

Darby Township
Board of Zoning Appeals (BZA) Minutes
June 29, 2026

The Board of Zoning Appeals met on Monday, June 29, 2026 at 6:30 pm at the Darby Township Hall, Unionville Center, OH. The following Board Members/Alternates were present: Dennis Graham, Mike Priday, Mark Marsh, Nathan Cunningham, and Tyler Clemans. Others present included: Jackie Ward (Inspector), Amy Chapman (Secretary), Mike Rausch, Krystal Westendorf, Kevin Burns, Tony Eufinger, Kenneth Kleiber, Joe Priday, and Steve Gordon. The meeting was called to review the application for a Zoning Variance submitted by Kevin Arthur Burns, Successor Trustee, Viola Burns Living Trust Agreement Dated May 22, 1995, 9560 SR 38, Milford Center, OH.

Mr. Graham, Chair called the meeting to order and the Pledge of Allegiance was recited. The minutes from the previous meeting were reviewed and approved via a voice vote.

Mr. Graham read the public notice and gave a summary of the hearing.

Ms. Ward gave a summary of the packet that was presented to the board. Three parcels (Tracts A, B, C) were identified. Tract A, B, C are all set at 5.01 Acres and were set at this size by the surveyor to meet some Union County requirements. Tract A and B would divide two single family homes into their own 5.01 acre parcel. Tract C would become a 5.01 acre parcel, for a possible future single family home (zoned A1).

Mr. Eufinger gave a description of why a variance was needed for the 3 parcels and a brief history of the Burns Family. Tract C would remain A1. The maximum lot size for a home in A1 is 5 acres. The board noted that this variance has no bearing on a driveway decision by Union County and ODOT.

After discussion by the board members, Mr. Marsh made a motion to accept the variance as requested in the application for all identified sections. Mr. Priday seconded the motion. Roll Call vote- Mr. Marsh-yes, Mr. Priday- yes, Mr. Graham-yes, Mr. Cunningham- yes, Mr. Clemens- yes. No nay votes were expressed against the motion. The variance request passed.

There being no further business a motion to adjourn the meeting was made and seconded. A call was made for a verbal vote and all members responded with a yay. . No Nay votes were expressed. Motion unanimously passed. The meeting was adjourned.