

**Minutes of the Board of Zoning Appeals
July 6, 2022
City of Huber Heights**

- I. Chair Eva Newby called the Meeting of the City of Huber Heights Board of Zoning Appeals to order at 6:30 p.m.

- II. Roll call was taken. Present were Mr. Davidson, Mr. Mach, and Ms. Newby.

Members Absent: Mr. Deam and Mr. Stewart. Mr. Stewart has now resigned.

Staff present for this meeting: Don Millard, Code Enforcement Administrator, and Geri Hoskins, Planning & Zoning Administrative Secretary.

III. **Approval of the Minutes**

Mr. Davidson did bring up case 22-09 needed a correction. They will be fixed and brought back to the Board for approval.

IV. **Approval of Agenda**

Motion made by Mr. Davidson to approve the agenda. Seconded by Mr. Mach. No roll call needed for approval of agenda.

V. **Swearing of Witnesses**

Ms. Newby explained the proceedings for tonight's meeting and swore in all applicants and persons wishing to speak tonight. All present responded in the affirmative.

VI. **Old Business**

None.

VII. **New Business**

1. **BZA Case 22-11**

The applicant, Raymond DeWitt, is requesting a variance from Section 1191.02 to locate an accessory building. Property located at 8488 Creek Bed Court.

Mr. Millard stated that the property owner is requesting a variance of the City of Huber Heights Zoning Code pertaining to the placement of an accessory building. The owner is replacing an existing storage building with a new and larger building.

This Board approved a variance for an encroachment into the secondary front yard in May 2022.

The owner is now requesting a variance to place the accessory building **entirely in the secondary front yard.**

Section 1191.01 of the Zoning Code states: "In any "R", "B", "A", "P-PD" or "I" District an accessory building not exceeding one and one-half stories or 14 feet in height **may be permitted in any rear yard** not within five feet of the side and rear lot lines..."

In your packet you will find an aerial view of the property and an illustration of the proposed location for the new accessory building. If placement of an accessory building is to exceed the limits of the rear yard, a variance must be granted.

The applicant therefore requires a variance for the building to be installed in the proposed location.

The lot is approximately .25 acres.

There are no City easements affected.

Accessory Building

Secondary front yard.

The City Engineering Dept. has no issues regarding this variance.

Mr. DeWitt was present.

Action

Mr. Davidson moved to approve the requested variance. Seconded by Mr. Mach.
Roll call showed: YEAS: Mr. Mach, Mr. Davidson, and Ms. Newby. NAYS: None.
Motion to approve carried 3-0.

VIII. Additional Business

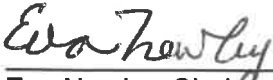
None.

IX. Upcoming Meetings

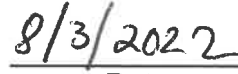
August 3, 2022
September 7, 2022

X. Adjournment


There being no further business to come before the Board, the meeting was adjourned at approximately 6:43 p.m.




Eva Newby, Chair



Date



Geri Hoskins, Administrative Assistant



Date