

MONCLOVA TOWNSHIP

INTER-OFFICE

MEMO

To: Board of Zoning Appeals
Cc: Kathleen Kuns
From: Eric Wagner
Date: 5/23/25
Re: Request for a variance at 9956 Laplante Rd.

Jacob Newcomer of 9956 Laplante Rd. is requesting a variance to allow a 9600 sq ft. pond as opposed to the required ½ acre minimum pond size of 21,780 sq ft. He has included a site plan showing the location of the proposed pond and buildings and other features on the property.

MONCLOVA TOWNSHIP ZONING

APPEAL APPLICATION

Date: 5-22-25

APPLICANT

Name: Jacob Newcomer

Agent: _____

Address: 9956 Laplante Rd

Moncloua OH 43542

jacobnewcomer1@gmail.com

419-377-2575

I or we, the undersigned, owners of the following described property, do hereby request appeal of the following action/order:

I am requesting a pond of 9600 sq feet as opposed to the 1/2
acre requirement. The reason for this is to keep my property looking
clean and not crammed.

Address: 9956 Laplante Rd Moncloua OH 43542

Corrective Action Proposed: Approval of 9600 sq ft pond

Appellant: Jacob Newcomer

Date: 5-22-25

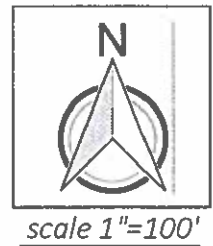
Accepted by and filed with the Board of Zoning Appeals:

Eric

Date: 5-22-25

SITE PLAN

9956 Laplante Rd
Monclova, OH 43542
Parcel ID: 38-34341
Lot area: 5.33 Acres
Paper Size: 11"x17"



- Pond Information:
- (80ftx120ft)= 9600 sq feet
 - Pond slope will be 3:1
 - Beach area slope will be 10:1 and no larger than 25% of pond
 - Area around pond will not have mounds larger than 4ft in height
 - Pond depth of 17ft deep



Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.
These measurements are approximate and are for illustrative purposes only.
This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.



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\(MH_OH\)](#)[Manufactured Home
\(MH_EQ\)](#)[Rental Registration](#)[BOR/Appeals](#)**PARCEL ID: 3834341**

MARKET AREA: 2702R

NEWCOMER JACOB M ET AL

TAX YEAR: 2025

