

Darby Township
Board of Zoning Appeals (BZA) Minutes
February 11, 2026

The Board of Zoning Appeals met on Wednesday, February 11, 2026 at 6:30 pm at the Darby Township Hall, Unionville Center, OH. The following Board members/alternates were present: Dennis Graham, Mark Marsh, Nathan Cunningham, Kris Vollrath, and Tyler Clemans. Others present included: Jackie Ward (Inspector), Mike Rausch (Secretary), Kendra Horn, and Jason Caldwell. The meeting was called to review the application for a Zoning Variance submitted by Kendra Horn, 14684 Hidden Farm Rd, Plain City, 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 also signed the minutes from the 2026 organizational meeting, which were approved via an email response after that meeting was held.

Ms. Ward reviewed the content of the packet that was presented to each board member. Ms. Ward did indicate that the existing building square footage does already exceed the allotted amount, but that it was grandfathered in when the zoning regulation was put in place. She also indicated that the front is the only setback that does not meet zoning requirements.

Ms. Horn gave a brief statement explaining her plans/intentions for the addition that she would like to make to an existing building and the need for the set back variance. The building will be used for storage of personal belongings.

In response to various questions, Ms. Horn explained that the location of the addition will be over an existing cement pad that was previously used for her family's outdoor entertainment. She also pointed out that the addition will be further back then her home. The decision to make an addition to the existing building was based on the existence of the cement pad, not having to purchase additional property which would also disturb the existing farming taking place around her home, and this would help with the cost. The addition will be built with the same look and feel of the existing structure with the same height. A picture of the existing structure was provided to the board. It was pointed out that this is not a through road.

There was minimal discussion amongst the board representatives after questions/responses. Mr. Cunningham made a motion to accept the application for Zoning Variance Request (permit) as presented in the application with no conditions. Mr. Vollrath seconded the motion. A roll call vote was taken with all voting in favor of granting the request; Mr. Cunningham, Mr. Marsh, Mr. Vollrath and Mr. Clemans. Mr. Graham abstained from voting as Ms. Horn is a relation and he did not want to open the question of favoritism in the vote. No votes were expressed against the approval.

There being no further business a motion to adjourn the meeting was made and seconded. Mr. Graham called for a verbal vote. All members responded with a Yea. No Nay votes were expressed. Motion unanimously passed. The meeting was adjourned.