

MONCLOVA TOWNSHIP ZONING

APPEAL APPLICATION

Date: 5-31-2023

APPLICANT

Name: Mark and Cindy Martin

Agent: James E Moline Builders Inc

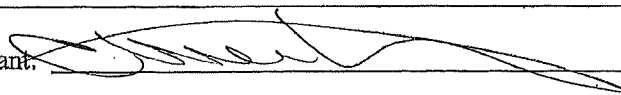
Address: 7505 Creek Ridge Dr
Maumee, OH 43537

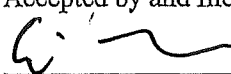
I or we, the undersigned, owners of the following described property, do hereby request appeal of the following action/order:

We are seeking approval for the location of the pool. The attached drawing shows an overview of the property to demonstrate how the pool is positioned behind the house in a way that will keep it shielded from view from all angles. The pool cannot be moved further back to start past the pool garage as it would be down in a ravine. The master bedroom suite on the left side as well as the woods will keep the pool hidden from view on that side. The garage and garage shop actually offer a better situation for both the homeowners and the neighbors as it will keep the pool completely from view on the right side of the property as well. Furthermore the pool is located directly behind the house. We believe the spirit of the zoning regulations for Monclova Township is to make sure pools do not end up in front or side yards or become something that inhibits the quality of the surrounding properties. This pool positioning will be a better situation for accomplishing this purpose than a house on a corner lot of a subdivision which will always have a pool completely visible when it is placed in the backyard. Furthermore, with the ravine in the back, there is not any way to push the pool deeper on the property and even if this were possible it would actually further expose the pool to neighbors.

Address: 7505 Creek Ridge Dr. Maumee, OH 43537

Corrective Action Proposed: We wish to be granted the approval to proceed with a pool located as drawn in the plans provided and as seen within the plot plan attached.

Appellant:  Date: 6-1-2023

Accepted by and filed with the Board of Zoning Appeals:  Date: 6-16-23



Fire Chief

MONCLOVA TOWNSHIP FIRE/RESCUE

Fire Prevention Bureau

4395 Albon Road Monclova, Ohio 43542

Office: 419-865-9423 Fax:419-865-8481

www.monclovatwp.org

June 21, 2023

Mr. Eric Wagner
Monclova Township Zoning Administrator
4335 Albon Rd.
Monclova, Ohio 43542

Ref: 7505 Creek Ridge Dr- Variance

Mr. Wagner,

I have received the request for review of a variance of a pool location at 7505 Creek Ridge, namely the property of Mark and Cindy Martin. The Monclova Township Fire Prevention Bureau has no response regarding this property as it is outside the jurisdiction of the Ohio Fire Code. Should this property have a change in primary use in the future, to meet the requirements of a business, adoptive or foster care, and/or home daycare, they will need to meet the requirements set forth by the Fire Code at that time. Thank you for the opportunity to review this property.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Bockelman", with a long horizontal line extending to the right.

Scott Bockelman, FSI, CFEI
Captain- Fire Prevention Bureau
Monclova Township Fire Department

CYNTHIA M MARTIN TRUSTEE OF THE CYNTHIA
M MARTIN TRUST
PO BOX 2427
WHITEHOUSE, OH 43571

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WHITEHOUSE, OH 43571

BRIAN A KAUFMAN TRUSTEE ON BEHALF OF THE
BRIAN A KAUFMAN TRUST
7659 SIOUX RIDGE DR
MAUMEE, OH 43537

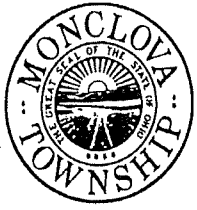
BRIAN A KAUFMAN TRUSTEE ON BEHALF OF THE
BRIAN A KAUFMAN TRUST
7659 SIOUX RIDGE DR
MAUMEE, OH 43537

GEORGE L JR & LISA E BUKOVINSZKY
3973 TIMBER VALLEY DR
MAUMEE, OH 43537

JOEL J & BENET S RUPP (ORSURVTC)
3963 TIMBER VALLEY DR
MAUMEE, OH 43537

STEPHEN E & KAREN K WEIDNER CO-TRUSTEES
7513 CREEK RIDGE DR
MAUMEE, OH 43537

RUSSELL & KAYLA MAXON ORSURVTC
4816 CARSKADDON AVE
TOLEDO, OH 43615



Monclova Township Zoning

4335 Albon Road

Monclova Ohio 43542

419-865-7857 FAX 419-865-8481

www.monclovatwp.org

June 21, 2023

Mr. Doug Holland
Monclova Township Maintenance Supervisor
4650 Keener Rd.
Monclova, Ohio 43542

REF: Variance request for an in ground pool 7505 Creek Ridge Dr.

Dear Mr. Holland,

The applicants Mark and Cindy Martin are requesting a variance to build an in ground pool at 7505 Creek Ridge Dr. The reason they require a variance is due to having a ravine in back of their future home. If granted this variance would allow the pool to be built in the courtyard of the house as opposed to being in back of the house.

Again thank you for your review of this project. Your comments are appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Wagner".

Eric Wagner
Zoning Administrator
Monclova Township

Eric Wagner

From: Douglas Holland
Sent: Thursday, June 22, 2023 6:16 AM
To: Eric Wagner
Subject: RE: Variance Request for Pool

Eric,
I have no objections to allowing the variance request for a pool at 7505 Creek Ridge Dr.

*Douglas Holland II
Monclova Township
Maintenance Superintendent / Cemetery Sexton
(419) 878-6942*

Notice: Subject to certain statutory exceptions, most written communication to or from Monclova Township officials/employees regarding township business are public records under Ohio law. Therefore, this e-mail communication may be subject to public disclosure pursuant to a public records request.

From: Eric Wagner <ewagner@monclovatwp.org>
Sent: Wednesday, June 21, 2023 2:56 PM
To: Douglas Holland <dholland@monclovatwp.org>
Subject: Variance Request for Pool

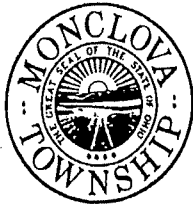
Doug,

Please see the attached materials for a variance request for a pool at 7505 Creek Ridge Dr.

Thank You

Eric Wagner
Monclova Township Zoning Administrator
419-865-7857
4335 Albon Road
Monclova, OH 43542

Notice: Subject to certain statutory exceptions, most written communication to or from Monclova Township officials/employees regarding township business are public records under Ohio law. Therefore, this e-mail communication may be subject to public disclosure pursuant to a public records request.



Monclova Township Zoning

4335 Albon Road

Monclova Ohio 43542

419-865-7857 FAX 419-865-8481

www.monclovatwp.org

June 16, 2023

Scott Bockelman
Captain, Fire Prevention Bureau
4395 Albon Rd.
Monclova, Ohio 43542

REF: Variance request for an in ground pool 7505 Creek Ridge Dr.

Dear Captain Bockelman,

The applicants Mark and Cindy Martin are requesting a variance to build an in ground pool at 7505 Creek Ridge Dr. The reason they require a variance is due to having a ravine in back of their future home. If granted this variance would allow the pool to be built in the courtyard of the house as opposed to being in back of the house.

Again thank you for your review of this project. Your comments are appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Wagner".

