



AGENDA
BOARD OF ZONING APPEALS

City Hall - Council Chambers
6131 Taylorsville Road
August 2, 2023
6:00 P.M.

1. Call Meeting To Order
2. Roll Call
3. Approval of Minutes
 - A. Without objection, the minutes from the June 7, 2023, BZA meeting are approved.
4. Approval of the Agenda
5. Swearing Of Witnesses
6. Old Business
7. New Business
 - A. BZA Case 23-19 The applicant, Sharon Leonard, is requesting a variance from Section 1181.20 - Room Addition. Property is located at 7601 Shalamar Drive, Huber Heights, Ohio
 - B. BZA Case 23-10 The applicant, Aslan Shakarov, is requesting a variance from Section 1181.04 - Projections. Property is located at 6029 Churchill Downs, Huber Heights, Ohio.
8. Additional Business

9. Upcoming Meetings

- A. September 6, 2023
October 4, 2023

10. Adjournment

AI-9371

3. A.

Board of Zoning Appeals

Meeting Date: 08/02/2023

Information

Purpose

Without objection, the minutes from the June 7, 2023, BZA meeting are approved.

Background

Administrative Use Only

Attachments

Minutes

**Minutes of the Board of Zoning Appeals
June 7, 2023
City of Huber Heights**

- I. Chair Eva Newby called the Meeting of the City of Huber Heights Board of Zoning Appeals to order at 6:00 p.m.
- II. Roll call was taken. Present were Mr. Davidson, Mr. Mach, Mr. Schaeffer, and Ms. Newby.

Members Absent: Mr. Deam.

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

III. Approval of the Minutes

Without objection, the minutes of the April 5, 2023, BZA meeting are approved.

IV. Approval of Agenda

Motion made by Mr. Davidson to approve the agenda. Seconded by Mr. Schaeffer. 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

1. BZA Case 23-04

The applicant, Dan Cross, is requesting a variance from Section 1191.01 – Location/height. Property is located at 8489 Betal Court.

Mr. Millard stated that the applicant did go before Planning Commission to have a lot combination. That was approved, now here for the height variance.

Action

Mr. Schaeffer moved to approve the request by the applicant, Dan Cross, for a variance from Section 1191.01 – Location/height. Property is located at 8489 Betal Court. Seconded by Mr. Mach.

Roll call showed: YEAS: Mr. Davidson, Mr. Mach, Mr. Schaeffer, and Ms. Newby. NAYS: None. Motion to approve carried 4-0.

VII. New Business

1. BZA Case 23-05

The applicant, John Greene, is requesting a variance from Section 1191.01 – Accessory Structure Location. Property is located at 5892 Red Oak Court.

Mr. Millard stated that the owner is requesting a variance to allow a storage building to remain within the 5-foot setback from the rear property line. The building was observed by a Code Enforcement Officer and discovered to have **no permit**. The owner was notified by letter, and he immediately contacted the Zoning office.

Investigation finds the building is within 1-foot of the rear property line and within 4-feet of the west side property line.

According to the Huber Heights Zoning Code, section “**1191.01 – Location** - 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 order for any structure to be classified as an accessory building, it shall be at least five feet from any permanent structure.

(Case 269, 7-16-69; Case 411, 6-1-78; Ord. 81-O-08, Passed 8-3-81; Case 95, 3-9-87; Ord. 87-O-229, Passed 2-9-87)”

Location is in the rear yard as required, but due to its proximity to the property lines the building does not meet guidelines set forth in the Code.

Action

Mr. Schaeffer recused himself because he is on the board for the HOA.

Mr. Davidson moved to approve the request by the applicant, John Greene, for a variance from Section 1191.01 – Accessory Structure Location. Property is located at 5892 Red Oak Court. Seconded by Mr. Mach.

Roll call showed: YEAS: Mr. Davidson, Mr. Mach, and Ms. Newby. NAYS: None. Motion to approve carried 3-0.

2. BZA Case 23-06

The applicant, Akram Kadirov, is requesting a variance from Section 1181.04,h – Projection/height. Property is located at 6027 Buttonbush Street.

Mr. Millard stated that the owner is requesting a variance to construct a rear patio cover which would exceed the Zoning code’s height limit.

This proposed plan will complement the home’s design and architecture.

According to the Huber Heights Zoning Code, section 1181.04, (h)

“A cover, carport, or enclosure **shall not be taller than 14 feet above grade at any point**.

