



Tipp City
AGENDA

Board of Zoning Appeals
7:30 p.m. Wednesday, April 20, 2022
Tipp City Government Center
260 South Garber Drive
Tipp City, Ohio 45371

1.	Call to Order - Roll Call
2.	Approval of Minutes – March 16, 2022
3.	Citizens Comments on Items Not on the Agenda
4.	Administration of Oath
5.	Chairman's Introduction
6.	<p>New Business</p> <p>Case No. 03-22: Tearza Current – IL: 281, 429 S Third Street, Tipp City – The applicant is seeking the following variances: 1. A variance of 30" to the maximum height of 42" for fences placed in the front yard or along any lot line that is adjacent to a street as noted in Code 154.06(A)(4)(i)(vi)(B) for the single-family home located at 429 S Third Street. 2. A variance to the requirement that fences placed in the front yard shall be at least 50% transparent as noted in 154.06(A)(4)(i)(iii)(B).</p> <p>Zoning District: R-2 – Two Family Residential Zoning Code Section(s): 154.06(A)(4)(i)(vi)(B) & 154.06(A)(4)(i)(iii)(B)</p> <p>Case No. 04-22: Hicks Holdings, LLC – IL: 95, 320 S First Street, Tipp City – The applicant is seeking the following variances: 1. A variance of 26' to the required front yard setback of 50' noted in Table 154.05-9 Light Industrial-zoned property. 2. A variance of 39' to the required side yard setback of 50' noted in table 154.04-9 Light Industrial-zoned property. 3. A variance of 24' to the required rear yard setback of 50' noted in Table 154.04-9 for a Light-Industrial-zoned property.</p> <p>Zoning District: LI – Light Industrial Zoning Code Section(s): 154.04-9</p>
7.	Old Business
8.	Miscellaneous Business
9.	Adjournment

**** The next regularly scheduled meeting will be held on Wednesday, May 18, 2022. All applications must be submitted by Monday, May 2, 2022.**

“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.”