Eric Wagner
Zoning Administrator
Monclova Township

Back of pool at top of hill will be roughly around here






Back of pool is this way before the property drops significantly

**Back of pool
located behind this
drop off**

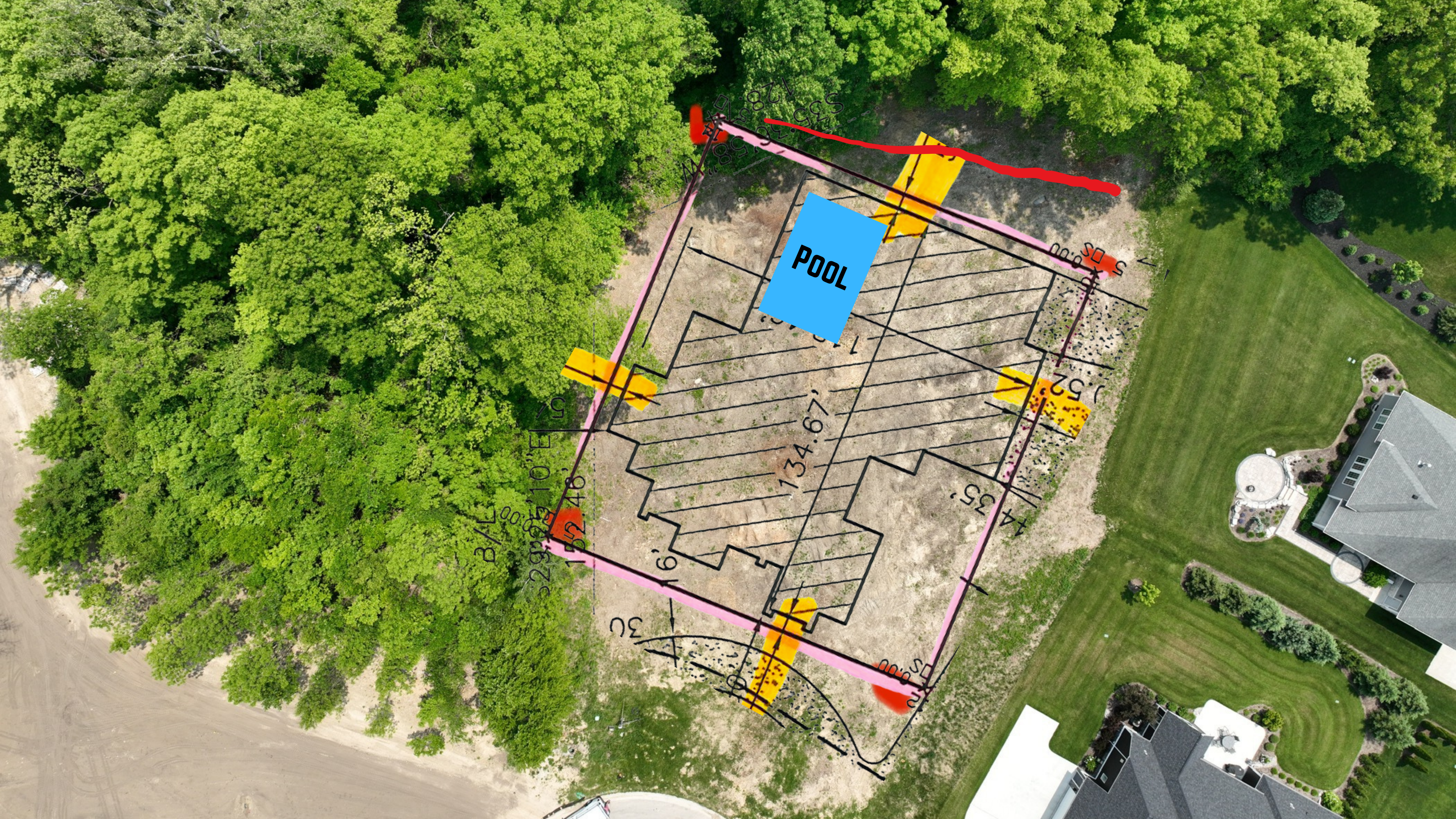




Red line shows approximately where the drop off starts shortly after the back of proposed plot plan.

Woods to left as well as house will block all views of pool.

Garage/pool house on right will shield all views from neighbors



POOL

B/L
299.23', 10" E
152.48'

134.67'

43.35'

3C

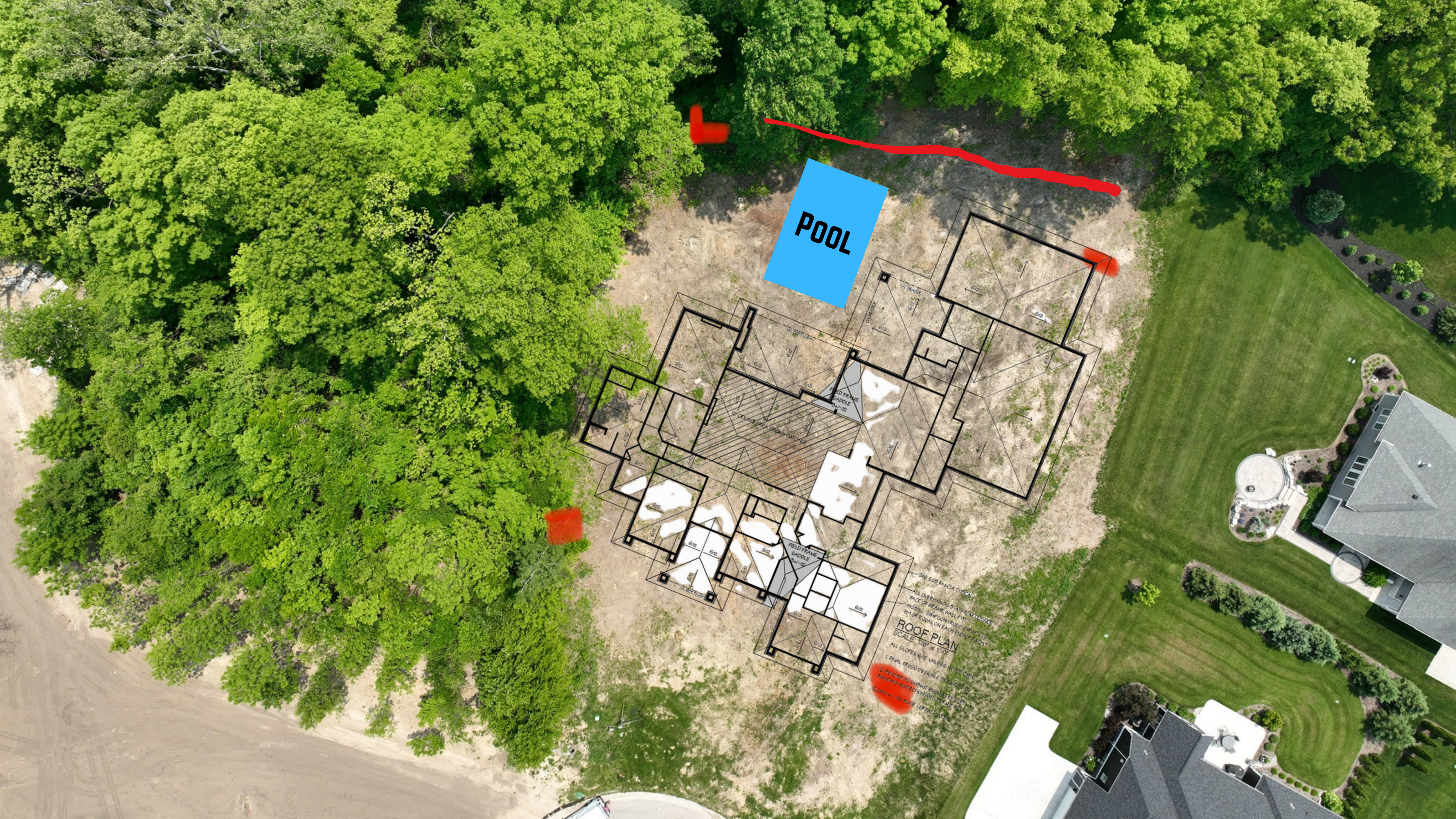
16'

