

Minutes of the Board of Zoning Appeals
June 3, 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, Ms. Newby, and Mr. Schaeffer..

Members Absent: None.

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 May 6, 2026, BZA meeting are approved.

IV. Approval of Agenda

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

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 26-04

The applicant, GREGORY VEIGL, is requesting a variance from Section 1147.04 – Area Standard, Reduced Rear Setback. Property is located at 7049 Sandalview Drive.

Mr. Millard stated that the owner is requesting a variance from the City of Huber Heights Zoning Code to construct a rear room addition which will replace the existing enclosed patio.

Since the addition is intended for year round, conditioned use, it will be an addition to the existing house.

In an R-4 zoned district the minimum required rear yard setback, for a residential structure, is 40-feet.

The dimensions of the proposed addition, according to the applicant, will require a decreased rear yard setback of 32-feet.

The existing enclosed patio is classified as a “projection” and does not have a setback requirement.

Zoning Code Section 1147.04 – Area Standard requires a minimum of 40-feet from the rear house foundation to the rear property line. (Ord. 81-O-08, Passed 8-3-81)

As a result of the code restrictions on area standard 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.

Mr. Veigl was present and stated why they want the room addition.

Action

Mr. Schaeffer moved to approve the request by the applicant, Gregory Veigl, for a variance from Section 1147.04 – Area Standard, Reduced Rear Setback. Property located at 7049 Sandalview Drive. 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 26-05

The applicant, DEREK FAIRCHILD, is requesting a variance from Section 1142.05 – Area Standard, Reduced Side Yard Setback. Property is located at 9070 Taylorsville Road.

Mr. Millard stated that the owner is requesting a variance from the City of Huber Heights Zoning Code to construct an attached garage to the east side of the house. The purpose is to accommodate more vehicles.

In an Agriculturally zoned district the minimum required side yard setback, for a residential structure, is 30-feet. The proposed garage would come within 10-feet of the east side property line..

Zoning Code Section 1142.05 – Area Standard requires a minimum 30-foot side yard width when measured from the structure’s foundation. (Ord. 81-O-08, Passed 8-3-81)

As a result of the code restrictions on area standard, 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.

Carl Rickary, a neighbor stated he had no issues with this.

Action

Mr. Deam moved to approve the request by the applicant, Derek Fairchile, for a variance from Section 1142.05 – Area Standard, Side Yard Setback. Property located at 9070 Taylorsville Road. Seconded by Mr. Mach.

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 1, 2026
August 5, 2026

X. Adjournment

There being no further business to come before the Board, the meeting was adjourned at approximately 6:22 p.m.