



AGENDA
BOARD OF ZONING APPEALS
City Governance Center - Council Chambers
6151 Brandt Pike
April 1, 2026
6:00 P.M.

1. Call Meeting To Order
2. Roll Call
3. Approval of Minutes
 - A. Without objection, the Minutes of the January 7, 2026, BZA meeting are approved,
4. Approval of the Agenda
5. Swearing Of Witnesses
6. Pending Business
 - A. None
7. New Business
 - A. BZA Case 26-02 The applicant, ERIK WILLIAMS, is requesting a variance from Section 1191.01 - Accessory Building Location/Height. Property is located at 5060 Bellveiw Court.
8. Additional Business
 - A. None

9. Upcoming Meetings

- A. May 6, 2026
June 3, 2026

10. Adjournment

AI-11416

3. A.

Board of Zoning Appeals

Meeting Date: 04/01/2026

Information

Purpose

Without objection, the Minutes of the January 7, 2026, BZA meeting are approved,

Background

Administrative Use Only

Attachments

Minutes

**Minutes of the Board of Zoning Appeals
January 7, 2026
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. Election of Officers

Action

Ms. Ballard moved to nominate Eva Newby as 2026 Chair. Seconded by Mr. Schaeffer. No other nominations.

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

Action

Ms. Newby moved to nominate Bob Deam as 2026 Vice Chair. Seconded by Ms. Ballard.

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

- III. Oath of Office. Chair Eva Newby swore in Gregory Mach.

- IV. Roll call was taken. Present were Ms. Ballard, 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.

V. **Approval of the Minutes**

Without objection, the minutes of the November 12, 2025, BZA meeting are approved.

VI. **Approval of Agenda**

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

VII. **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.

VIII. **Old Business**

None.

IX. New Business

1. BZA Case 26-01

The applicant, KAP Signs, is requesting a variance from Section 1189.05 – Ground Signs Setback. Property is located at 6488 Chambersburg Road.

Mr. Millard stated that the applicant, KAP Signs, is requesting variance relief **for placement of a new monument sign at 7 feet 6 inches behind the road right-of-way**. Section 1189.05,b,1 calls for a setback of 15 feet behind the right-of-way.

Section 1189.05 - Types of signs - (b) Ground Signs states. “(1) Setback. Unless otherwise stated in this chapter, any temporary or permanent ground sign or any part thereof shall be set back a minimum distance of 15 feet from any right-of-way.” (Ord. 2013-O-2016, Passed 1-28-13; [Ord. No. 2019-O-2398](#), § 1, 10-14-19)

Due to variations in the City right-of-way line along Chambersburg Rd., the right-of way in front of this business borders the south side of the sidewalk. The applicant feels locating the sign at the 15 foot setback would decrease its visibility.

In order to install the sign as planned the applicant requires a variance.

Staff feels this is a reasonable request and has no objection to the granting of the variance.

David Williams from KAP Signs was present and said that it will help the business to have the sign more visible.

Action

Mr. Schaeffer moved to approve the request by the applicant, KAP Signs, for a variance from Section 1189.05 – Ground Sign Setback.. Property located at 6488 Chambersburg Road. Seconded by Ms. Ballard.

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

X. Additional Business

2026 Meeting Schedule.

XI. Upcoming Meetings

December 3, 2025
January 7, 2025

XII. Adjournment

There being no further business to come before the Board, the meeting was adjourned at approximately 6:15 p.m.

Eva Newby, Chair

Date

Geri Hoskins, Administrative Assistant

Date

AI-11417

7. A.

Board of Zoning Appeals

Meeting Date: 04/01/2026

Information

Purpose

BZA Case 26-02 The applicant, ERIK WILLIAMS, is requesting a variance from Section 1191.01 - Accessory Building Location/Height. Property is located at 5060 Bellveiw Court.

Background

Administrative Use Only

Attachments

Staff Report

Application

Drawing

Aerial view

Aerial view

Picture

Memorandum

Staff Report for Meeting of April 1, 2026

To: Huber Heights Board of Zoning Appeals
From: Greg Seagraves, Code Enforcement Officer
Date: April 1, 2026
Subject: BZA Case 26-02

Application dated March 6, 2026

Department Code Enforcement Division

City of Huber Heights

APPLICANT/OWNER: Erik Williams
5060 Bellview Court
Huber Heights Ohio 45424

ADDRESS/LOCATION: 5060 Bellview Court
Huber Heights OH 45424

ZONING: R-4

EXISTING LAND USE: Single Family Home

**ZONING
ADJACENT LAND** North- R4
East- R4
South- R4
West- R4

REQUEST: The applicant is requesting a variance of the 14-foot height restriction on an accessory building.

**APPLICABLE Huber Heights
Zoning Code:** 1191.01, Accessory Building, Height

**OUTSTANDING ZONING
VIOLATIONS:** None

CORRESPONDENCE: In Favor –
In Opposition –

ATTACHMENTS: Aerial maps, property and general area

Overview

The owner is requesting a variance from the City of Huber Heights Zoning Code to construct an accessory building to allow for a safe operation of a car lift for personal use up to 22' at peak.

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 8 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.

Staff Analysis

Lot: The parcel is approximately 91 ft. x 130 ft.