S 35

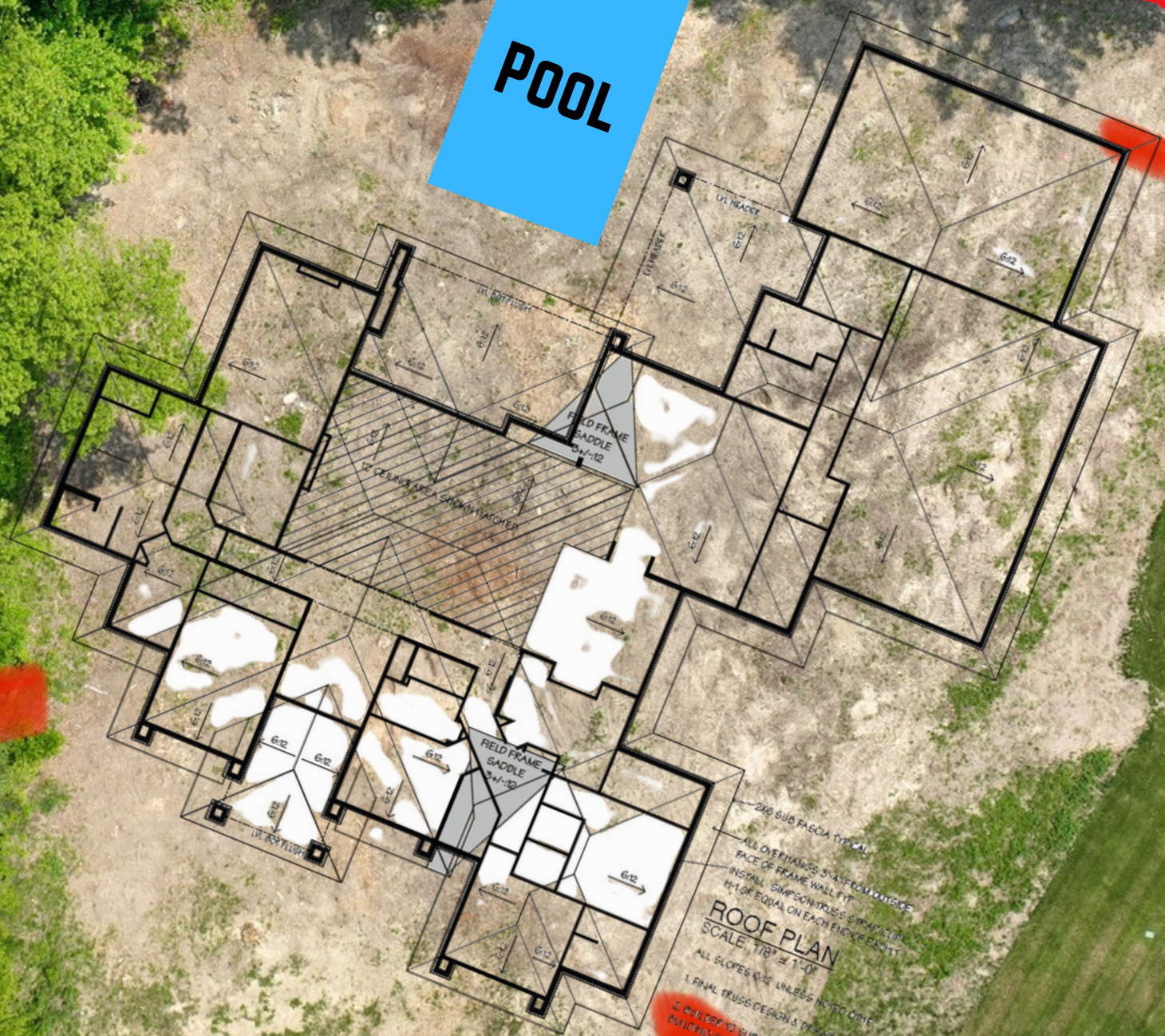
S 35

S 35

S 35
128.58'



