

MONCLOVA TOWNSHIP

INTER-OFFICE

MEMO

To: Board of Zoning Appeals
Cc: Kathleen Kuns
From: Eric Wagner
Date: 9/23/25
Re: Request for a variance at 7326 Coder Rd.

Britt Schermerhorn of 7326 Coder Rd. is asking for a variance for building a detached garage in her front yard closer to the street than her house. The reason she is requesting this is due to the unique topography of the property with steep slopes.



Variance, Exception OR Appeal Application
13820

Balance
\$0.00

Applicant	Application #	Submitted	Issued	Starts	Expires
Britt Schermerhorn	PHN-WQ2	Sep 11, 2025	--	--	--

Identifier

7326 CODER RD, MAUMEE, OH 43537

Applicant Information

APPLICANT

Britt Schermerhorn

Agent

N/A

✉ brittsautter@yahoo.com

☎ (419) 215-8885

📍 7326 Coder Rd, Maumee, OH 43537

📍 Same as mailing address

Variance, Exception or Appeal

Property Type

Residential

Which are you applying for?

Variance

Action/Order

We are requesting a variance to allow the placement of an accessory/outbuilding forward of the residence. Due to the unique topography of the lot, the house is constructed on a steep slope with an embankment behind it. This makes it physically impractical and unsafe to locate the outbuilding in the rear yard. Moving the building forward will avoid the embankment and allow for proper placement while maintaining the integrity and safety of the property.