(Ord. 2012-O-1939, Passed 2-13-12; Ord. 2016-O-2214, Passed 4-11-16; Ord. No. 2018-O-2354, § 1, 11-28-18)”

The proposed cover would attain a height of 16-feet which is 2-feet above the allowable height, **therefore, the applicant requires a variance to allow the cover to be built as proposed.**

If the Board grants the variance it is stressed to the applicant that any height that exceeds the granted variance will not pass final inspection*.
The applicant also should submit drawings to Montgomery County Building Regulations.

Action

Mr. Davidson moved to approve the change of request by the applicant, Akram Kadirov, for a variance to 17 feet. Property is located at 6027 Buttonbush Street. Seconded by Mr. Schaeffer.

Roll call showed: YEAS: Mr. Mach, Mr. Schaeffer, Mr. Davidson, and Ms. Newby.
NAYS: None. Motion to approve carried 4-0.

Mr. Schaeffer moved to approve the request by the applicant, Akram Kadirov, from Section 1181.04, h – Projection height. Property is located at 6027 Buttonbush Street. Seconded by Mr. Mach.

Roll call showed: YEAS: Mr. Mach, Mr. Schaeffer, Mr. Davidson, and Ms. Newby.
NAYS: None. Motion to approve carried 4-0.

3. BZA Case 23-07

The applicants, Clifford & April Pennington, are requesting a variance from Section 1191.01 – Accessory Structure Location. Property is located at 6619 Deer Bluff Drive.

Mr. Millard stated that the owner is requesting a variance to allow placement of a storage building inside of the required 5-foot setback from the property lines.

According to the Huber Heights Zoning Code, section 1191.01 “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 order for any structure to be classified as an accessory building, it shall be at least five feet from any permanent structure.

(Case 269, 7-16-69; Case 411, 6-1-78; Ord. 81-O-08, Passed 8-3-81; Case 95, 3-9-87; Ord. 87-O-229, Passed 2-9-87)”

The proposed location would place the building within 2-feet of the property lines **therefore the applicant requires a variance to allow this to be built as proposed.**

The proposed structure will lie with a utility easement (white dashed line on your aerial map) **however, Zoning does not enforce easements void of City utilities; there are no City utilities in this easement.**

Action

Mr. Davidson moved to approve the request by the applicants, Clifford & April Pennington, for a variance from Section 1191.01 – Accessory Structure Location. Property is located at 6619 deer Bluff Drive. Seconded by Mr. Mach.
Roll call showed: YEAS: Mr. Davidson, Mr. Mach, Mr. Schaeffer, and Ms. Newby.
NAYS: None. Motion to approve carried 4-0.

4. BZA Case 23-08

The applicant, William Knisely, is requesting a variance from Section 1181.00 – Swimming Pool Location. Property is located at 7900 Huntsman Court.

Mr. Millard stated that the owner is requesting a variance to allow placement of an above ground swimming pool that will encroach into the secondary front yard of this corner property.

According to the Huber Heights Zoning Code, section 1181.00 “No swimming pool shall be allowed in any residential district except as an accessory use and, unless it complies with the following conditions and other conditions as required in this Zoning Ordinance: (a) The pool is intended and is to be used principally for the enjoyment of the occupants of the principal use of the property on which it is located.

b) The pool shall be located in the rear yard and not be located closer than ten feet to any property line. Such distance shall be measured from the edge of the pool.

Accessory buildings associated with the pool operation shall maintain the minimum side and rear yard setback requirements.

(Ord. 2001-O-1240, Passed 2-12-01; Ord. 2016-O-2214, Passed 4-11-16; Ord. No. [2019-O-2374](#), § 1, 6-10-19)

The proposed location would place the above ground pool partially into the frontage on Timber Hill Dr. There is a substantial area of fenced yard into the secondary front to enclose the pool (fencing is permitted anywhere it does not impact the City right-of-way). The proposed location will maintain more than the required 10-foot setback from the south property line.

In order for the pool to be placed as proposed the owner requires a variance for encroachment into the yard on Timber Hill Dr.

Action

Mr. Mach moved to approve the request by the applicant, William Knisely, for a variance from Section 1181.00 – Swimming Pool Location. Property is located at 7900 Huntsman Court. Seconded by Mr. Schaeffer.
Roll call showed: YEAS: Mr. Davidson, Mr. Mach, Mr. Schaeffer, and Ms. Newby.
NAYS: None. Motion to approve carried 4-0.

VIII. Additional Business

A. None

IX. Upcoming Meetings

August 2, 2023
September 6, 2023

X. Adjournment

There being no further business to come before the Board, the meeting was adjourned at approximately 7:00 p.m.