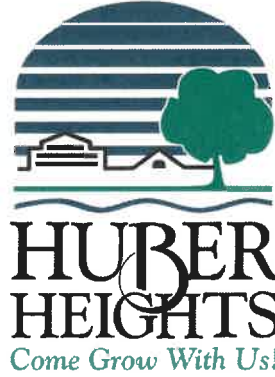
Easements: Not a factor.

Structure: Accessory building.

Placement: Southeast of the house in the rear yard.

Engineering: The Engineering Dept. has no concern about this request.

BOARD OF ZONING APPEALS APPLICATION
CITY OF HUBER HEIGHTS



RECEIVED

MAR 06 2026

PLANNING DEPARTMENT

6131 Taylorsville Road 937.233.1423
Huber Heights, Ohio 45424 937.233.1272 (Fax)

Application Number 26-02
Receipt Number 64754

Date Filed 3/6/26
Amount Paid \$75.00

TYPE OF ACTION REQUESTED

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

- | | |
|---|---|
| <input type="checkbox"/> Annexation & Zoning (Attach original annexation petition to this application.) | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Annexation Agreement | <input type="checkbox"/> Basic Development Plan |
| <input type="checkbox"/> Rezoning to _____ | <input type="checkbox"/> Detailed Development Plan |
| <input type="checkbox"/> Special Use | <input type="checkbox"/> Major Change |
| <input checked="" type="checkbox"/> Variance from the Zoning Ordinance | <input type="checkbox"/> Minor Change |
| <input type="checkbox"/> Lot Split | <input type="checkbox"/> Appeal of an Administrative Decision |
| <input type="checkbox"/> Final Plat/Replat | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Preliminary Plat | _____ |
| <input type="checkbox"/> Text Amendment | _____ |
| <input type="checkbox"/> Zoning Ordinance | |
| <input type="checkbox"/> Subdivision Regulations | |
| <input type="checkbox"/> Other | |

Copr. 1, 26

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	Erik Williams	Name	_____
Address	5060 Bellview Court	Address	_____
	Huber Heights OH 45424		_____
	_____		_____
Phone	937-602-4618	Phone	_____
Fax	_____	Fax	_____
Email	erikcwilliams12@att.net	Email	_____

PROPERTY INFORMATION

Project Name: Erik Williams Detached Garage Build

Location of property: 5060 Bellview Court Huber Heights OH 45424

Book N/A Page N/A Parcel Number(s) P70 00306 0003

Current Zoning: R-4 Proposed Zoning: Same

Property Owner's Name: Erik and Stephanie Williams Telephone: 937-602-4618

Address: 5060 Bellview Court Huber Heights OH 45424

Total acres included in this application: 8,712 sq ft

Type of Development: Residential Commercial Office Industrial Other

Brief description of application request:

Variance request for height of detached garage to be 28' deep by 40' wide up to 22' at peak if needed to allow for a safe operation of a car lift for personal use. If 22' is not needed only building to height requirement of lift. Minimum height at peak is 18' up to 22' at peak.

Applicant's status: Owner Lessee Purchaser Agent

Name of Engineer: _____ Telephone: _____

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

Applicant's Signature

Applicant's Signature:

Erik Williams

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 _____

How does your Variance Request fulfill these requirements?

- A. Will the property in question yield a reasonable return or will there be any beneficial use of the property without the variance?

The current zoning restriction on the height of detached garages limits my ability to build a structure that can accomodate my vehicles, boat, tools and vehicle lift to allow room and the ability to work on our personal lifted truck in a safe manner.

- B. Is this variance substantial?

Modest variance

- C. Would the essential character of the neighborhood be substantially altered or would adjoined properties suffer a substantial detriment as a result of the variance?

While the requested height increase is technically a variance from zoning code, it is a modest change that will not significantly alter the character of the poperty or the neighborhood.

- D. Would the variance adversely affect the delivery of governmental services such as water, sanitary sewer, or garbage removal?

No

- E. Did the property owner purchase the property with the knowledge of the zoning restriction?

No

F. Could the property owner's predicament feasibly be averted through some method other than a variance?

No

G. Will the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance?

Yes

1. & 3.

I am requesting a variance from **section 1191.01-Accessory Building Location/Height**. Property is located at 5060 Bellview Court. I am requesting this variance from the city code to exceed the maximum allowable height of an accessory building, in this case a detached garage.

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; Ord. 81-0-08, passed 8-3-81; Case 95, 3-9-87; Ord. 87-0-229; Passed 2-9-87)

To fulfill the intended use of this garage a vehicle lift must be installed which will require up to 14 foot ceilings, so the proposed building height would be no more than 22' (or less depending on the required height for the lift to meet safe operating standards) at the peak, (allowing the occupants larger SUV and Lifted Dodge 1500 4X4 to be raised on the lift for both routine maintenance as well as long term off of the street storage)

2.

Emailed requested information of all neighbors addresses and names adjacent to our property to Geralyn Hoskins as I was unable to get the parcel IDs from the internet. Mrs Hoskins stated that she would get this info for me and add to my variance request, as there had been some problems with the website allowing this info to be retrieved.

4.

There has been no previous application or appeal filed in connection with this premises by myself or my wife.



2-10'

2-10'

40'

FRONT



172K



BELLVIEW CT

5071

5050

5070

5060

5121

5131

5141

City of Huber Heights, OH

