



Monclova Township

4335 Albon Road, Monclova, Ohio 43542

TEL 419-865-7862 FAX 419-865-8481 www.monclovatwp.org

Legal Notice

Monclova Twp
Monday, March 9, 2026, 5:30 PM
Meeting Room, 4335 Albon Rd.

Monclova Twp Board of Zoning Appeals has scheduled a public hearing to consider a variance to Section 9.15A of the Monclova Township Zoning Resolution to accommodate a swimming pool in the front and side yard due to topographic issues. Subject Location: 5409 Jerome Road; Applicant: Dan Grosshedl

Text & map of these requests are on file in the Zoning Office, 4335 Albon Road; office Hours: Mon 12-4, Tues-Fri 8-4; office: 419-865-7857; or under "Legal Notices" at monclovatwp.org.

By order of the Monclova Twp Board of Zoning Appeals

MONCLOVA TOWNSHIP

INTER-OFFICE

MEMO

To: Board of Zoning Appeals
Cc: Kathleen Kuns
From: Eric Wagner
Date: 2/19/26
Re: Request for a variance at 5409 Jerome Rd.

Dan Grosschedl of 5409 Jerome Rd. is requesting a variance to allow a 16'x32' foot inground pool to be placed in his front and side yard as opposed to the required rear yard. The reason for the variance request is topographic conditions in the back yard including an existing retention pond for his subdivision. He has included a conceptual site plan showing the location of the proposed pool.

MONCLOVA TOWNSHIP ZONING

APPEAL APPLICATION

Date: 2-19-26

APPLICANT

Name: DAN GROSSCHEDL Agent: _____

Address: 5409 JEROME ROAD _____

MAUMEE, OH 43537 _____

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

Due to an odd shaped lot, location of existing utilities & existing pond, we are requesting approval to install an inground pool in a side yard location as presented on plot plan.

Address: 5409 (5419) JEROME ROAD, MAUMEE, OHIO 43537

Corrective Action Proposed: we are asking to install & locate an inground pool in side yard due to shape of lot & location of pond.

Appellant: Dan Grosschedl Date: 02/19/2026

Accepted by and filed with the Board of Zoning Appeals:

Li Date: 2-19-26

FALLEN TIMBERS LANE

1/2" = 10'