Address

▶ **7326 CODER RD
MAUMEE, OH 43537**

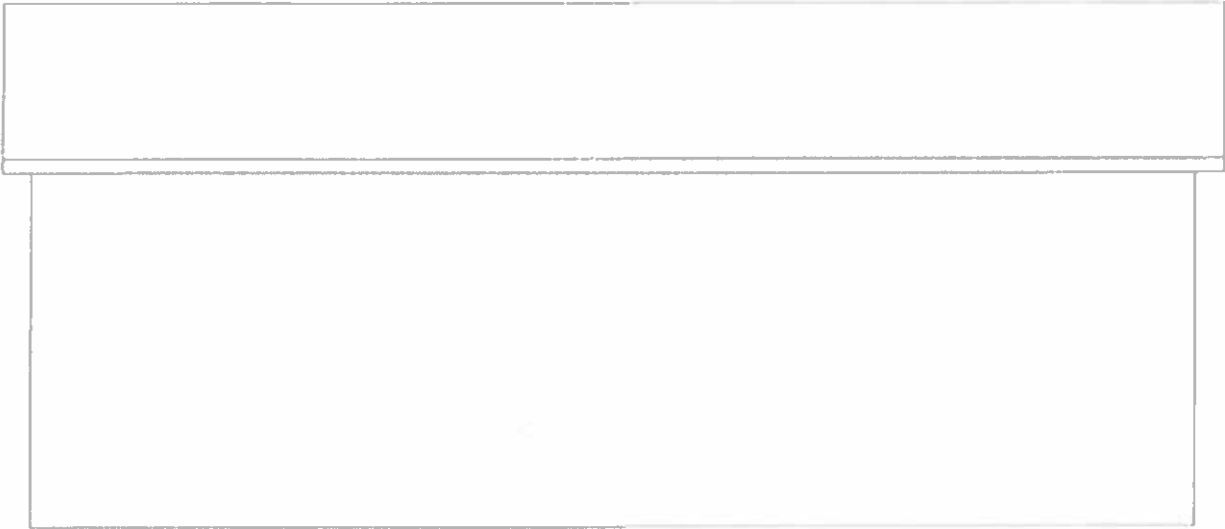


Acknowledgement



Left Elevation

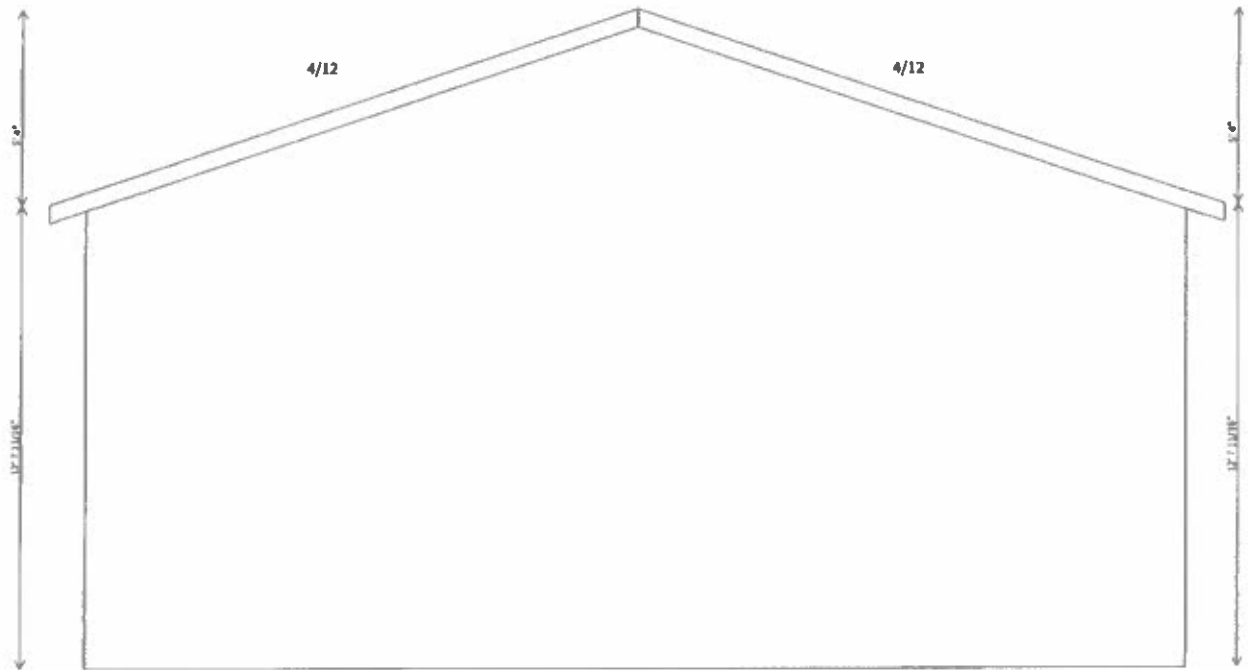