Eva Newby, Chair

Date

Geri Hoskins, Administrative Assistant

Date

AI-9372

7. A.

Board of Zoning Appeals

Meeting Date: 08/02/2023

Information

Purpose

BZA Case 23-09 The applicant, Sharon Leonard, is requesting a variance from Section 1181.20 - Building Materials and 1147.04 - Set back requirements. Property is located at 7601 Shalamar Drive, Huber Heights, Ohio.

Background

Administrative Use Only

Attachments

Staff Report

Status Sheet

Application

applicant letter

Drawing

Aerial View

Street view

Setback requirements

Memorandum

Staff Report for Meeting of August 2, 2023

To: Huber Heights Board of Zoning Appeals
From: Don Millard, Code Enforcement Manager
Date: July 25, 2023
Subject: BZA Case 23-09

Application dated May 26, 2023

Department Code Enforcement Division

City of Huber Heights

APPLICANT/OWNER: Sharon Leonard
7601 Shalamar Dr.
Huber Heights OH 45424

ADDRESS/LOCATION: 7601 Shalamar Dr.
Huber Heights OH 45424

ZONING: R-4 Single Family Residential

EXISTING LAND USE: Family home

**ZONING
ADJACENT LAND**

North-	R-4
East-	R-4
South-	R-4
West-	R-4

REQUEST: The applicant wishes to build a rear addition with less than 40-feet of setback and to use material other than brick.

**APPLICABLE Huber Heights
Zoning Code:** 1181.20 Building Materials for dwellings.
1147.04 R-4 Development Standards

**OUTSTANDING ZONING
VIOLATIONS:** None

CORRESPONDENCE: In Favor –
In Opposition –

ATTACHMENTS Aerial View, Setbacks for R-4,

Staff Overview

The owner is requesting a variance to allow construction of a rear addition that will encroach into the required 40-foot rear yard setback, as called out in section 1147.04*, **and if approved** to use material other than brick for exterior siding as required in section 1181.20**.

This corner lot contains a single story brick ranch home. The proposed addition will not encroach into the secondary frontage.

According to the Huber Heights Zoning Code section ***1147.04 Area Standard** the rear foundation of a house must be separated from the rear property line by at least 40-feet (see attachment of setback requirements). In this case the proposed rear addition would have only 22'7" of setback from the property line, therefore requiring a variance for construction.

According to the Huber Heights Zoning Code, section ****1181.20 "Building materials for dwellings.** (a) *One-Story Dwellings.* All exterior walls of one-story dwellings shall be constructed of brick or other approved masonry type of material." 1181.20 (d)(3) states "Other approved masonry type of material" means masonry material approved in advance by the Planning Commission so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity so that such use will not change the essential character of the same area." (At this time City Council has yet to hear case TA 23-14 proposing a text amendment to allow other types of exterior cladding material, as recommended by the Planning Commission. First reading is Aug. 8, 2023.)

For reasons of economy, the applicant wishes to use **premium board and batten siding** (which Dictionary.com defines as "a siding consisting of wide boards set vertically with butt joints covered by seams") instead of full depth brick, therefore requiring a variance.

Staff Analysis;

- Lot:** The lot is approximately .22 acres.
- Easement:** There are no easements or City utilities to consider.
- Structure:** Proposed rear addition.
- Placement:** Rear yard.
- Engineering:** The Engineering Dept. has no concerns regarding this case.

HUBER HEIGHTS ZONING OFFICE CASE STATUS SHEET

CASE NO. 23-09 **DATE FILED:** May 26, 2023

Applicant: Sharon Leonard

Address: 7601 Shalamar Drive, Huber Heights, Ohio 45424

Telephone: (937)546-1107

Owner: Sharon Leonard

Address: same

REQUEST: The applicant is requesting a variance from section 1181.20 – Room Addition

PREMISES: 7601 Shalamar Drive, Huber Heights, Ohio 45424

HEARING DATE OF THE BOARD OF ZONING APPEALS:

Aug 2, 2023
City Hall Meeting Room
6131 Taylorsville Road
Huber Heights, Ohio 45424
On or after 6:30 p.m.

Staff Reviews: Engineer _____ Street _____ Zoning X
Fire _____ Planning and Development _____
Other Agencies _____

Ad Published 7/21/23
Proof of Publication Received:
Applicant/Property Owners Notified: 7/21/23
Protests and Consents:

Action by the Board of Zoning Appeals:

HUBER HEIGHTS ZONING OFFICE CASE STATUS SHEET

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Telephone: (937)546-1107

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Proof of Publication Received:
Applicant/Property Owners Notified: 7/21/23
Protests and Consents:

Action by the Board of Zoning Appeals:

BOARD OF ZONING APPEALS APPLICATION

CITY OF HUBER HEIGHTS



PLANNING DEPARTMENT

6131 Taylorsville Road
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

Application Number 23-09
Receipt Number 822452

Date Filed 5/26/23
Amount Paid \$75.00

TYPE OF ACTION REQUESTED

Check all that apply. Attach explanations & additional information as required.