POOL

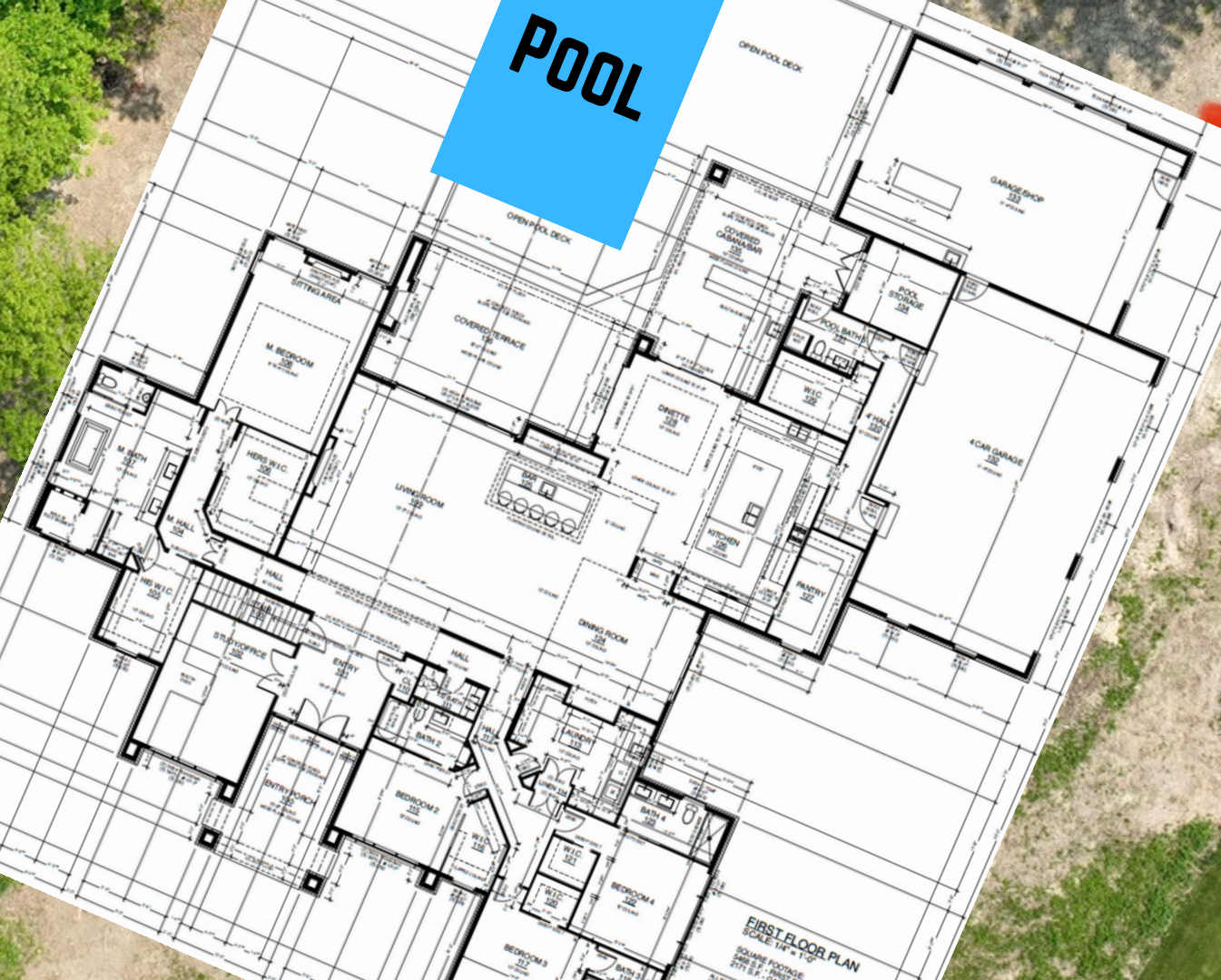


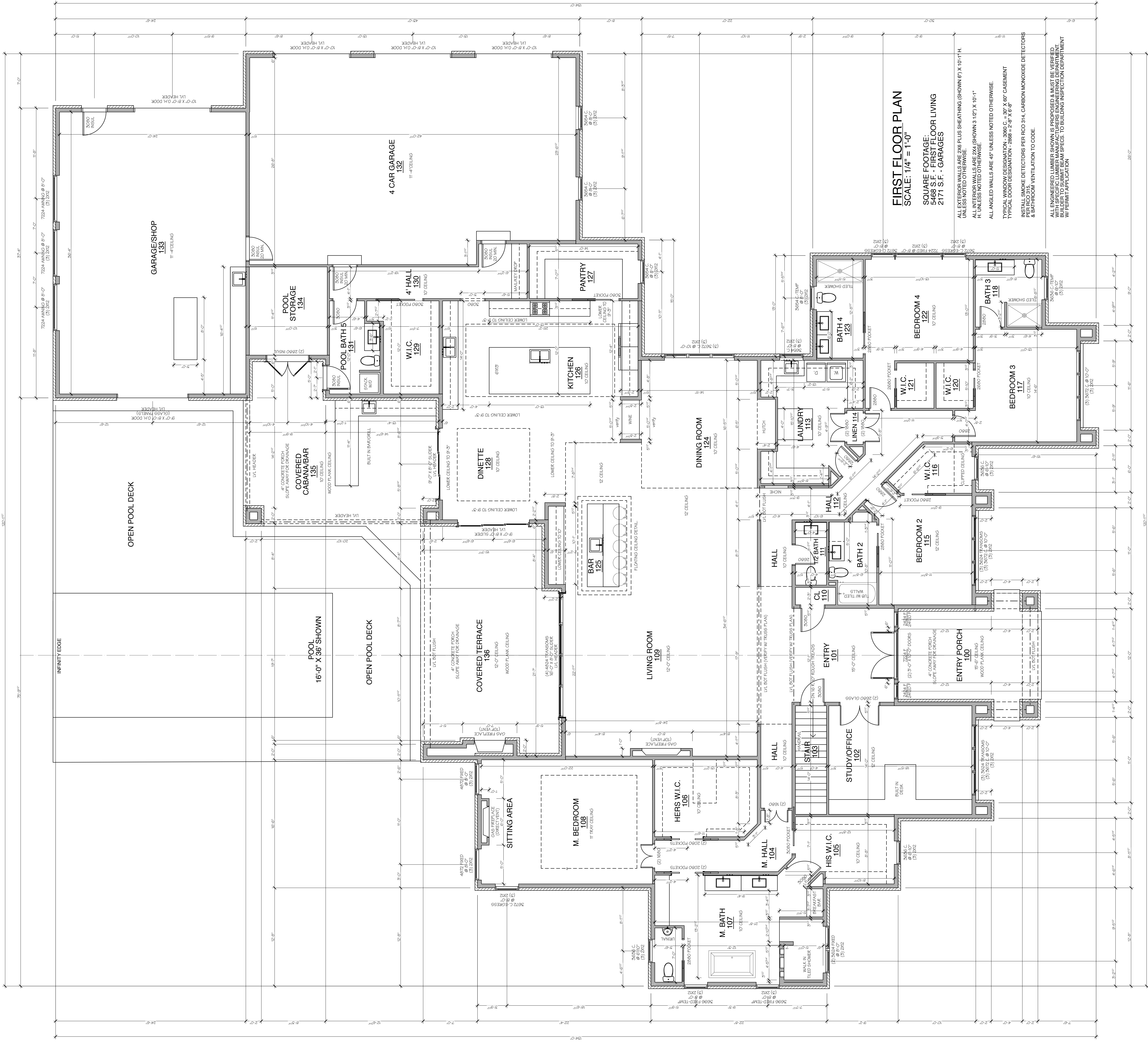
200 SUB FACIA TYPICAL
ALL OVERHANGS 5'-0" FROM FINISH
FACE OF FRAME WALL TYP.
INSTALL SWAG TRUSSES SPACED
11'-0" EQUAL ON EACH END OF GABLE
ROOF PLAN
SCALE: 1/8" = 1'-0"
ALL SLOPES 6/12 UNLESS NOTED OTHERWISE
1. FINAL TRUSS DESIGN & DIMENSIONS TO
2. CHECK TO SLOPE PERMIT DISCREPANCY
3. ALL CORNERS TO BE CUT WITH 45° MITER
4. ALL ROOF EDGES TO BE FINISHED



POOL

FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"
SQUARE FOOTAGE
LIVING ROOM 1,200
KITCHEN 1,000
BATH 1,000
GARAGE 1,000

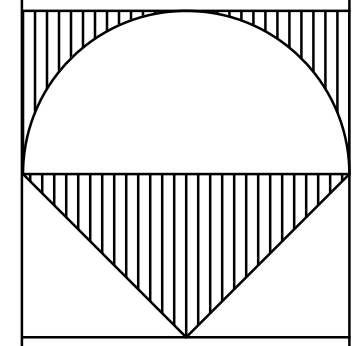




FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:
 5468 S.F. - FIRST FLOOR LIVING
 2171 S.F. - GARAGES

ALL EXTERIOR WALLS ARE 2X6 PLUS SHEATHING (SHOWN 6" X 10" 1" H. UNLESS NOTED OTHERWISE.)
 ALL INTERIOR WALLS ARE 2X4 (SHOWN 3 1/2" X 10" 1" H. UNLESS NOTED OTHERWISE.)
 ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.
 TYPICAL WINDOW DESIGNATION - 3060 C. = 30" X 60" CASEMENT PER ICC 315.
 INSTALL SMOKE DETECTORS PER ICC 314, CARBON MONOXIDE DETECTORS & BATHROOM VENTILATION TO CODE.
 ALL ENGINEERED LUMBER SHOWN IS PROPOSED & MUST BE VERIFIED WITH SPECIFIC LUMBER MANUFACTURERS ENGINEERING DEPARTMENT. VERIFY ALL DIMENSIONS WITH LUMBER MANUFACTURER'S SPECIFICATIONS. VERIFY ALL PERMITS/APPLICABLE.