LOT 12

Total Property Area
57,012 sqft
or 1.309 Acres

Concrete Deck
Approx 191 Sqft

Utility Easement

Private Driveway

SPRINKLER NOT-CLOSED

Pond Easement
Calculated Area
3952 sq ft

EXISTING POND

UTILITY
EASEMENT

UTILITY
EASEMENT

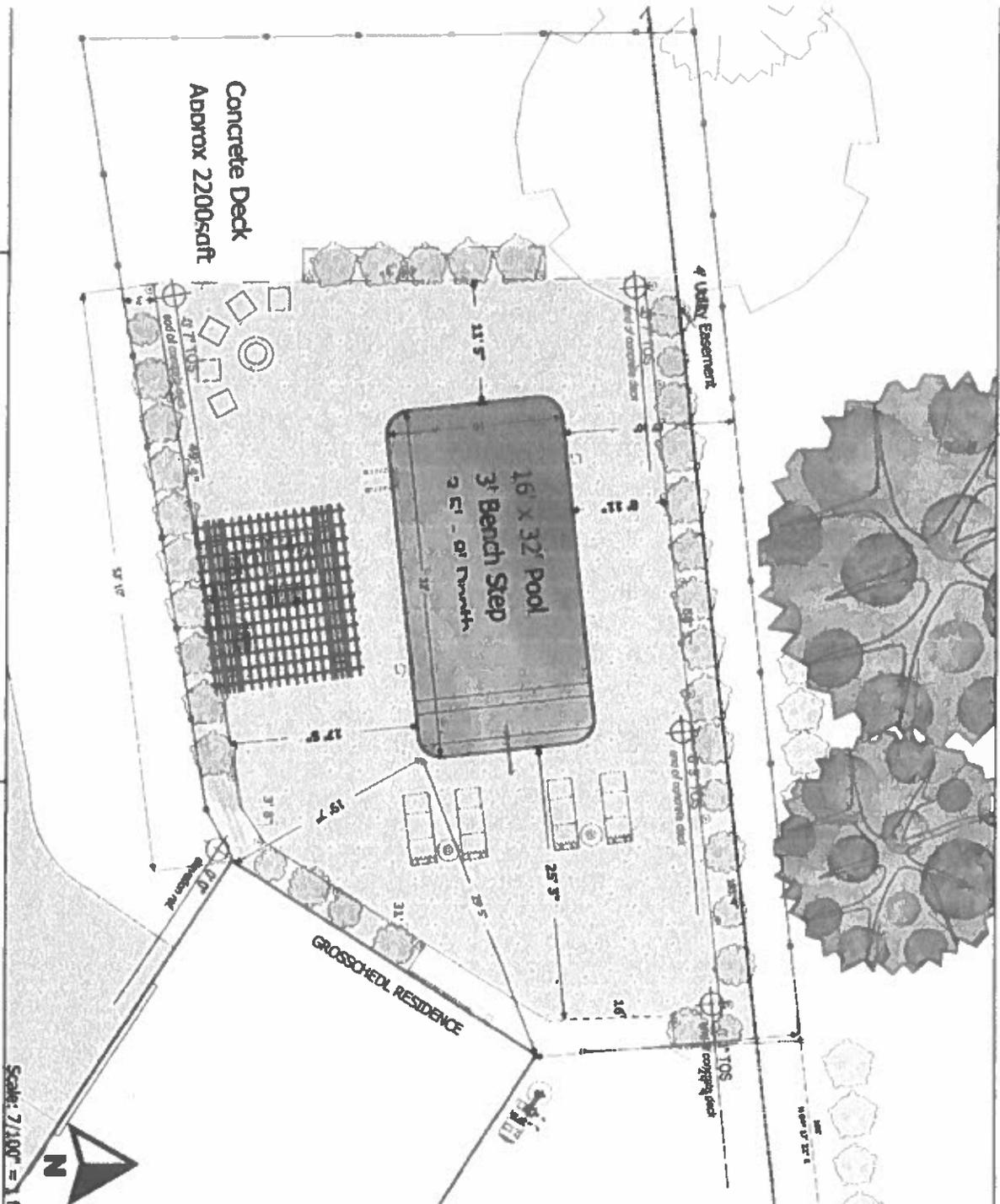
1/2" = 10'



Perfect 10
POOLS INC.

Client: Dan & Kristen Grosschedl
Client Email: kgrosschedl7@gmail.com
Client Phone: (419) 481-9058
Address: 5419 Jerome Rd
City: Maumee
State/Province: OH
Zip/Postal Code: 43537
Designer Name: EDUARDO MARROQUIN III





Pool Specs

Perimeter: 92.7' Area: 588
 Envelope: 32x16 RTNS: 2
 Depth: 3.5-8' Lights: 1
 Drains: 0 P.C.:
 Skim: 2
 Dig Type: Excavation Volume: 12,500 gal.
 Spillover Length(s): N/A
 Coping Material: 2" Gray
 Interior Finish:
 Notes: 3' Bench Step

Spa Specs

Perimeter: Area:
 Jets: Height:
 Lights: RTNS:
 Drains: Spillover Length(s):
 Coping Material:
 Interior Finish:
 Notes:

Deck Specs

Perimeter: Area: Approx 2200sqft
 Coping Area: N/A
 Coping Material: N/A
 Surface Material: Concrete, Gray
 Tread: Riser:

NOTES:

Equipment

Pump: Salt System
 Filter: Remote
 Heater: Sanitizer
 Cleaner: Blower
 Pool Light: Fill Line:
 Spa Light: Other:
 Other:
 NOTES:

Approval

I/we (the undersigned) have reviewed this plan and approve it as correct within reasonable tolerance. I/we understand that any changes made to a shape or to a location may delay the project and/or result in additional cost.

X

Perfect 10 POOLS INC.
 Project Name: Grosschedl
 Client Name: Dan & Kristen Grosschedl
 Client Email: kgrosschedl7@gmail.com
 Client Phone: (419) 461-9058
 Address: 5419 Jerome Rd
 City: Maumee
 State/Province: OH
 Zip/Postal Code: 43537
 Designer Name: EDUARDO MARROQUIN III





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: 3885097
MARKET AREA: 2710R
GROSSCHEDL DAN EL R & KRISTEN M
TAX YEAR: 2028