- ☐ Annexation & Zoning (Attach original annexation petition to this application.)
- ☐ Annexation Agreement
- ☐ Rezoning to _____
- ☐ Special Use
- ☒ Variance from the Zoning Ordinance
- ☐ Lot Split
- ☐ Final Plat/Replat
- ☐ Preliminary Plat
- ☐ Text Amendment
 - ☐ Zoning Ordinance
 - ☐ Subdivision Regulations
 - ☐ Other

- ☐ Planned Unit Development
 - ☐ Basic Development Plan
 - ☐ Detailed Development Plan
 - ☐ Major Change
 - ☐ Minor Change

- ☐ Appeal of an Administrative Decision
- ☐ Other _____

Aug 2, 2023

APPLICANT INFORMATION

Identify the applicant & contact person on this page. Complete the attachment to list the owner(s) & other parties involved with the application.

APPLICANT
Name Sharon Leonard
Address 7601 Shalamar Dr

Phone 937-546 1107
Fax _____
Email sleonard7601@gmail.com

CONTACT PERSON
Name _____
Address _____

Phone _____
Fax _____
Email _____

PROPERTY INFORMATION

Project Name: REAR ROOM ADDITION

Location of property: _____

Book N/A Page N/A Parcel Number(s) _____

Current Zoning: R-4 Proposed Zoning: ✓

Property Owner's Name: _____ Telephone: _____

Address: _____

Total acres included in this application: 0.25 APPROX

Type of Development: Residential ✓ Commercial _____ Office _____ Industrial _____ Other _____

Brief description of application request:
1181.20

Applicant's status: Owner ✓ Lessee _____ Purchaser _____ Agent _____

Name of Engineer: W/A Telephone: W/A

Attach additional information as required. Please refer to the applicable application submittal checklist.

Applicant's Signature

Sharon Leonard
Applicant's Signature:

Sharon Leonard
Printed Name:

The owner of the property, if other than the applicant, must sign this application as evidence of concurrence with the request.

OWNER

Subscribed and sworn to before me this _____ day of _____, 20____.

NOTARY PUBLIC

BY THE ABOVE SIGNATURE, THE APPLICANT HEREBY ATTESTS TO THE TRUTH AND EXACTNESS OF ALL INFORMATION SUPPLIED AND SUBMITTED ON AND WITH THIS APPLICANT. BY THE ABOVE SIGNATURE, THE APPLICANT FURTHERMORE CONSENTS TO BE BOUND BY THIS APPLICATION, BY ANY AGREEMENT MADE BY THE APPLICANT OR ITS AGENT, AND BY ALL DECISIONS MADE BY THE CITY OF HUBER HEIGHTS RELATING TO AND IN CONNECTION WITH APPLICATION AND REQUESTS.

=====

Date Received _____ Fee Paid _____ Received by _____

Board of Zoning Appeals Application
City of Huber Heights
6131 Taylorsville Road
Huber Heights, Ohio 45424



Dear Board Members,

I am writing to the board to request a variance for a room addition to my property at 7601 Shalamar Dr. I am requesting to add twelve feet out the back of my master bedroom to increase the living space of the master bedroom. I am requesting this to add a walk in closet to the master and to put a walk in shower in the half bath off the master. This will give my master bedroom a full bath. I need the additional space as I have teenagers in the house.

I would also request to use premium board and baton vinyl siding to install on the outer walls as this is pre insulated and will help maintain energy costs.

I live on a corner and I have neighbors on the opposite side of me. Doug and Mary Monnin live next door to me at 7621 Shalamar Dr.

Thank you for your time and consideration in this decision.

Sharon Leonard

Board of Zoning Appeals Application
City of Huber Heights
6131 Taylorsville Road
Huber Heights, Ohio 45424