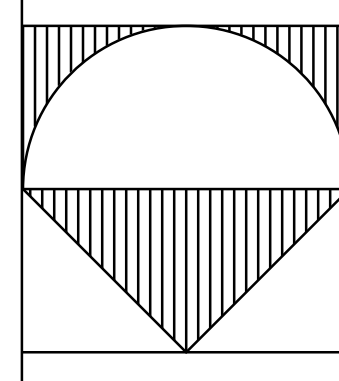


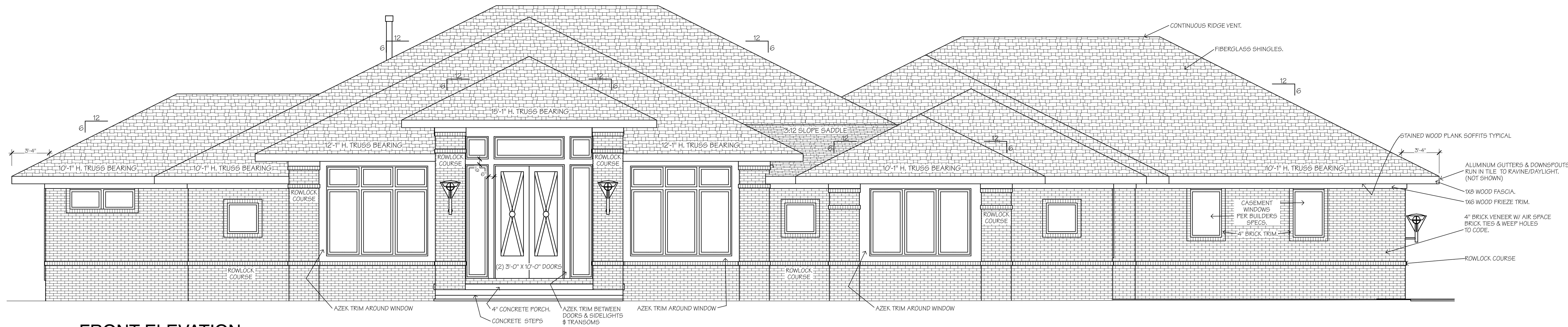
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

1747 - BASEMENT AREA, 1001 S.F. - FINISHED

- THE FOUNDATION DESIGN IS BASED UPON THE FOLLOWING ASSUMPTIONS:
1. PRECONS TRUCK AND TOPPED WATER TABLE IS 1'-6" BELOW THE BOTTOM OF FOOTING.
 2. BOTTOM OF FOOTING IS 1'-0" BELOW FINISH GRADE AT THE SITE IS PREDOMINATELY:
 3. COURSE SAND OR GRAVEL.
 4. FINE SAND OR SILT.
 5. FINE SAND OR SILT.
 6. X CLAY AND SAND OR SILT.
 7. OTHER.
- FOOTING SHALL BE ENCOUNTERED THE FOOTING AND FOUNDATION SHALL BE INSPIRED FOR PROPER SUPPORT PER LOCAL CODES.

STRUCTURAL DESIGN NOTES:
 MANUFACTURED LVL BEAMS SPECIFICATIONS ARE AS FOLLOWS - DESIGN LIVE LOAD DEFLECTION L/800 MIN.
 MANUFACTURED LVL BEAM SPECIFICATIONS ARE AS FOLLOWS - DESIGN LIVE LOAD DEFLECTION L/720
 SPECIFICATIONS FOR STEEL BEAM - DESIGN BENDING STRESS - $F_b = 50$ KSI
 SPECIFICATION FOR STEEL COLUMNS - 3" DIAMETER SCHEDULE 40 MIN.

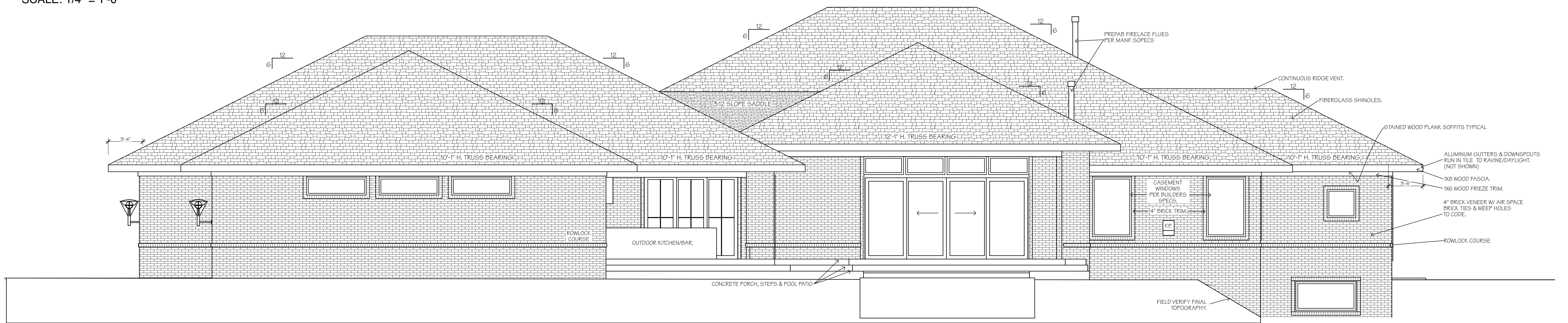




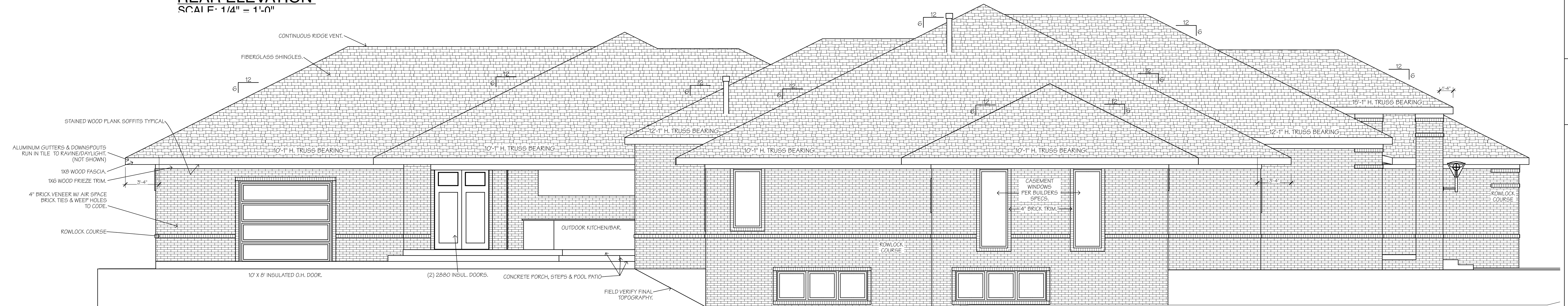
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