Job: Britt Schermerhorn
Date: 9/10/2025
Time: 1:23 PM





Front Elevation

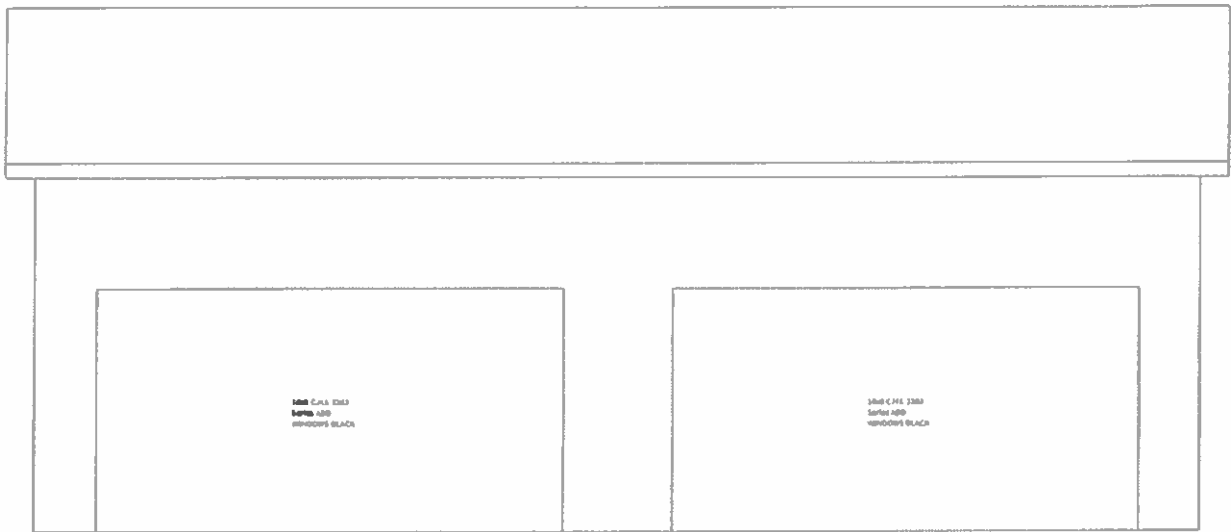
Job: Britt Schermerhorn
Date: 9/10/2025
Time: 1:23 PM





