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Monclova Township Board of Zoning Appeals

Summary for May 11, 2026

The meeting commenced with the Pledge of Allegiance to the Flag at 5:30 PM led by Chair Doug Stanton.

Roll Call:

Present: Board Member Stanton, Board Member Limes, Board Member Ross, Board Member Ballmer, Board Member Stewart

Staff Members Present: Zoning Administrator Eric Wagner and Recording Secretary/Support Staff Kathleen Stewart Kuns

Record of Proceedings:

MOTION: Limes moved to approve the March 9, 2026 minutes as submitted by Recording Secretary.

SECOND: Ballmer

Yes: Stanton, Limes, Ross, Ballmer, Stewart

Public Hearing:

Public hearing public hearing to consider a variance to Section 9.15A of the Monclova Township Zoning Resolution to accommodate a swimming pool in the side yard due to topographic issues.

Subject Location: 7155 Coder Road; Applicant: Ahmed Zakeri.

Chair Doug Stanton called upon Zoning Administrator Wagner to review the case.

Wagner stated the following: Property owner want 16x28 pool in side yard. Topographic conditions such as elevation challenges and ravine.

Gillian Ziehr, Hawaiian Pools, was sworn in and gave topographical details for needed side yard placement at 7155 Coder. She believes that the proposed location is most reasonable and still gives distance from neighboring homes and is away from property lines. Current garage was formerly the enclosed pool house. Requested use is consistent with historical use on property.

Chair Stanton called for questions from the Board. Ballmer asked Wagner: If the converted garage was not connected to house with breezeway, we wouldn't be here. It could have been approved administratively, correct? Wagner answered in the affirmative.

Stanton asked Ziehr to elaborate on history. Ziehr: past history, there was an enclosed swimming pool with a breezeway. That structure was converted into a garage.

Homeowner Zakeri was sworn in. Zakeri stated that the pool would be hidden. It will be surrounded by woods, existing fence. which they thought was practical. Per Limes inquiry, applicant noted that at the time they converted the pool house, there was a need for additional garage space, therefore the pool was removed.

Stanton called for those who opposed the change to come forward.

Deborah Driscoll, 3850 Secluded Ravine, was sworn in. Appreciated opportunity to speak and for notice. Oppose request due to noise, location will result in more noise, specifically noting pumps and pool noise. Driscoll believes the change would alter the neighborhood's character. Secluded Ravine is private. High activity amenity is not compatible with neighborhood. Slope of

1 rear yards ensures harmony with nature. No one has fences. Commented on conservation
2 easement in her neighborhood. Believes it will impact seven lots. The hardship is self-created.
3 Had an existing indoor pool which he removed.

4 Ballmer asked about stated “conservation easement.” Wagner commented on topography of
5 Driscoll’s subdivision property. Very limited activity in that area. Wagner commented that it is
6 on the subdivision, not Coder Road property.

7 Stanton called for questions or comments.

8 Stanton called for anyone else in opposition to the request to come forward.

9 Tom Neundorfer, 3830 Secluded Ravine, was sworn in. Neundorfer stated that he has lived on
10 the court for 23 years; very secluded. Opposes change.

11 Zakeri came forward and commented on noise concern, stating that the pool equipment is inside
12 a building. Wife and him live by themselves and assured attendees that they are not going to be
13 making a level of noise that would be concerning. If not for breezeway, the pool permit would
14 have been approved without hearing. Technically behind the house. At the time of pool removal
15 there was no desire for the amenity, however there is a need for water therapy.

16 There being no further testimony before the Board, Stanton moved to close that portion of the
17 hearing that accepts testimony. Stewart seconded the motion.

18 Yes: Stanton, Limes, Ross, Stewart, Ballmer

19 Stanton inquired if the Board had any additional information to discuss or present.

20 Board Member Jeff Ballmer stated the following Finding of Facts: If not for the breezeway, this
21 hearing would not be necessary. Section 9.15A states that swimming pools shall not be permitted
22 in a side or front yard in an A/R or R district. The existing house and garage are located closer to
23 the rear of the property line. There is a significant drop in elevation from the rear of the house to
24 the rear property line. The Board has looked at a couple of these situations recently. Constructing
25 a retaining wall behind the house to support a pool might be cost prohibitive, as well as difficult
26 for construction.

27 Variances are granted by the Board of Zoning Appeals through Section 16.2 C and there are five
28 criteria that we look at in Section 16.2C:

29 1. This property has unique physical conditions that would prevent the pool from being
30 constructed in accordance with the requirements of section 9.15 A (rear yard).

31 2. There is no possibility that the property can be developed in strict conformity with section
32 9.15 A.

33 3. The applicant did not really create an unnecessary hardship.

34 4. The variance, if authorized, will not alter the essential character of the neighborhood in which
35 the property is located.

36 5. The variance, if authorized, will represent the minimum variance that will afford relief.

37 Ballmer moved to grant a variance to Section 9.15 A of the Monclova Township Zoning
38 Resolution to allow a swimming pool in the side yard of the property located at 7155 Coder
39 Road, subject to the other requirements of Section 9.15A.

40 Seconded by Stewart.

41 Yes: Stanton, Limes, Ross, Stewart, Ballmer

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1 **Adjournment:**

2 MOTION: Stanton moved to adjourn.

3 SECOND: Ross

4 Yes: Stanton, Limes, Ross, Ballmer, Stewart

5 Motion unanimously passed.

6 Respectfully Submitted:

7 Kathleen Stewart Kuns, Recording Secretary

8 Accepted by:

9 _____

10 Doug Stanton

Darrel Limes

11

12

13 _____

14 Michelle Hudson Ross

Jeff Ballmer

15

16 _____

17 Keith Stewart

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19 Roll calls taken in random order. Official minutes will display signatures. This meeting was electronically recorded. Audio is available at
20 monclovatwp.org during that same calendar year. Also on file in the Office of the Fiscal Officer in accordance with the township's Records
21 Retention Schedule.

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