Dear Board Members,

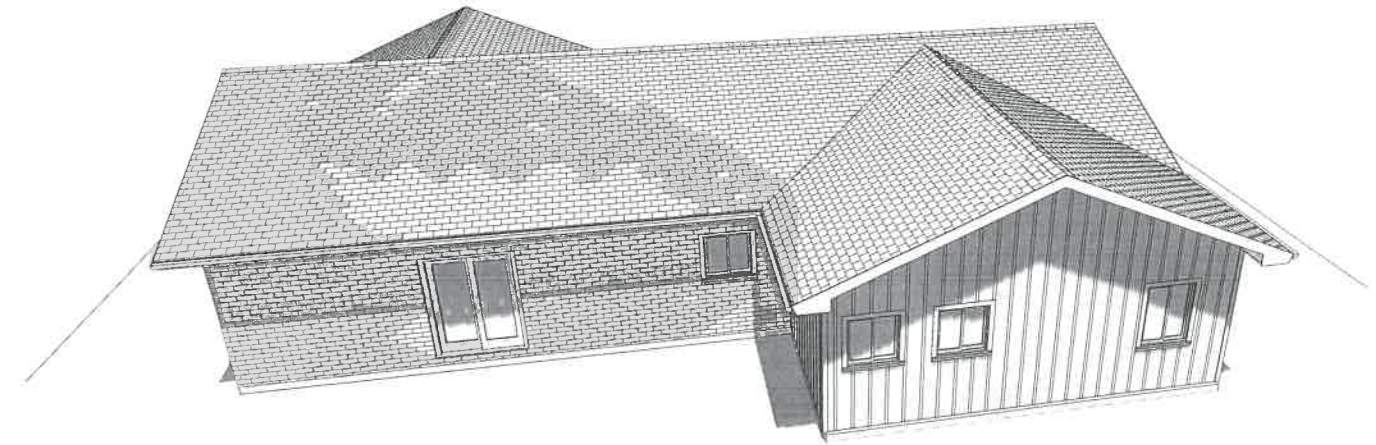
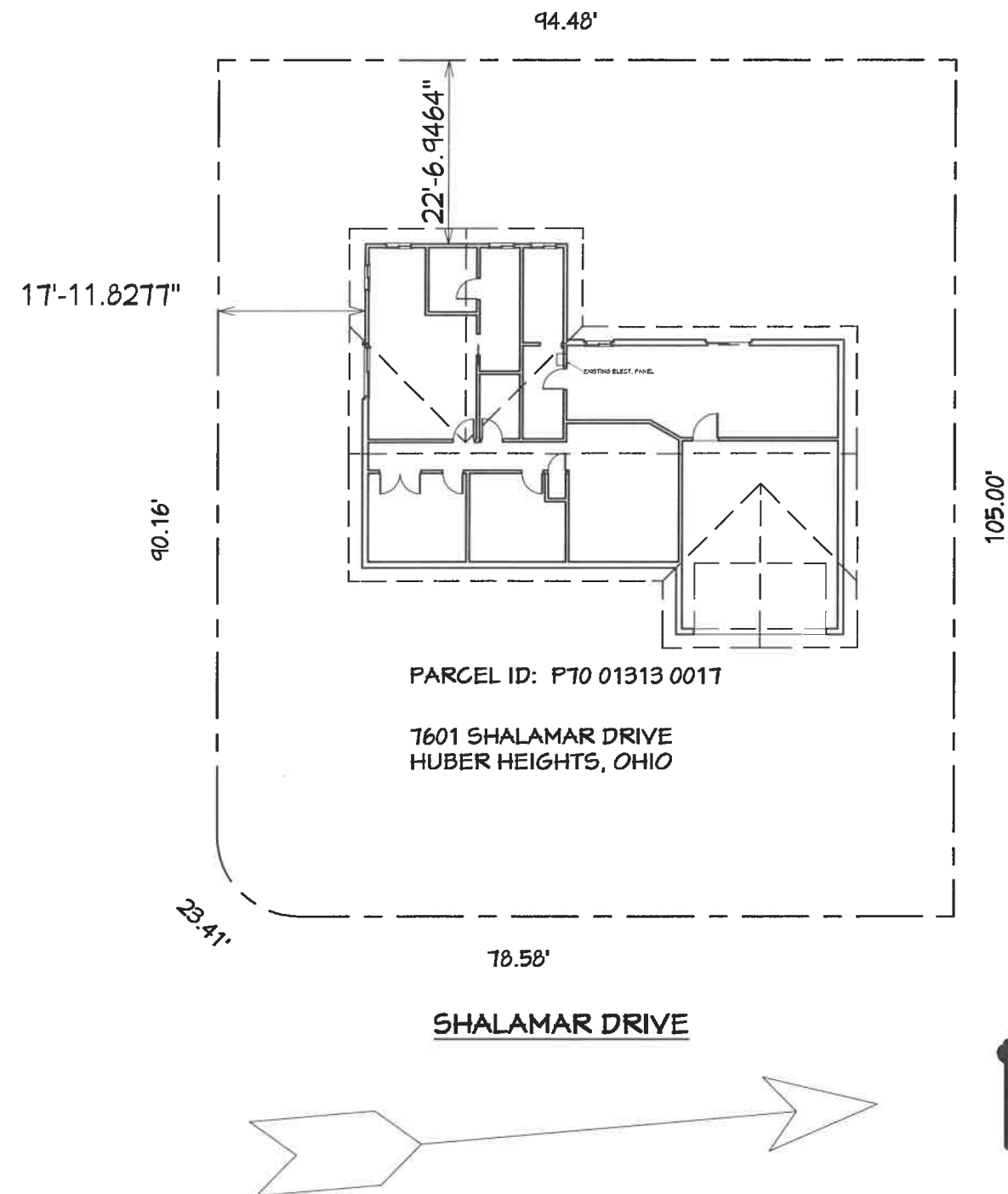
I am writing to the board to request a variance for a room addition to my property at 7601 Shalamar Dr. I am requesting to add twelve feet out the back of my master bedroom to increase the living space of the master bedroom. I am requesting this to add a walk in closet to the master and to put a walk in shower in the half bath off the master. This will give my master bedroom a full bath. I need the additional space as I have teenagers in the house.