Right Elevation

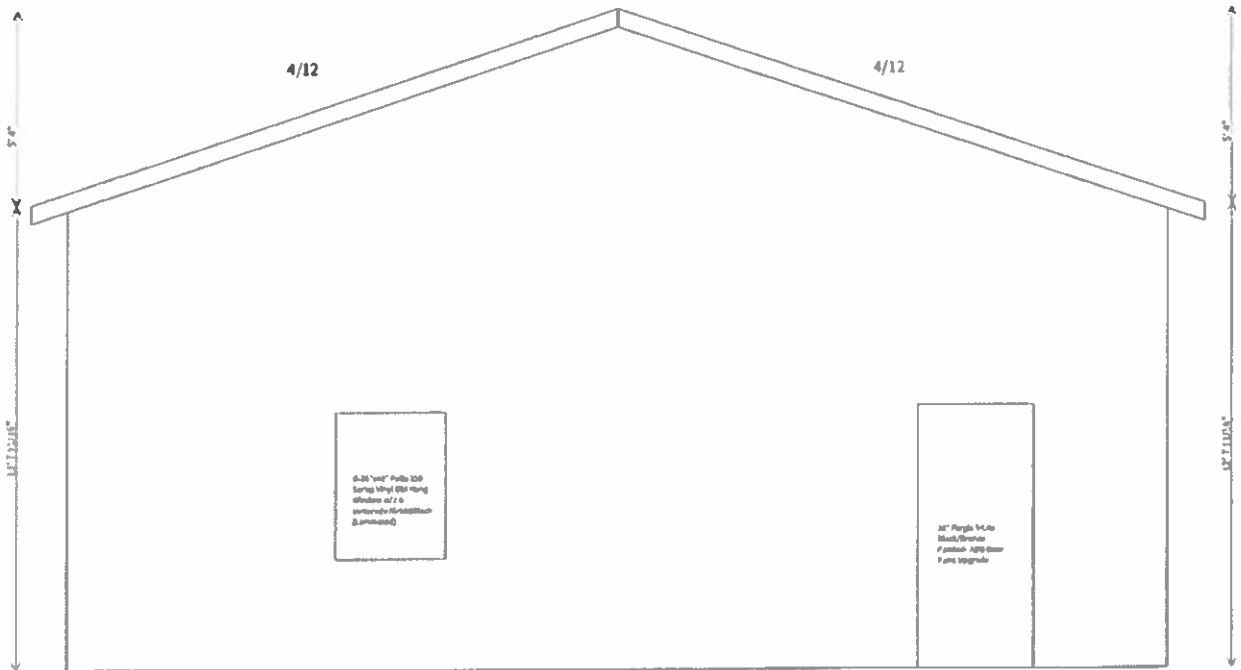
Job: Britt Schermerhorn
Date: 9/10/2025
Time: 1:23 PM

