

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

Monclova Township Board of Zoning Appeals
Summary for July 17, 2024

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

Roll Call:

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

Absent: Board Member Stewart is absent, recusing himself from the case

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

Record of Proceedings:

MOTION: Ross moved to approve the June 10, 2024 minutes as submitted by Recording Secretary.

SECOND: Ballmer

Yes: Board Member Ross, Board Member Stanton, Board Member Limes, Board Member Ballmer

Public Hearing:

Vice Chair Michelle Ross commenced the public hearing regarding a variance at 7875 North Woodbridge Road.

Zoning Administrator gave a review of the variance request of approximately 3’6” from required 10’. Wagner stated that per owner, the accessory use is for storage of trash totes. The addition will reflect the look of the house; will not have a foundation but will have a wood floor. Was in the process of being constructed but stopped when the township notified them of the permit and subsequent appeal requirement.

Mrs. Wray was asked if she had anything additional to present besides what was in the packet.

Ruth Wray, 7875 North Woodbridge, made herself available for questions.

Stanton asked about proposed use and intent.

1 Wray stated that the extra room will store additional items that do not fit in the garage. Cannot
2 get a three-car garage in her subdivision. They hired same builder as others in neighborhood.

3 Ross clarified that the applicant is here for variance, not a building permit.

4 Stanton asked for confirmation that the dimension will not change. Wray confirmed, adding that
5 it is partially built.

6 Limes asked about visibility not only from neighbors' perspective, but those traversing the
7 roadway.

8 Ross asked about conversion with the neighbor. Wray stated that an abutting neighbor was
9 willing to write a letter; was fine with addition.

10 Wray stated that they cannot screen the trash totes with a fence as subdivision deed and building
11 restrictions for the subdivision does not allow it.

12 Ballmer confirmed that placement is by garage door for convenience of totes.

13 Ross measured trash toter and compared to the accessory addition and believes the size is
14 appropriate for minimum.

15 Ross asked board for any other questions. There being not, Ross asked if there was any
16 additional testimony. There being none, the Vice Chair called for commentary from Board or
17 presentation of Finding of Facts.

18 Ballmer commented on Finding of Facts:

19 Section 4.5 D of Zoning Resolution, R-A Suburban Residential requires 10' side yard on both
20 sides. The applicant is requesting a variance of approximately 3-1/2 feet to the required side yard
21 in order to attach a 3-1/2' by 12' storage shed to the existing garage.

22 Variance under 16.2 C:

23 1) There are unique conditions involved in that there is no room between the house and
24 building line.

25 2) There is no possibility that the storage shed can be built in strict conformity with the
26 provisions of Section 4.5 D.

27 3) The variance, if authorized, will not alter the essential character of the neighborhood as
28 the proposed siding and roof will match the existing house.

29 4) The variance, if authorized, will represent the minimum variance that will afford relief.

30 Ballmer added that the concern is that there is a 10' drainage easement coexisting with the 10'
31 side yard requirement and contains an existing, active storm sewer that drains a rear yard catch
32 basin to the storm sewer that runs along North Woodbridge Road and is maintained by the Lucas
33 County Engineer. The BZA cannot authorize the use of this easement but realizes that the storm
34 sewer should last much longer than an air condensing unit or pool filter which need to be
35 removed to be replaced.

1 With that in mind, Ballmer moved the following: Grant a variance of 3.5' to the 10' side yard
2 requirement for 7875 North Woodbridge Road subject to the following:

- 3 1) Obtain a building permit for a structural addition for the storage shed from Lucas County
4 Building Regulations. Should a building permit not be needed, a letter from LCBR
5 stating the same should be submitted.
- 6 2) Communication from the Lucas County Engineer's Office allowing the proposed storage
7 shed to be constructed within the 10' drainage easement.

8 Ballmer gave commentary about LCE. Ballmer commented on survey and red flag in the future
9 without the two items mentioned above. He stated to the applicant that they will have a building
10 permit and zoning certificate, putting in a little more work now, but believes it will be worth it
11 later. Ballmer added that if the homeowner waited until the sale of the house, unless cash sale,
12 they'd have to go through some hoops with lending company. Already will be on record and title
13 company will pick that up.

14 Ballmer's motion was seconded by Limes.

15 Yes: Stanton, Limes, Ballmer, Ross

16 Richard Wray, was sworn in. Asked questions about Lucas County Building Regulations
17 Department and Lucas County Engineer. Asked about side yard setback. Commentary regarding
18 those that may have more area to work with because of larger side yard.

19 **Adjournment:**

20 MOTION: Ross moved to adjourn.

21 SECOND: Stanton

22 Yes: Stanton, Limes, Ballmer, Ross

23 Respectfully Submitted:

24 Kathleen Stewart Kuns, Recording Secretary

25 Accepted by:

26 _____
27 Keith Stewart

Michelle Hudson Ross

29 _____
30 Doug Stanton

Jeff Ballmer

31 _____
32 _____
33 Darrel Limes

1

2

3

4

5

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