Darby Township
Board of Zoning Appeals (BZA) Minutes
August 24, 2026

The Board of Zoning Appeals met on Monday, August 24, 2026 at 6:30 PM at the Darby Township Hall, Unionville Center, OH. The following Board Members/Alternates were present: Dennis Graham, Mark Marsh, Mike Priday, Nathan Cunningham, Kris Vollrath, and Tyler Cunningham. Others present included Jackie Ward (Inspector), Amy Chapman (secretary), Jan Smith, Elizabeth Hillmann, Amy Leitzell, Marcella Bowman, Krista Fogle, and David Huber. The meeting was called to review the application for a Zoning Variance submitted by Amy Leitzell.

Mr. Graham 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 meeting.

Ms. Ward gave a summary and provided the USWCD recommendation for the 0.18 Acre pond (0.07 below the 0.25 Acre minimum required) regarding the drainage. Ms. Ward visited the property after the pond was dug (June). Ms. Leitzell stated that she was unaware of the permit requirements for a pond at the time and that the variance was needed to preserve mature trees and to fit the contours of the property based upon the recommendations of USWCD. Ms. Leitzell provided plans to landscape the area. The Board reviewed and discussed the recommendations of USWCD. When asked, It was stated by the Board that there is no easement for a mound.

After discussion by the board members, Mr. Cunningham made a motion to approve the variance as requested. Mr. Marsh seconded the motion. Roll Call vote- Mr. Vollrath-yes, Mr. Marsh- yes, Mr. Priday- yes, Mr. Graham- yes, Mr. Cunningham- 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.