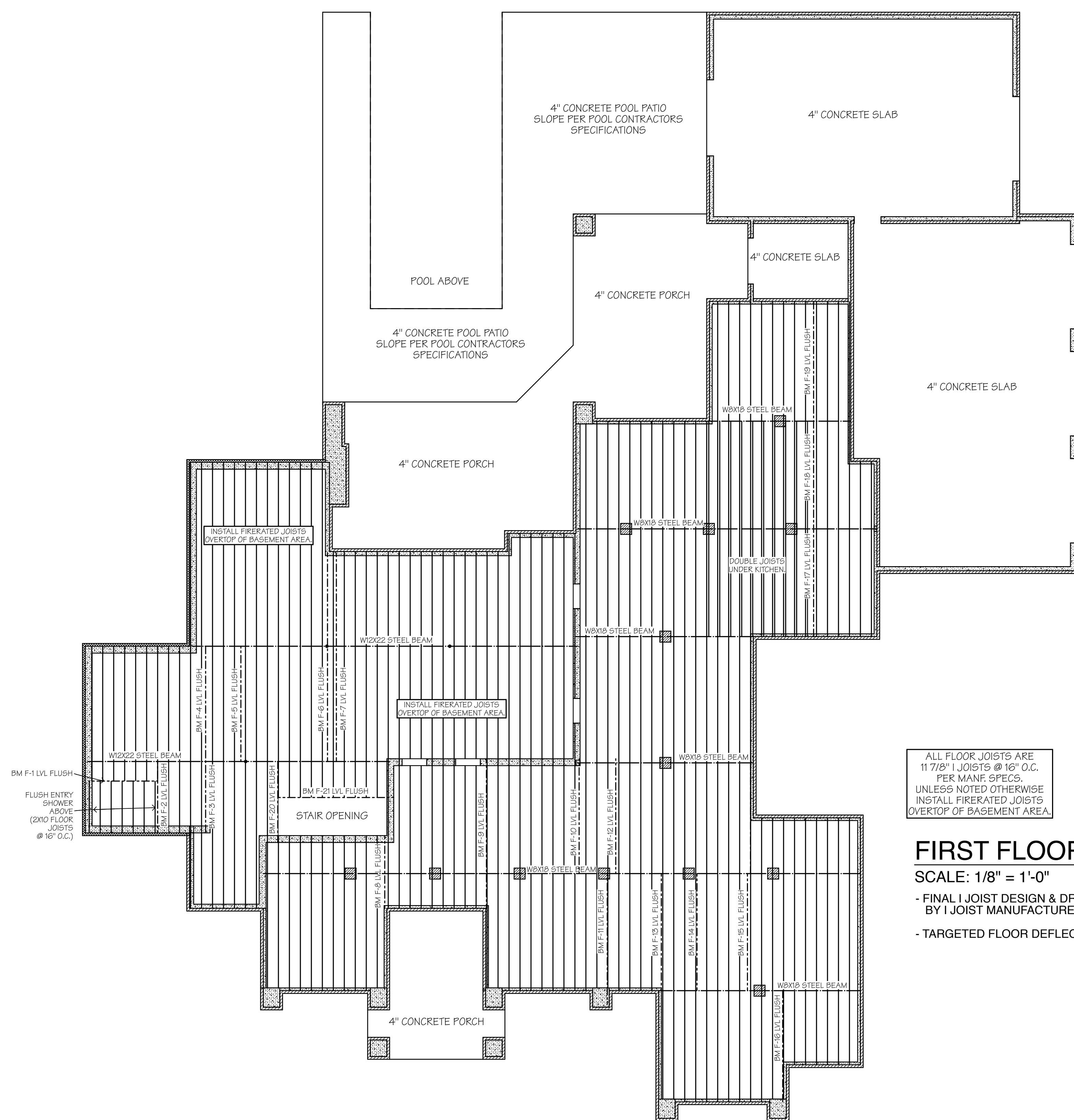
KIME DESIGN LLC
4730 W. BANCROFT UNIT 1
TOLEDO, OHIO 43615
419-292-0131

DATE: 4-25-23
NUMBER: 22316

JOB: **MARTIN RESIDENCE**
TITLE: **ELEVATIONS**

SHEET:

3



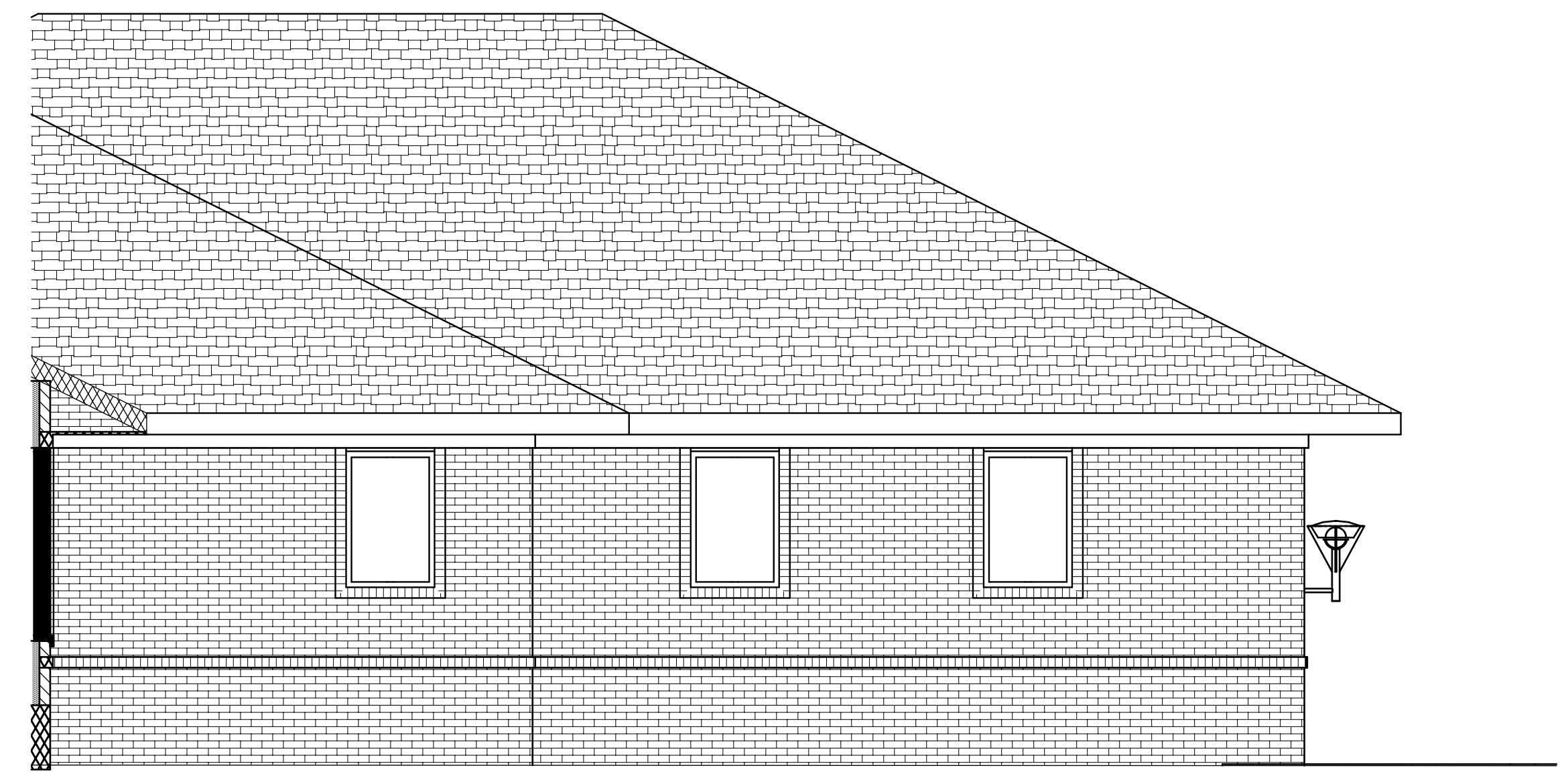
ALL FLOOR JOISTS ARE
1178" I JOISTS @ 16" O.C.
PER MANF. SPECS.
UNLESS NOTED OTHERWISE
INSTALL FIRE-RATED JOISTS
OVERTOP OF BASEMENT AREA.

