

## **MONCLOVA TOWNSHIP**

INTER-OFFICE

MEMO

**To:** Board of Zoning Appeals  
**Cc:** Kathleen Kuns  
**From:** Eric Wagner  
**Date:** 8/22/25  
**Re:** Request for a variance at 5807 River Rd.

Nick Martin of 5807 River Rd. is requesting a variance to allow an inground pool to be placed in his side yard as opposed to the required rear yard. The reason for the variance request is topographic conditions in the back yard. He has included a conceptual site plan showing the location of the proposed pool.

Variance Request Received via online software application.

Fee Received.

To Whom It May Concern,

I am writing to respectfully request a variance to allow the installation of a pool on my property. Due to the unique topography and environmental challenges of my lot, placement options are very limited, and a variance is necessary to move forward without causing structural or environmental risks.

#### Topography and Foundation Concerns

The rear of my property sits on a hill, making it unsuitable for pool installation. Any attempt to place a pool behind the home would require significant excavation near the foundation, which I am unwilling to risk. I want to avoid any disturbance to the back foundation of the house, as it could compromise the structural integrity of my home given the slope of the land.

#### Environmental Considerations – River and Ice Damage

Another challenge is the proximity of the river behind my property. Several years ago, an ice dam caused significant damage in the back area of the property. While the damage did not extend into my yard, I remain concerned that similar events could occur in the future. Installing a pool in this area could expose it to potential flooding or ice-related damage.

#### Privacy and Neighborhood Impact

My property was originally two lots, and as such, it is uniquely large and secluded. As the attached photos demonstrate, my home cannot be seen from the street or by surrounding neighbors. The neighbor to the right will have no visibility of the pool area, and the neighbor to the left will have at most a very limited view. Because of this, granting this variance will not negatively impact the character of the neighborhood or intrude on neighbors' privacy.

For these reasons, I respectfully request that the Board grant my variance request. The topographical challenges, environmental concerns, and privacy of the property make this variance a reasonable and appropriate solution.

Thank you for your consideration.

Sincerely,  
Nick Martin







# Monclova Township

4335 Albon Road, Monclova, Ohio 43542

TEL 419-865-7862 FAX 419-865-8481 [www.monclovatwp.org](http://www.monclovatwp.org)

## Legal Notice

Monclova Twp  
Monday, September 9, 2025, 5:30 PM  
Meeting Room, 4335 Albon Road

Monclova Twp Board of Zoning Appeals has scheduled a public hearing to consider a variance to Section 9.15A of the Zoning Resolution to allow a pool in the side yard due to topographic issues on the property.

Site Location: 5807 River Rd; Road; Applicant: N. Martin

Text & map of this request is on file in the Zoning Office, 4335 Albon Rd.; Tues 12-4; Wed-Fri 8-4; call 419-865-7857; or visit [monclovatwp.org](http://monclovatwp.org) under "Legal Notices" for file information.

By order of the Monclova Twp Board of Zoning Appeals

NICHOLAS R & KRISTEN L MARTIN  
5807 RIVER RD  
WATERVILLE, OH 43566

PATRICK V & LISA M BLEVINS  
5833 N RIVER RD  
WATERVILLE, OH 43566

JOHN R & JANET M GUY  
5775 N RIVER RD  
WATERVILLE, OH 43566

Monclova Twp  
Monday, September 9, 2025, 5:30 PM  
Meeting Room, 4335 Albon Road

**PROOF  
OF AD**  
**08/22/25**

# THE BLADE

**541 N. Superior • Toledo, Ohio • 43660 • 419-724-6000**

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By order of the Monclova Twp Board of Zoning Appeals  
#669233

**This is a final proof.**  
If any information is incorrect, please contact your sales representative prior to the deadline of the first insertion. Otherwise your order is accepted as having been approved.

Ad ID: **669233**  
Account: **101003**  
Name:  
Company: **MONCLOVA TOWNSHIP**  
Address: **4335 ALBON ROAD**  
**MONCLOVA, OH 43542**  
Telephone: **(419) 865-7862**

Description: **Monclova Twp Monday, September 9, 20**  
Run Dates: **08/28/25 to 08/28/25**  
Class: **10**  
Orig User: **CALFARO**  
Taken On: **08/22/25**  
Placed By: **KATHLEEN KUNS**  
Lines: **25**  
Col x Depth: **1 x 2.236**  
Ad Cost: **\$109.44**

For any questions concerning your ad please contact:  
**Christina at [calfaro@toledoblade.com](mailto:calfaro@toledoblade.com)**

or Call **(419) 724-6347**

## Legal Notice

Monclova Twp

Monday, 9-8, 2025, 5:30 PM

Meeting Room, 4335 Albon Rd.

Monclova Twp Board of Zoning Appeals has scheduled public hearings to consider

A (variance) exception (pick one) to Section 9.15 A. of the Zoning Resolution; applicant is requesting

To allow a pool in the side yard due to  
topographic issues on the property

at 5807 River Rd. 38-85021 (address) Rd.;

Applicant: Nick Martin / Agent: \_\_\_\_\_

Text & map of this request is on file in the Zoning Office, 4335 Albon Rd.;

Office Hours: Mon 12-4; Tues-Fri 8-4 or call 419-865-7857.

By order of the Monclova Twp Board of Zoning Appeals

- **PROVIDE ABUTTING PROPERTY OWNER ADDRESSES TO SUPPORT STAFF**