

**Minutes of the Board of Zoning Appeals  
June 4, 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. 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.

**III. Approval of the Minutes**

Without objection, the minutes of the May 7, 2025, BZA meeting are approved.

**IV. Approval of Agenda**

Motion made by Mr. Schaeffer to approve the agenda. Seconded by Ms. Ballard.

**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 25-03**

**The applicant, Keith Bean, is requesting a variance from Section 1191.01 – Accessory Building Location and Height. Property located at 6795 Fishburg Road.**

Mr. Millard stated that the owner is requesting a variance from the City of Huber Heights Zoning Code to allow an existing and unpermitted accessory building to remain in the side yard. The building also exceeds the height limit for this type of structure in this zoning district.

The property owner constructed a barn without contacting the City. He says he was told by Montgomery County that since the building will be used agriculturally it did not require a building permit (I have verified this fact with the CBO of Montgomery County); he states it simply did not occur to him the City would have an interest, or requirement for a zoning permit, if Montgomery County exempted him from a building permit.

Additionally, the building height of 16-feet exceeds the allowable height for an accessory structure.

The structure was observed by a Zoning inspector who, seeing the building placement, investigated and found no permit issued by the City. A violation notice was mailed to the property owner who then responded to the inspector's request that he make contact.

**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 and maximum allowable height 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, Ketih Bean, for a variance from Section 1191.01. Property located at 6795 Fishburg Road. Seconded by Mr. Deam.

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 25-04**

**The applicant, Pauline Baldonado, is requesting a variance from Section 1191.01 – Accessory Building Height. Property located at 6981 Fishburg Road.**

Mr. Millard stated that the owner is requesting a variance from the City of Huber Heights Zoning Code to construct an accessory building for motor home storage. Due to the height of the motor home a 14-foot overhead door is required thus requiring a building height of 16 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 height the property owner requires a variance of 2 feet.

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. Schaeffer moved to approve the request by the applicant, Pauline Baldonado, for a variance from Section 1191.01. Property located at 6981 Fishburg Road. 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.

**VIII. Additional Business**

None.

**IX. Upcoming Meetings**

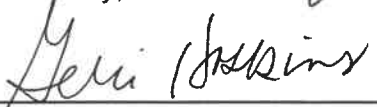
July 2, 2025 – Mr. Schaeffer cannot attend.  
August 6, 2025

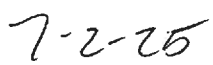
**X. Adjournment**

There being no further business to come before the Board, the meeting was adjourned at approximately 6:20 p.m.

  
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Eva Newby, Chair

  
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Date

  
\_\_\_\_\_  
Geri Hoskins, Administrative Assistant

  
\_\_\_\_\_  
Date