I would also request to use premium board and baton vinyl siding to install on the outer walls as this is pre insulated and will help maintain energy costs.

I live on a corner and I have neighbors on the opposite side of me. Doug and Mary Monnin live next door to me at 7621 Shalamar Dr.

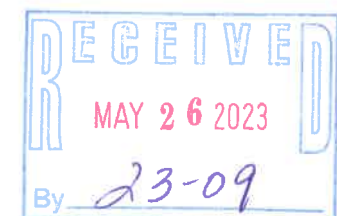
Thank you for your time and consideration in this decision.

Sharon Leonard



PERSPECTIVE VIEW

SITE PLAN
SCALE: 1"=20'-0"



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
SITE PLAN

PROJECT DESCRIPTION:
**PROPOSED ROOM ADDITION
7601 SHALAMAR DRIVE
HUBER HEIGHTS, OHIO**

DRAWINGS PROVIDED BY:
**JIM GEORGE
937-718-0842
JGEORGEDESIGNS@YAHOO.COM**

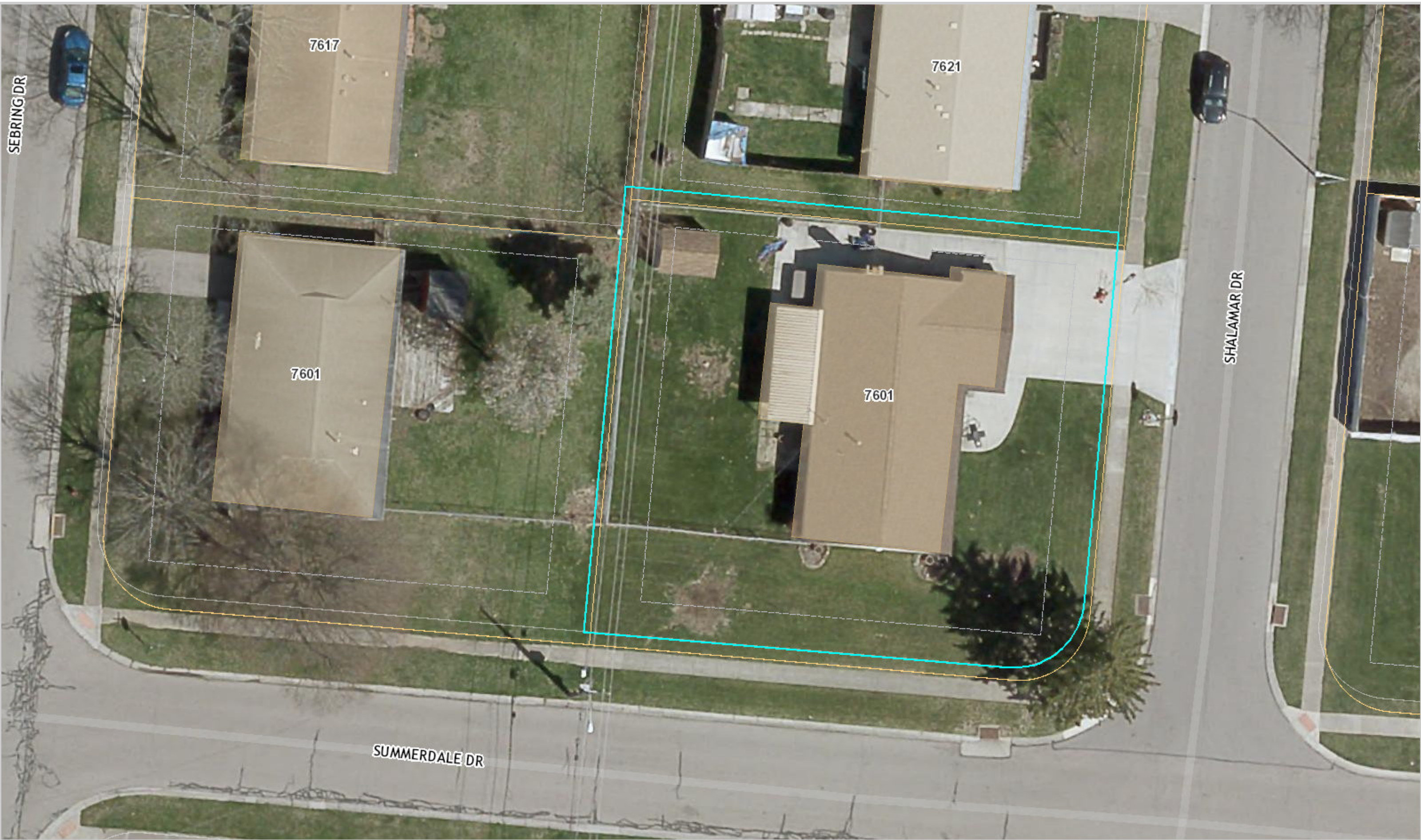
DATE:

