

**Minutes of the Board of Zoning Appeals
May 7, 2025
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. Oath of Office

Robert Deam was sworn in.

- III. Roll call was taken. Present were Ms. Ballard, Mr. Deam, Mr. Mach, Mr. Schaeffer, and Ms. Newby.

Members Absent: None.

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

IV. **Approval of the Minutes**

Without objection, the minutes of the October 2, 2024, BZA meeting are approved.

V. **Approval of Agenda**

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

VI. **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.

VII. **Old Business**

None.

VIII. **New Business**

1. **BZA Case 25-01**

The applicant, David Price, is requesting a variance from Section 1191.01 – Accessory Building Location. Property located at 6390 Charlotte Court.

Mr. Millard stated that the owner is requesting a variance from the City of Huber Heights Zoning Code to locate an accessory building with less than the required property line setback. The owner wishes to decrease the south property line setback from 5 feet to 2 feet.

Zoning Code Section 1191.01, Location 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

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)

As a result of the code restrictions on building location the property owner requires a variance.

City staff has no objection to the granting of this variance. Adjacent properties were notified of the variance request, and no objections have been received by the City.

Action

Mr. Mach moved to approve the request by the applicant, David Price, for a variance from Section 1191.01. Property located at 6390 Charlotte Court. Seconded by Ms. Ballard.

Roll call showed: YEAS: Ms. Ballard, Mr. Mach, Mr. Deam, Mr. Schaeffer, and Ms. Newby. NAYS: None. Motion to approve carried 5-0.

2. BZA Case 25-02

The applicant, Richard Monte, is requesting a variance from Section 1191.01 – Accessory Building Location. Property located at 7459 Bellefontaine Road.

Mr. Millard stated that the owner is requesting a variance from the City of Huber Heights Zoning Code to locate an accessory building in a front yard. The property is a corner lot at Bellefontaine Rd. and Taylorsville Rd., with the second frontage on Taylorsville; the Taylorsville Rd. frontage is where the proposed building would be located.

Zoning Code Section 1191.01, Location 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 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)

As a result of the code restrictions on building location the property owner requires a variance.

City staff has no objection to the granting of this variance. Adjacent properties were notified of the variance request, and no objections have been received by the City.

Action

Mr. Deam moved to approve the request by the applicant, Richard Monte, for a variance from Section 1191.01. Property located at 7459 Bellefontaine Road. Seconded by Mr. Schaeffer.

Roll call showed: YEAS: Ms. Ballard, Mr. Mach, Mr. Deam, Mr. Schaeffer, and Ms. Newby. NAYS: None. Motion to approve carried 5-0.

IX. Additional Business

Election of Officers

Action

Mr. Deam moved to nominate Eva Newby the 2025 Chair.

Seconded by Ms. Ballard. Roll call showed: YEAS: Mr. Deam, Ms. Ballard, Mr. Mach, Mr. Schaeffer, and Ms. Newby. NAYS: None. Motion to approve carried 5-0.

Action

Ms. Ballard moved to nominate Bob Deam as the 2025 Vice Chair.

Seconded by Mr. Schaeffer. Roll call showed: YEAS: Mr. Deam, Ms. Ballard, Mr. Mach, Mr. Schaeffer, and Ms. Newby. NAYS: None. Motion to approve carried 5-0.

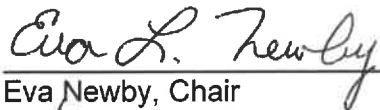
X. Upcoming Meetings

June 4, 2025

July 2, 2025

XI. Adjournment

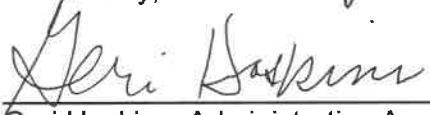
There being no further business to come before the Board, the meeting was adjourned at approximately 6:23 p.m.



Eva Newby, Chair

7-2-2025

Date



Geri Hoskins, Administrative Assistant

7-2-25

Date