

Darby Township
Board of Zoning Appeals (BZA) Minutes
May 20, 2026

The Board of Zoning Appeals met on Wednesday, May 20, 2026 at 6:30 pm at the Darby Township Hall, Unionville Center, OH. The following Board members/alternates were present: Nathan Cunningham, Mike Priday, Dennis Graham, Mark Marsh, Kris Vollrath and Tyler Clemans. Others present included: Jackie Ward (Inspector), Mike Rausch (Secretary), Amy Chapman, David Huber, Steve McFaddin, Debbie McFaddin, and Adam McFaddin. The meeting was called to review the application for a Zoning Variance submitted by Steve McFaddin, 10174 SR 736, Plain City, OH.

Mr. Graham, Chair, called the meeting to order and the Pledge of Allegiance was recited.

The minutes from the previous 2 meetings were reviewed. The minutes from the April 27, 2026 meeting were moved to be accepted by Mr. Priday and seconded by Mr. Cunningham. Minutes were approved via a unanimous roll call vote; Mr. Marsh - Yes, Mr. Cunningham - Yes, Mr. Priday - Yes, Mr. Graham - Yes, and Mr. Vollrath - Yes. The minutes from the May 13, 2026 meeting were moved to be accepted by Mr. Cunningham and seconded by Mr. Priday. Minutes were approved via a unanimous roll call vote; Mr. Priday - Yes, Mr. Cunningham - Yes, Mr. Clemans - Yes. The May 13, 2026 minutes were approved by the board/alternate members that presided at that meeting.

Ms. Ward gave a summary of the packet that was presented. She indicated there were 2 accessory buildings, but one in disrepair has been torn down so the new accessory building will make the second and meet that zoning requirement. The other existing accessory building is a detached garage. All setbacks have been met for the new building. The buildings will only be covering 7.7% of the plot per Ms. Ward.

Mr. McFaddin provided some additional information to what was presented on his application. He indicated he and his wife are moving up to be closer to family and he has owned the lot since 2022. He has spoken to Union County and they have no issues at this point with his septic or well. The current driveway will be used and extended to the new accessory building. No new drive will be created. He indicated that he is building 14' walls to allow him to build a loft for additional storage. The barn will be 60' from the garage.

After discussion by the board members, Mr. Cunningham moved to grant the variance request for height and square footage per the application. Mr. Vollrath seconded the motion. A roll call vote was taken with all voting for the motion to grant the variance; Mr. Cunningham - Yes, Mr. Priday - Yes, Mr. Marsh - Yes, Mr. Graham - Yes, Mr. Vollrath - Yes. No votes were expressed against the motion. The variance request was granted as requested.

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 passed. The meeting was adjourned.