5/10/2023

SCALE:

SHEET:

A-1



1 in = 24 ft

7601 Shalamar Aerial

Date: 7/26/2023





7601 Shalamar

View for side street

Legend

7601 Shalamar Dr

Huber Heights

1147.04 Area standard.

All lots shall have an area, frontage and yard requirements as follows:

			*Front	Side Yard Widths		Rear
	Lot (square feet)	Lot Frontage (feet)	Yard Depth (feet)	Least Width (feet)	Sum of Least Width (feet)	Yard Depth (feet)
Dwellings	7,500	60	25	8	20	40

* The front yard depth shall be measured from the established right-of-way lines as shown on the legal Official Thoroughfare Plan.

(Ord. 81-O-08, Passed 8-3-81)

AI-9373

7. B.

Board of Zoning Appeals

Meeting Date: 08/02/2023

Information

Purpose

BZA Case 23-10 The applicant, Aslan Shakarov, is requesting a variance from Section 1181.04 - Projections to construct a rear patio cover. Property is located at 6029 Churchill Downs, Huber Heights, Ohio.

Background

Administrative Use Only

Attachments

Staff Report

Status Sheet

Application

Aerial View

Drawing

Memorandum

Staff Report for Meeting of August 2, 2023

To: Huber Heights Board of Zoning Appeals
From: Don Millard, Code Enforcement Manager
Date: July 25, 2023
Subject: BZA Case 23-10

Application dated July 10, 2023

Department Code Enforcement Division

City of Huber Heights

APPLICANT/OWNER: Asian Shakarov

ADDRESS/LOCATION: 6029 Churchill Downs
Huber Heights OH 45424

ZONING: PR

EXISTING LAND USE: Residential, Single Family

**ZONING
ADJACENT LAND**

North-	PR
East-	PR
South-	PR
West-	R-1

REQUEST: The applicant is requesting a variance to construct a rear patio cover exceeding the 16-foot maximum allowed projection.

**APPLICABLE Huber Heights
Zoning Code:** 1181.04(e) Projections

**OUTSTANDING ZONING
VIOLATIONS:** None

CORRESPONDENCE: In Favor –
In Opposition –

ATTACHMENTS:

- Submitted Drawings
- Aerial views

Overview

The owner/applicant is requesting a variance of the City of Huber Heights Zoning Code pertaining to the allowable projection for a rear patio cover.

Section 1181.04e of the Zoning Code states – “A patio cover or porch shall not project into the side or rear yard more than sixteen feet from the building line of the dwelling provided it does not come nearer to the side or rear lot line than five feet.”

The owner wishes to construct a rear patio cover and the design calls for the cover to extend 21-feet beyond the rear-most foundation of the house.

This results in the proposed cover exceeding code by 5-feet in projection.

Therefore, the applicant requires a variance.

Staff Analysis

- Lot:** The lot is approximately .25 acres.
- Easement:** There are no easements involved with this proposal.
- Structure:** Rear patio cover; Zoning reminds the applicant that the allowed projection is measured from the foundation of the house **not** the edge of the existing roof.
- Placement:** Projecting from the west side of the house.
- Engineering:** The Engineering Dept. has no comment or concern with this project.