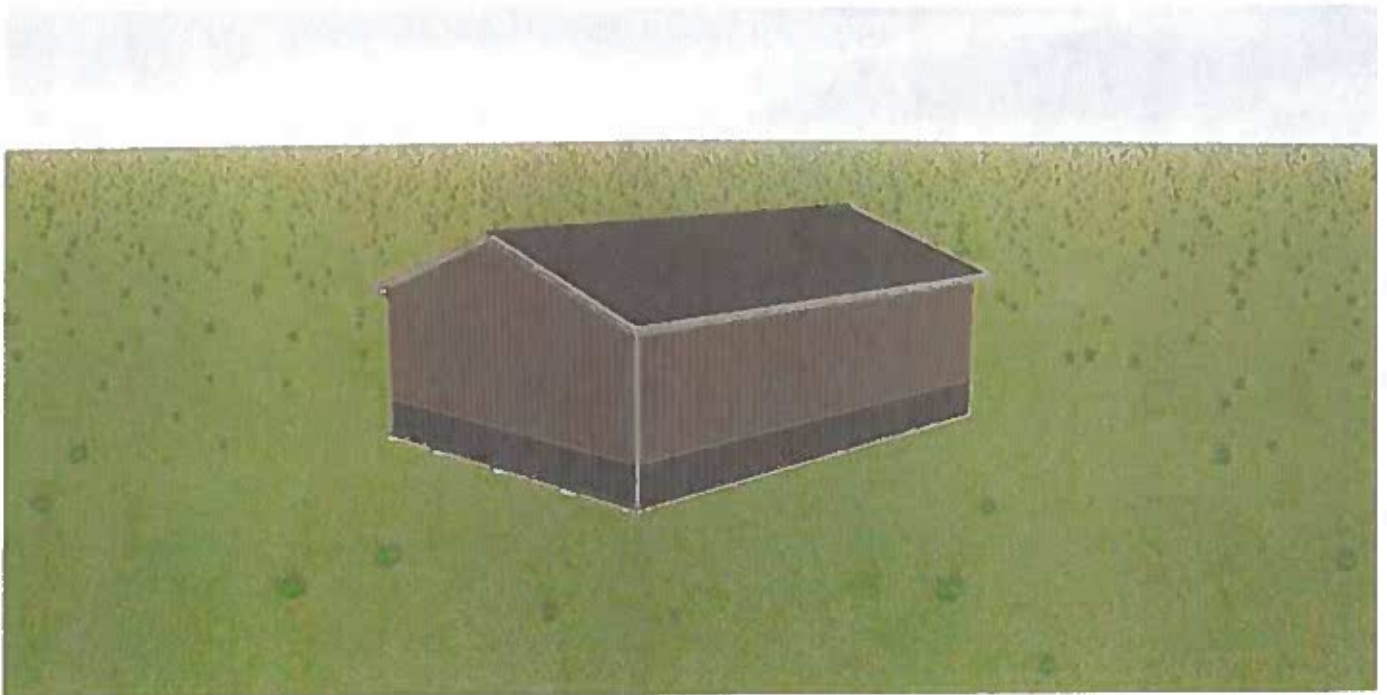




Back Elevation

Job: Britt Schermerhorn
Date: 9/10/2025
Time: 1:23 PM



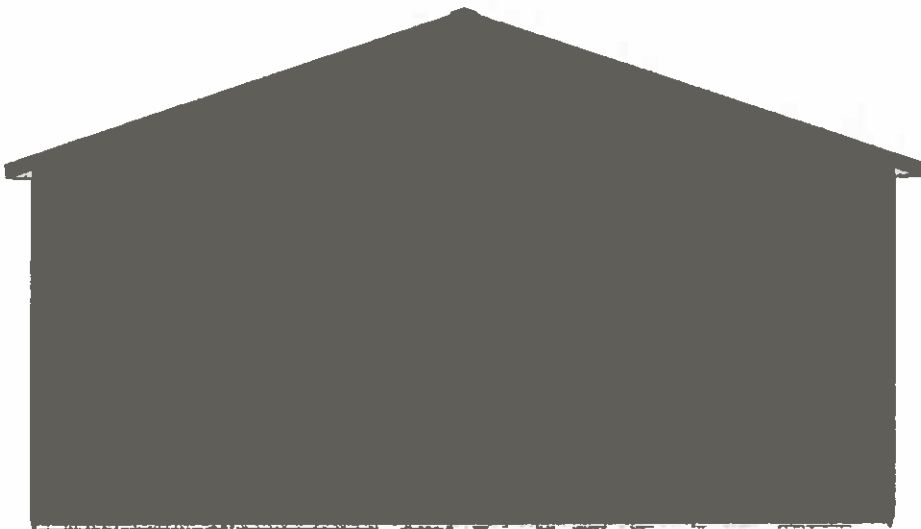






Front Elevation

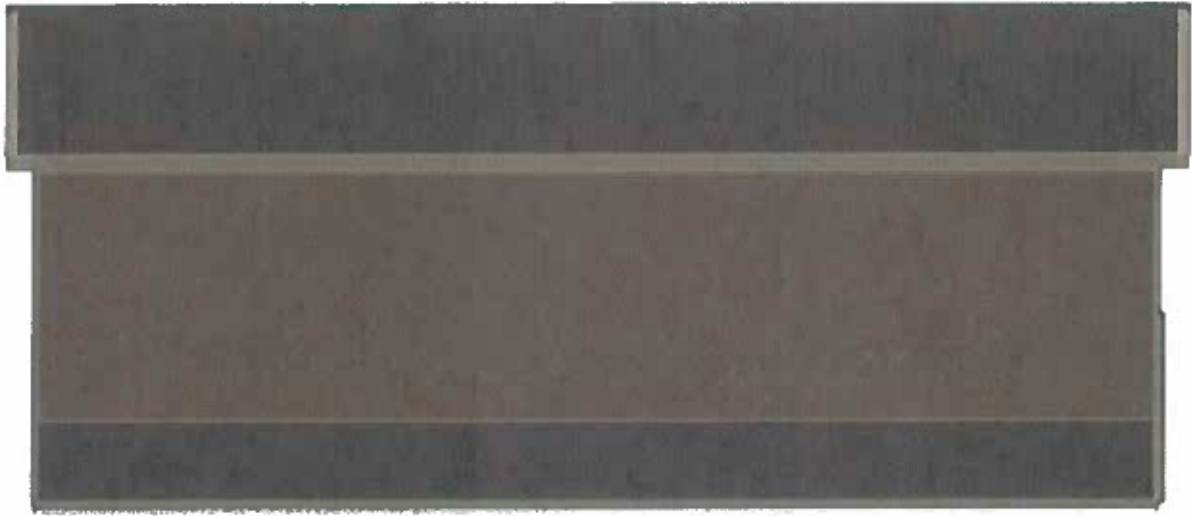
Job: Britt Schermerhorn
Date: 9/10/2025
Time: 1:21 PM

