



AGENDA

Board of Zoning Appeals

7:00 p.m. Wednesday, February 18, 2026

Tipp City Government Center

260 South Garber Drive

Tipp City, Ohio 45371

1.	Call to Order - Roll Call
2.	Move to Approve the Agenda
3.	Approval of Minutes – January 21, 2026
4.	Administration of Oath
5.	New Business Case No. 02-26: Andrew Circle – Architect for Borchers Construction Co. – Owner - IL: 430 – 109 N Hyatt Street, Tipp City, Ohio – The applicant is seeking a variance to Code Table §154.04-7 of 2,570 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 an R-2 Zoning District Zoning District: R-2 – Two-Family Residential Zoning District Zoning Code Section(s): Code 154.04-7
6.	Old Business
7.	Miscellaneous Business
8.	Citizens Comments on Items Not on the Agenda
9.	Board Member Comments
10.	Adjournment

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