HUBER HEIGHTS ZONING OFFICE CASE STATUS SHEET

CASE NO. 23-10 **DATE FILED:** July 10, 2023

Applicant: Aslan Shakarov

Address: 6029 Churchill Downs, Huber Heights, Ohio 45424

Telephone: (443)453-3731

Owner: Aslan Shakarov

Address: same

REQUEST: The applicant is requesting a variance from section – 1181.04(d) Projections

PREMISES: 6029 Churchill Downs, Huber Heights, Ohio 45424

HEARING DATE OF THE BOARD OF ZONING APPEALS:

Aug 2, 2023
City Hall Meeting Room
6131 Taylorsville Road
Huber Heights, Ohio 45424
On or after 6:30 p.m.

Staff Reviews: Engineer _____ Street _____ Zoning X
Fire _____ Planning and Development _____
Other Agencies _____

Ad Published 7/21/23

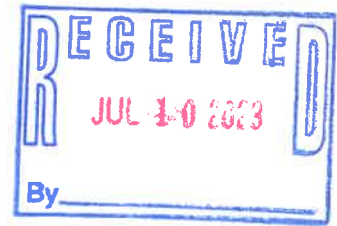
Proof of Publication Received:

Applicant/Property Owners Notified: 7/21/23

Protests and Consents:

Action by the Board of Zoning Appeals:

BOARD OF ZONING APPEALS APPLICATION
CITY OF HUBER HEIGHTS



PLANNING DEPARTMENT

6131 Taylorsville Road
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

Application Number 23-10
Receipt Number 822500

Date Filed 7/10/23
Amount Paid \$75.00

TYPE OF ACTION REQUESTED

Check all that apply. Attach explanations & additional information as required.

- ☐ Annexation & Zoning (Attach original annexation petition to this application.)
- ☐ Annexation Agreement
- ☐ Rezoning to _____
- ☐ Special Use
- ☒ Variance from the Zoning Ordinance
- ☐ Lot Split
- ☐ Final Plat/Replat
- ☐ Preliminary Plat
- ☐ Text Amendment
 - ☐ Zoning Ordinance
 - ☐ Subdivision Regulations
 - ☐ Other

- ☐ Planned Unit Development
 - ☐ Basic Development Plan
 - ☐ Detailed Development Plan
 - ☐ Major Change
 - ☐ Minor Change

- ☐ Appeal of an Administrative Decision
- ☐ Other _____

Aug 2, 23

APPLICANT INFORMATION

Identify the applicant & contact person on this page. Complete the attachment to list the owner(s) & other parties involved with the application.

<u>APPLICANT</u>		<u>CONTACT PERSON</u>	
Name	<u>Aslan Shakarov</u>	Name	<u>/</u>
Address	<u>6029 churchill downs place</u> <u>Dayton, OH 45424</u>	Address	<u>/</u>
Phone	<u>443-453-3731</u>	Phone	<u>/</u>
Fax	<u>/</u>	Fax	<u>/</u>
Email	<u>ashakarov002@gmail.com</u>	Email	<u>/</u>

PROPERTY INFORMATION

Project Name: REAR PATIO COVER

Location of property: 6029 churchill downs place
Dayton, OH 45424

Book N/A Page N/A Parcel Number(s) /

Current Zoning: AM Proposed Zoning: /

Property Owner's Name: Aslan Shakarov Telephone: 443-453-3731

Address: 6029 churchill downs place

Total acres included in this application: N/A

Type of Development: Residential ☒ Commercial ☐ Office ☐ Industrial ☐ Other ☐

Brief description of application request:
Rear patio cover on deck PROTECTIONS
SEC 1181.04(d)

Applicant's status: Owner ☒ Lessee ☐ Purchaser ☐ Agent ☐

Name of Engineer: N/A Telephone: /

Attach additional information as required. Please refer to the applicable application submittal checklist.

Applicant's Signature

X *Aslan Shakarov*
Applicant's Signature:

X Aslan Shakarov
Printed Name:

The owner of the property, if other than the applicant, must sign this application as evidence of concurrence with the request.

OWNER

Subscribed and sworn to before me this _____ day of _____, 20____.

NOTARY PUBLIC

BY THE ABOVE SIGNATURE, THE APPLICANT HEREBY ATTESTS TO THE TRUTH AND EXACTNESS OF ALL INFORMATION SUPPLIED AND SUBMITTED ON AND WITH THIS APPLICANT. BY THE ABOVE SIGNATURE, THE APPLICANT FURTHERMORE CONSENTS TO BE BOUND BY THIS APPLICATION, BY ANY AGREEMENT MADE BY THE APPLICANT OR ITS AGENT, AND BY ALL DECISIONS MADE BY THE CITY OF HUBER HEIGHTS RELATING TO AND IN CONNECTION WITH APPLICATION AND REQUESTS.

=====

Date Received _____ Fee Paid _____ Received by _____