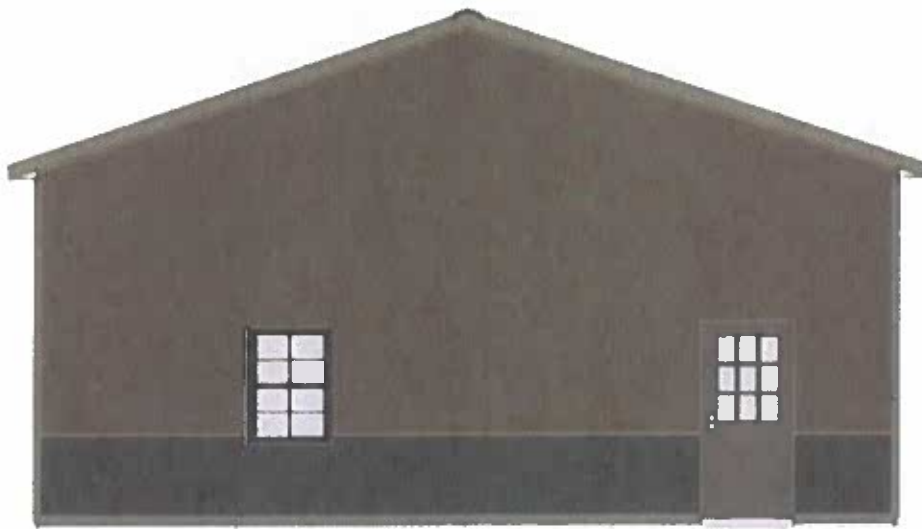


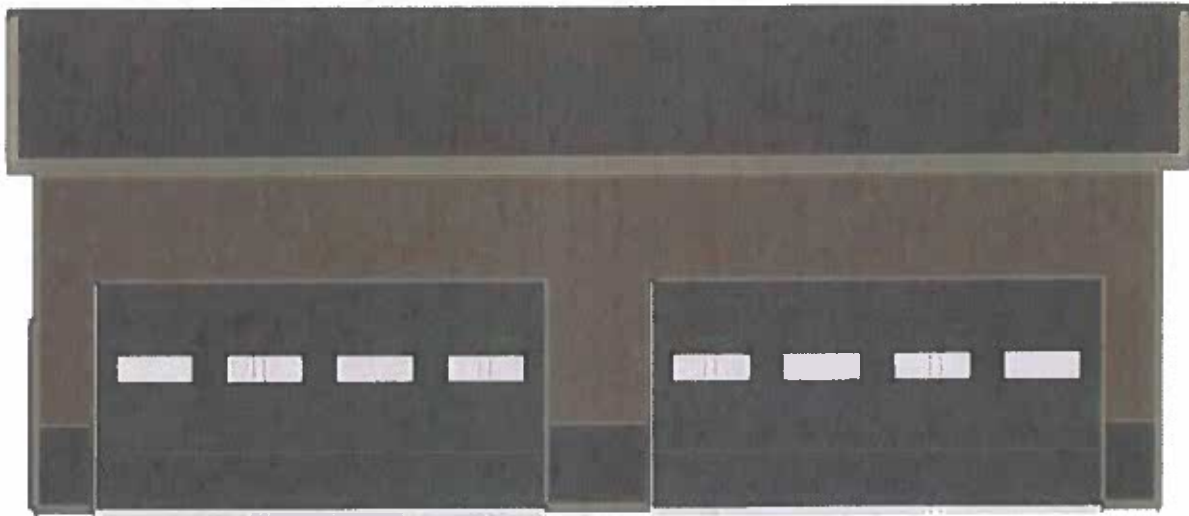


Left Elevation

Job: Britt Schermerhorn
Date: 9/10/2025
Time: 1:21 PM











Monclova Township - Tuesday,
October 14, 2025, 5:30 PM
Meeting Room, 4335 Albion Road

Monclova Twp Board of Zoning Appeals has scheduled a public hearing to consider a variance to Section 9 B of the Zoning Resolution to allow an accessory building in the front yard. Subject Property: 7326 Coder Road; Applicant: B. Schermerhorn

Text & map of this request is on file in the Zoning Office, 4335 Albion Rd.; Tues 12-4, Wed-Fri 8-4, call 419-865-7857, or visit monclovatwp.org under "Legal Notices" for file information. By order of the Monclova Twp Board of Zoning Appeals
#670323

**PROOF
OF AD**
09/24/25

THE BLADE

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

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: 670323
Account: 101003
Name:
Company: MONCLOVA TOWNSHIP
Address: 4335 ALBION ROAD
MONCLOVA, OH 43542
Telephone: (419) 865-7862

Description: Monclova Township - Tuesday, October
Run Dates: 10/02/25 to 10/02/25
Class: 10
Orig User: CALFARO
Taken On: 09/24/25
Placed By: KATHLEEN KUNS
Lines: 23
Col x Depth: 1 x 2.042
Ad Cost: \$100.32

For any questions concerning your ad please contact:
Christina at calfaro@toledoblade.com

or Call (419) 724-6347

Legal Notice

Monclova Twp

Tues ~~Monday~~, October 14, 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 9.2 B of the Zoning Resolution; applicant is requesting

To allow an accessory building in the front yard.

at 7326 Cedar Rd. (address) Rd.;

Applicant: Britt Schermerhorn / 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**

[Home](#) [Property Search](#) [County Website](#) [Contact Us](#)[Address](#) [Owner](#) [Parcel Number](#) [Assessor #](#) [Advanced](#) [County Map](#) [Multi-Year Search](#)**Summary**

Map

Pictometry**Transfers****Values****Residential Attributes****Commercial Attributes****Outbuildings****Land****Remarks & Splits****Parcel Projects****Current Taxes****Tax Distribution****By Fund****By Fund & Levy****Prior Taxes****Special Assessments****Payments****Levy Estimator****Prior Specials****Pro # Inquiry****CAUV****Agriculture****Forest****Mylar Tax Map****Photos****Sketch****Manufactured Home
(MH_OH)****Manufactured Home
(MH_EQ)****Rental Registration****BOR/Appeals****PARCEL ID 3825884****MARKET AREA: 2706R****SCHERMERHORN RONALD L (TR) OF THE RONALD L****TAX YEAR: 2025**