



Tipp City
AGENDA

Board of Zoning Appeals
7:00 p.m. Wednesday, January 21, 2026
Tipp City Government Center
260 South Garber Drive
Tipp City, Ohio 45371

1.	Call to Order - Roll Call
2.	Board Reorganizations A. Chairman B. Vice Chairman
3.	Move to Approve the Agenda
4.	Approval of Minutes – December 17, 2025
5.	Administration of Oath
6.	New Business Case No. 01-26: Thomas Miller – IL: Pt OL 77 – 325 S Hyatt Street, Tipp City, Ohio – The applicant is requesting the following variances: 1. A variance of 5' 8" to the maximum height of 14' for a detached accessory structure noted in Code § 154.06(A)(2)(g)(i). 2. A variance to Code § 154.06(A)(2)(i)(i) to allow for the construction of an accessory structure in the side yard rather than the rear yard. Zoning District: R-1A – Suburban Residential Zoning District Zoning Code Section(s): Code 154.06(A)(2)(g)(i)
7.	Old Business THE FOLLOWING CASE WAS TABLED AT THE DECEMBER 17TH MEETING. Variance #1 passed unanimously with a vote of 4-0, Variance #2 ended in a tie vote (2-2). Per Code §36.019 – any motion that results in a tie vote shall become automatically an agenda item for the next regular business meeting or, if so required by ordinance, at a specially called meeting. Case No. 25-25: Andrew Circle – Architect for Borchers Construction Co. – Owner – IL 431 – 115 N Hyatt Street, Tipp City, Ohio – The applicant is seeking a variance to Code Table § 154.04-7 of 6,650 square feet to the minimum lot area of 11,000 square feet for two-family dwellings to allow the construction of a two-family dwelling unit (duplex) in a R-2 Zoning District. Zoning District: R-2 – Two-Family Residential Zoning District Zoning Code Section(s): Code Table 154.04-7
8.	Miscellaneous Business – meeting time
9.	Citizens Comments on Items Not on the Agenda
10.	Board Member Comments
11.	Adjournment

**** The next regularly scheduled meeting will be held on Wednesday, February 18, 2026. All applications must be submitted by Monday, February 2, 2026.**

If you have a disability and require a reasonable accommodation to fully participate in a Tipp City event, please contact Janice Bates, Clerk of Council, at least 72 hours before the event via email (batesj@tippcity.net) or telephone (937-667-8425) to discuss your accessibility needs. Please make clear in your communication with Tipp City any request for auxiliary aid, use of service for effective communication or a modification of any policies or procedures to participate in any Tipp City public meeting or event. Any request for a Certified ASL interpreter, auxiliary aid or any other reasonable accommodation should be made as soon as possible, but no later than (72) seventy-two hours prior to the event.

The Board of Zoning Appeals welcomes the comments and input of the public during the Board of Zoning Appeals meetings. In order to provide an orderly fashion in which all interested parties have an opportunity to address the Board, the Board has adopted the following procedure for citizen's comments during any portion of the Board of Zoning Appeals meeting or Public Hearing.

Any citizen who wishes to address the Board must first seek recognition from the Chairman of the Board. Upon recognition by the Chairman the speaker should approach the podium, state their name and make their comments. Speakers should not leave the podium to approach Board members without first obtaining permission. After completion of their comments, the Board would request that the speakers return to their seat so that any other interested persons could then be recognized and address the Board.

The purpose of this procedure is to afford the maximum opportunity for citizen input without any type of disruption of the Board of Zoning Appeals proceedings. While others are addressing the Board from the podium, the Board requests that audience members not make comments to the Board or to individuals at the podium to prevent any potential confusion or disruption.