FIRST FLOOR FRAMING PLAN

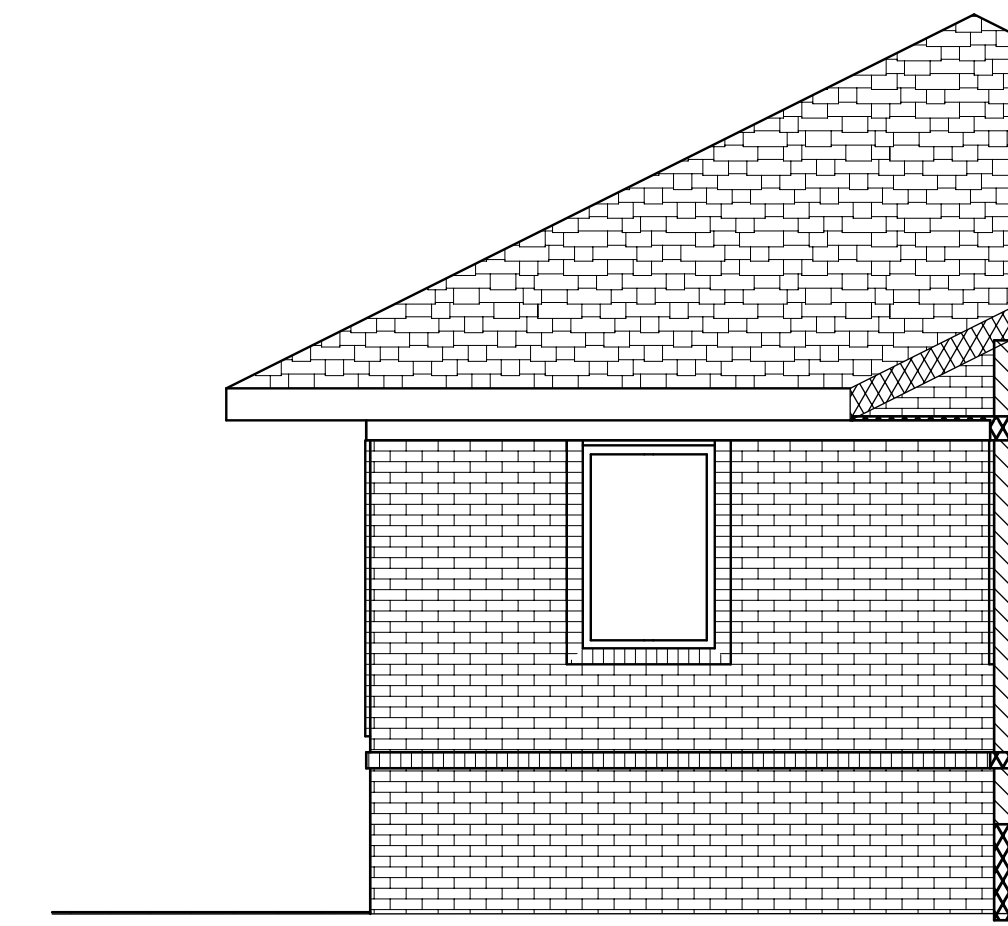
SCALE: 1/8" = 1'-0"

- FINAL I JOIST DESIGN & DRAWINGS
BY I JOIST MANUFACTURER

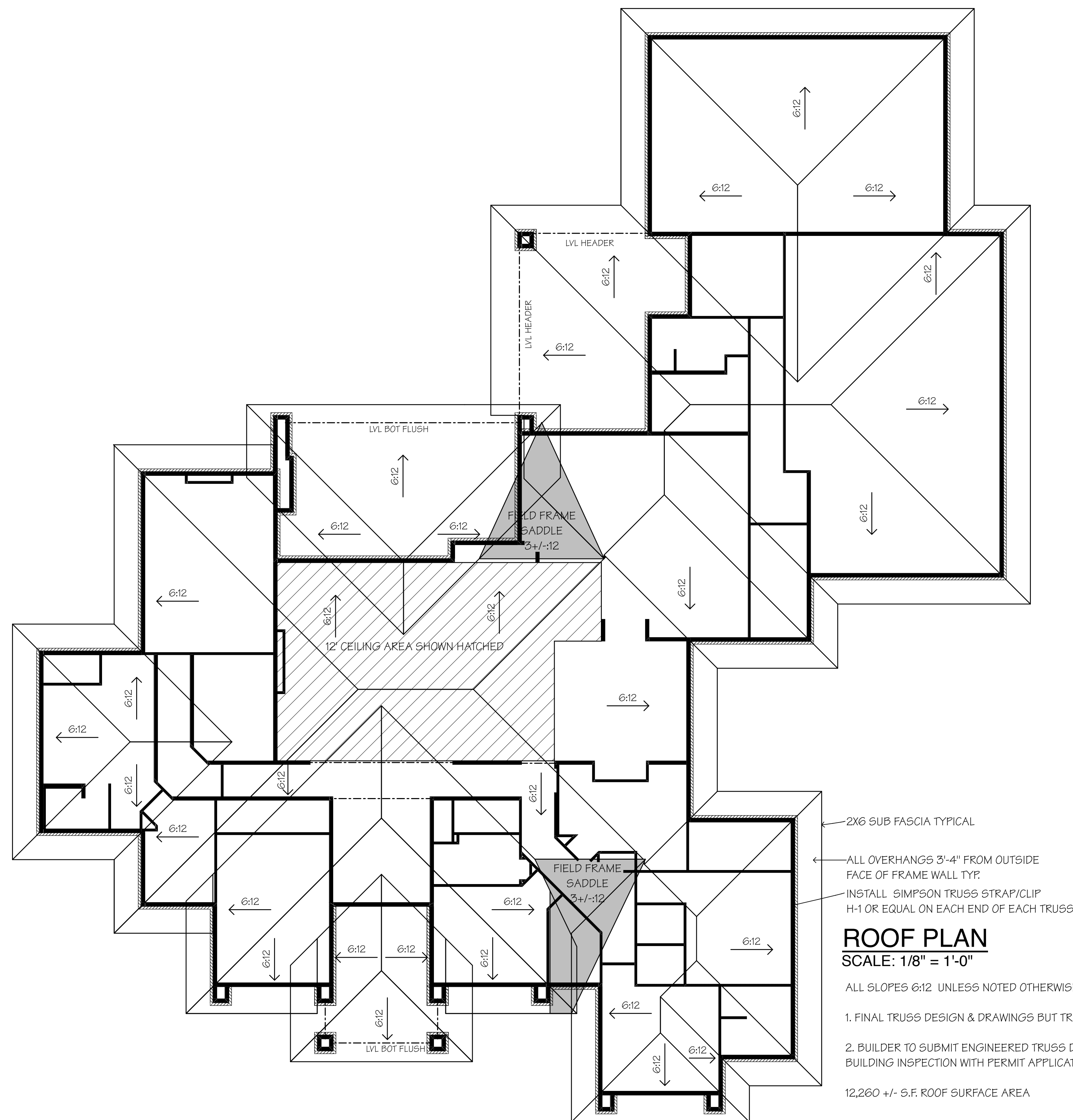
- TARGETED FLOOR DEFLECTION DESIGN L/720



FRONT ELEVATION 2
SCALE: 1/4" = 1'-0"



REAR ELEVATION 2
SCALE: 1/4" = 1'-0"



