref: P.O. # 77015

**LEGAL AD**

The Board of Zoning Appeals meets on 08/20/14 @ 7:30pm in the Tipp City Govt. Ctr. to hear the following:

**Case No. 10-14: 634 Thornburg Pl IL 2241** – Requests a variance to Code Table 154.04-7 for sunroom addition.

**Case No. 11-14: 104 E. Dow St IL 65** – Request three variance requests to Code 154.06(A)(4)(i)(vi)(A), 154.06(A)(4)(i)(vi)(B) and §154.06(A)(4)(i)(iii)(B) for placement of fence.

**Case No. 12-14: 108-110 E. Main St Pt. IL 22 & Pt. IL 23** – Appealing the 7/22/14 decision of the Restoration Board per Code 154.052 for 8 windows and exterior door.

**Case No. 13-14: 104 N. First St IL 2** – Requests a variance to Code Table 154.10-1 for off-street parking requirement.

## Kim Patterson

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**From:** Mandy Kaiser <mkaiser@civitasmedia.com>  
**Sent:** Tuesday, August 05, 2014 1:49 PM  
**To:** Kim Patterson  
**Subject:** RE: legal ad to be published August 8th please confirm receipt. thx, kim  
**Attachments:** 40636513\_00000127.pdf

\$85.76

### Mandy Kaiser

Inside Sales and Customer Service Manager - Ohio  
937.538.4821 Direct  
937.498.5990 Fax  
Discover us online at [www.CivitasMedia.com](http://www.CivitasMedia.com)

*Please note my direct extension has changed to 937.538.4821*



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**From:** Kim Patterson [mailto:pattersonk@tippcity.net]  
**Sent:** Tuesday, August 05, 2014 1:31 PM  
**To:** Mandy Kaiser  
**Subject:** legal ad to be published August 8th please confirm receipt. thx, kim

Thank you Mandy

*Kimberly Patterson*

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

[www.tippcityohio.gov](http://www.tippcityohio.gov)

Tipp City logo featuring a stylized tree above the text "Tipp City".



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## Kim Patterson

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**From:** Kim Patterson  
**Sent:** Tuesday, August 05, 2014 1:31 PM  
**To:** 'Mandy Kaiser'  
**Subject:** legal ad to be published August 8th please confirm receipt. thx, kim  
**Attachments:** BZA Newspaper- 10 11 12 13 2013 03 version.doc

Thank you Mandy

*Kimberly Patterson*

ASST. TO THE DIRECTOR OF UTILITIES  
CITY OF TIPP CITY  
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[www.tippcityohio.gov](http://www.tippcityohio.gov)

Tipp City



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