

**Minutes of the Board of Zoning Appeals  
May 6, 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. Roll call was taken. Present were Ms. Ballard, Mr. Deam, Mr. Mach, and Ms. Newby.

Members Absent: Mr. Schaeffer.

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

III. **Approval of the Minutes**

Without objection, the minutes of the April 1, 2026, BZA meeting are approved with one correction to the date of the upcoming meeting.

IV. **Approval of Agenda**

Motion made by Mr. Deam 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 26-03**

**The applicant, SETH GRUSENMEYER, is requesting a variance from Section 1191.01 – Accessory Building Location/Height. Property is located at 8096 Chambersburg Road.**

Mr. Millard stated that the applicant, Seth Grusenmeyer, is requesting a variance from the City of Huber Heights Zoning Code to construct an accessory building in the NW corner of the property, which would place the building substantially in front of the house. A long driveway entrance turns to the south, towards the house, and the applicant wishes to locate the building at the radius of that turn.

The proposed location, indicated by the owner's site plan, places the building approximately 300-feet behind the road right-of-way and approximately 65-feet from the front neighbor's property line.

**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, Seth Grunsenmeyer, for a variance from Section 1191.01 – Accessory Building Location/Height. Property located at 8096 Chambersburg Road. Seconded by Mr. Mach.

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

**VIII. Additional Business**

None.

**IX. Upcoming Meetings**

June 3, 2026  
July 1, 2026

**X. Adjournment**

There being no further business to come before the Board, the meeting was adjourned at approximately 6:13 p.m.