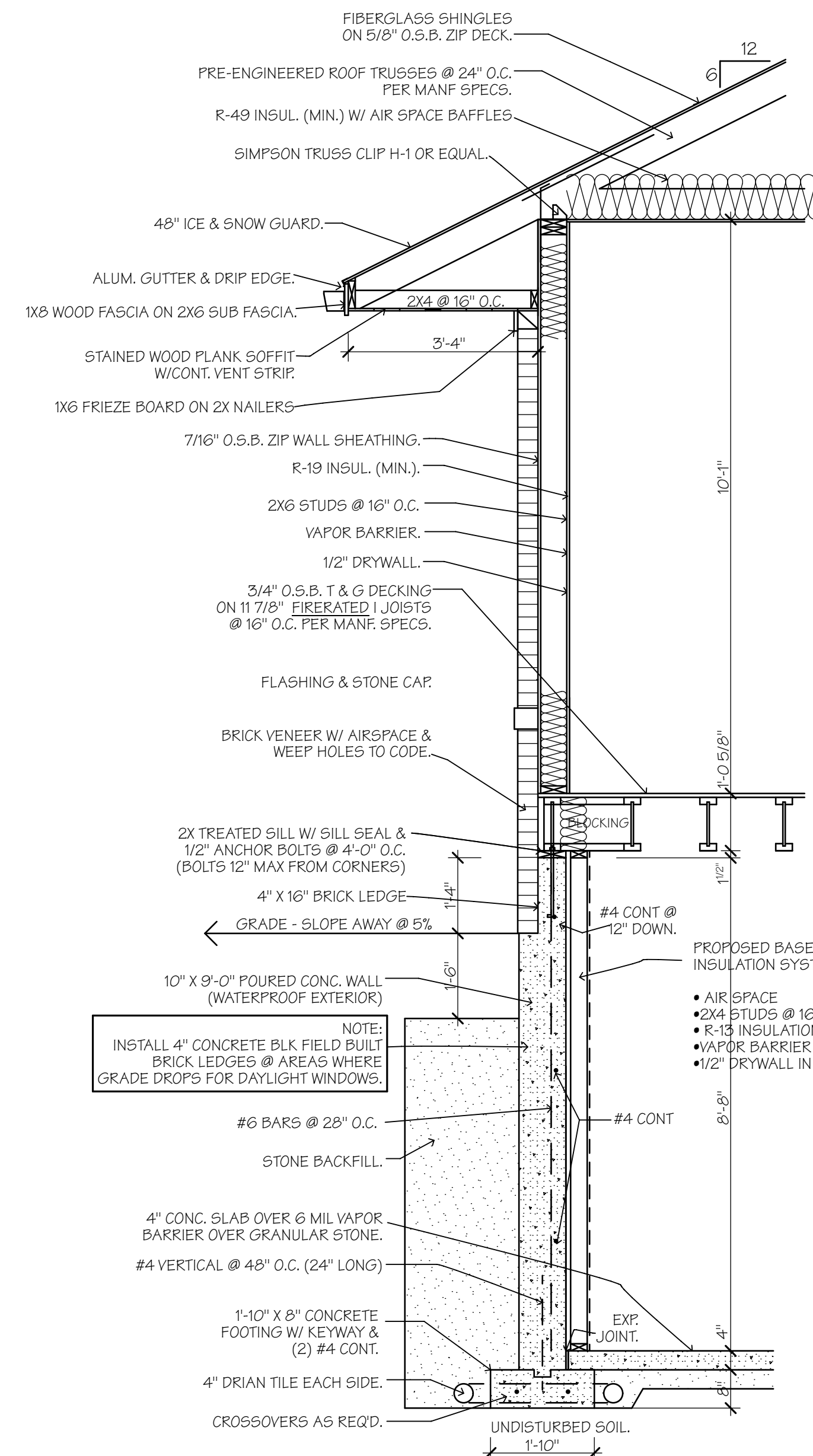
ROOF PLAN

SCALE: 1/8" = 1'-0"

ALL SLOPES 6:12 UNLESS NOTED OTHERWISE

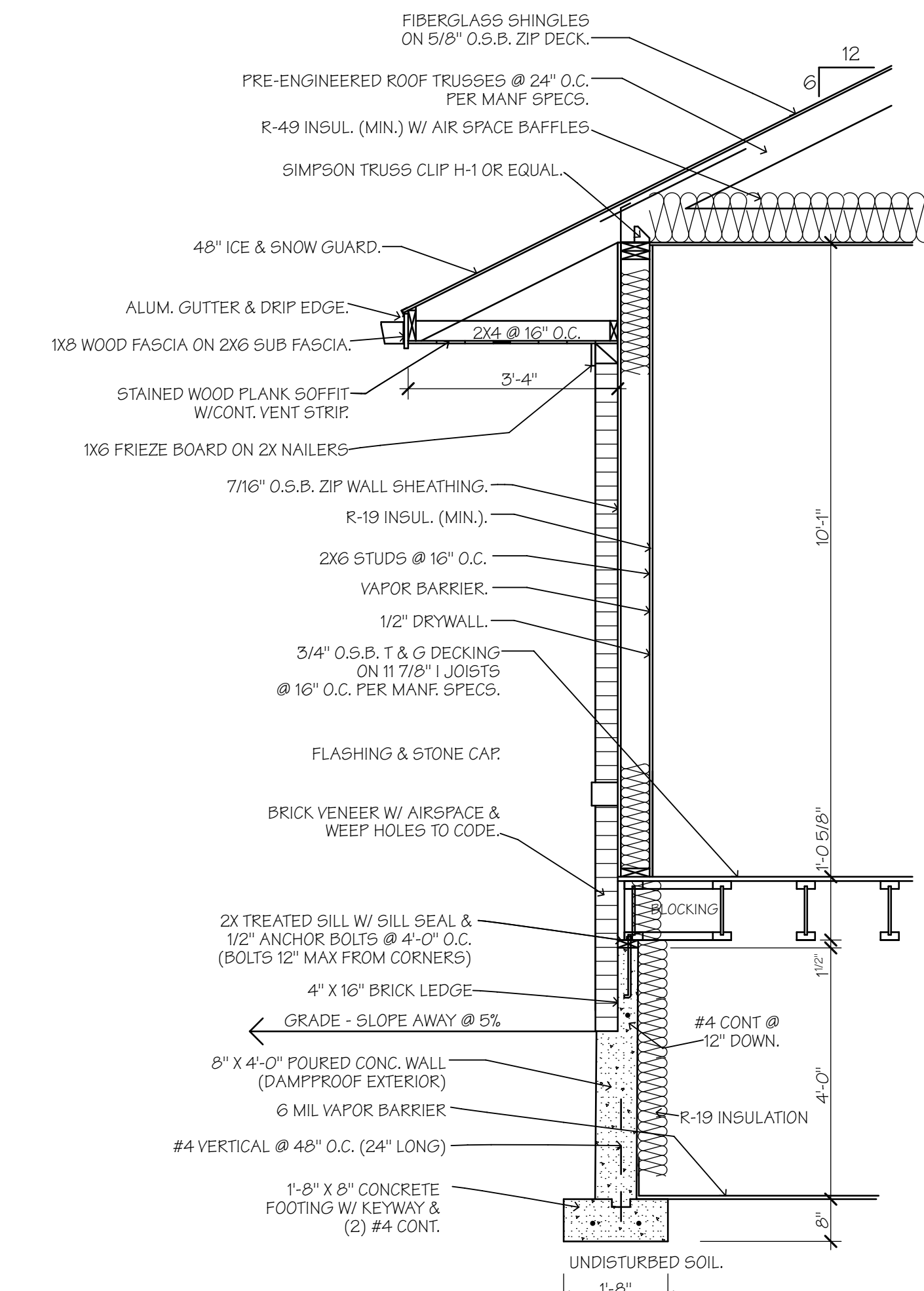
1. FINAL TRUSS DESIGN & DRAWINGS BY TRUSS MANUFACTURER
2. BUILDER TO SUBMIT ENGINEERED TRUSS DRAWINGS TO BUILDING INSPECTION WITH PERMIT APPLICATION

12,260 +/- S.F. ROOF SURFACE AREA



TYPICAL WALL SECTION @ BASEMENT
SCALE: 1/2" = 1'-0"

ENERGY CODE COMPLIANCE METHOD
OHBA COMPLIANCE PATH #2



TYPICAL WALL SECTION @ CRAWL SPACE
SCALE: 1/2" = 1'-0"

ENERGY CODE COMPLIANCE METHOD
OHBA COMPLIANCE PATH #2

KIME DESIGN LLC
4730 W. BANCROFT UNIT 1
TOLEDO, OHIO 43615
419-292-0131

DATE: 4-25-23
NUMBER: 22316

JOB: **MARTIN RESIDENCE**
TITLE: **FRAMING & WALL SECTIONS**
SHEET: