



Board of Zoning Appeals

January 6, 2021

6:00 p.m.

Due to the coronavirus (COVID-19) pandemic, Whitehouse Village Council is urging citizens to access public meetings remotely. You may do so by phone by dialing 1-312-626-6799. You will then be prompted to press the following Meeting ID 871 7544 9248. The Passcode is 909454. You may also access the meeting online at zoom.us and click on "Join a Meeting". Use the same Meeting ID and Passcode. To help minimize background noise, **please make sure that you mute your microphone.**

Notice is hereby given that the Whitehouse Board of Zoning Appeals will meet on Wednesday, January 6, 2021, at 6:00 PM. This meeting will be held over the phone.

AGENDA

1. Call to Order.
2. Approve Minutes of the November 4, 2020 meeting.
3. Review, discuss and finalize a ruling regarding Appeal #01-2021 submitted by Jim Thomas of J Thomas Signature Builders LTD, owner, for construction of a new home.
4. Any other business as appropriate under the Village Charter.
5. Adjourn.

Tiffany Bachman
Planning Administrator

**VILLAGE OF WHITEHOUSE
BOARD OF ZONING APPEALS MINUTES
November 4, 2020**

Board members present: Chuck Kethel, Leroy Ryerson, Tom Spears, Julie Studer and Mike Walters. Also present was Charlie Grass and Planning Administrator Tiffany Bachman.

The Board of Zoning Appeals (BZA) meeting was called to order by Mike Walters at 6:00 p.m.

First order of business is to approve minutes from the October 7, 2020 meeting. Motion made by Tom Spears, seconded by Chuck Kethel to accept the minutes. Motion passed 5-0

Second order of business is to review, discuss and finalize a ruling regarding Appeal #08-2020 submitted by Charlie Grass for construction of a new home on Otsego Street. Mr. Grass is asking for a variance on the lot lines in order to build a better flowing house on that lot. Leroy Ryerson asked if it is going to be a single family or a rental property and one or two stories. Charlie stated that it would be a single family dwelling, possibly single story. Leroy asked if there is adequate parking on Otsego Street. Charlie said he is looking at a front load garage with a driveway off Otsego. Another option would be a rear load garage off of the alley. Chuck Kethel said without any physical plans in front of them, it makes it hard to see what he would like to build on that lot. Julie Studer made a motion to deny the petition until Mr. Grass can show architectural plans with the house showing on the lot, Chuck Kethel seconded. Motion passed 5-0.

With no other business to come before the committee, the meeting adjourned at 6:13pm

Respectfully submitted,

Tiffany Bachman
Planning Administrator

STAFF REPORT
BOARD OF ZONING APPEALS #01-2021
January 6, 2021

Applicant: Jim Thomas

Owner: J Thomas Signature Builders LTD

Date Appeal Filed: December 17, 2020

Subject Property: 6625 North Street, Whitehouse, OH

Request: Applicant is requesting a variance to construct a new single-family home.

Adjacent Zoning: North, South, East, and West: R-3 Single Family Residential

Adjacent Uses: North, South, East, and West: Single family residence

CONSIDERATIONS:

1. Applicant submitted an appeal for a variance to the Board of Zoning Appeals on December 17, 2020 and paid the \$100.00 filing fee.
2. The front yard setback requirement for R-3 Single Family Residential is 35 feet. The applicant is requesting a 25-foot front yard setback and therefore will need a 10 ft variance.
3. Applicant is requesting a front yard variance to construct a new single-family home.
4. Section 1242.03 (B) of the Zoning Code sets forth the powers and jurisdiction of the BZA. That section provides that no variance shall be granted unless the Board specifically finds that all of the following conditions exist:
 1. The special circumstances or conditions applying to the building or land in question are peculiar to such lot or property and do not apply generally to other land or buildings in the vicinity.
 2. The granting of the application is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant.
 3. The condition from which relief or a variance is sought did not result from action by the applicant.
 4. The authorizing of the variance will not impair an adequate supply of light

and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or imperil the public safety or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the health, safety, convenience or general welfare of the inhabitants of the Village.

Respectfully submitted,

Tiffany Bachman
Planning Administrator



PETITION

Before the Board of Zoning Appeals

REQUEST FOR VARIATION

Docket No. _____

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: _____ Time: _____

Date set for Hearing: _____ Time: _____

Fee Paid on: _____ Amount: _____

Comments: _____

NOTICE TO APPLICANTS

A Variation is a zoning adjustment which permits minor changes of district requirements where individual properties are both harshly and uniquely burdened by the strict application of the law. The power to vary is restricted and the degree of Variation is limited to the minimum change necessary to overcome the inequality inherent in the property. "Variation" means the modification of the requirements of a zoning district and does not include the substitution of uses assigned to other districts.

A variation recognizes that the same district requirements do not affect all properties equally; it is used to permit minor changes to allow hardship properties to enjoy equal opportunities with properties similarly zoned. You must prove that your land is affected by special circumstances or unusual conditions. These must result in uncommon hardship and unequal treatment under the strict application of the Zoning Ordinance.

You must prove that the combination of the Zoning Ordinance and the uncommon conditions of your property prevents you from making any reasonable use of your land as permitted by your present zoning district.

You must file this Petition along with the following: The filing fee established by the Village of Whitehouse; an 11 x 17 inch Site Plan and a 24 x 30 inch Site Plan giving dimensions and scale; a Legal Plat of Survey; proof of ownership; and a copy of any rough building plans giving dimensions and scale. You may also be required to submit additional information.

You must complete the following questions (if additional space is needed, attach extra pages to this Application).

1) Name of owner(s): J Thomas Signature Bldrs LTD

2) If Land Trust, name(s) of all beneficial owners: _____

3) Name of Applicant(s): Jim Thomas

4) Address of Applicant(s): 6936 Providence St Whitehouse OH 43571

5) Applicant(s) phone number: Home _____ Office (419)350-4001
Home _____ Office _____

6) Property interest of Applicant:

- Owner
- Contract purchaser
- Attorney of owner
- Other (describe) _____

7) Address of property in question: 6625 North St Whitehouse OH 43571

8) Size of parcel: Irregular

9) Present zoning category:

- | | | |
|---|------------------------------|-------------------------------|
| <input type="checkbox"/> A | <input type="checkbox"/> R-4 | <input type="checkbox"/> C-4 |
| <input type="checkbox"/> S-1 | <input type="checkbox"/> R-5 | <input type="checkbox"/> M-1 |
| <input checked="" type="checkbox"/> R-1 | <input type="checkbox"/> C-1 | <input type="checkbox"/> M-2 |
| <input type="checkbox"/> R-2 | <input type="checkbox"/> C-2 | <input type="checkbox"/> B.P. |
| <input type="checkbox"/> R-3 | <input type="checkbox"/> C-3 | |

10) Adjacent Zoning:

To the North: r-1 R-3
To the South: r-1 R-3
To the East: r-1 R-3
To the West: r-1 R-3

11) How is the property in question presently improved? Vacant Lot

12) Present Use:

- Commercial
- Industrial
- Residential
- Other
(Describe) _____

13) Adjacent Uses:

To the North: residential
To the South: residential
To the East: residential
To the West: residential

14) A VARIATION is requested in conformity with the powers vested in the Board of Zoning Appeals to permit the adjusted set backs for new home on the _____ (insert use of construction proposed) property described above.

15) Permit applied for and denied:
 Yes No

16) Is the property in question currently in violation of the Zoning Ordinance?
 Yes No
If yes, how? _____

17) Is the property in question presently subject to a variation?

Yes

No

If yes, list each date and ordinance granting the variation(s). _____

18) From what zoning and/or sign ordinance are you requesting a variation? _____
Front set back to be 25' Side yard to be 10'

19) ATTACH LEGAL DESCRIPTION AS IT APPEARS ON THE DEED.

20) What characteristics of your property prevent it being used for any of the uses permitted in your zone?

Too narrow

Too small

Too shallow

Elevation

Slope

Shape

Soil

Subsurface

Other (Specify)

21) Describe the items checked, giving dimensions where appropriate. _____

See plot plan

22) How do the above site conditions prevent any reasonable use of your land under the terms of the Zoning Ordinance? _____

23) Are the conditions on your property the result of other man-made changes (such as relocation of a road or highway)?

Yes

No If so, describe _____

24) Which of the following types of modifications will allow you a reasonable use of your land?

- Setback requirement
- Side yard restriction
- Area requirement
- Lot-coverage requirement
- Off-street parking requirement
- Other (describe) _____

25) To the best of your knowledge, are the conditions of hardship for which you request a Variation true only of your property?

- Yes
- No If no, how many other properties in your immediate vicinity to the best of your knowledge are similarly affected? _____

26) Explain why in your opinion the grant of the Variation requested will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance. (Use additional pages if necessary)

The existing homes on North Street, and the surrounding area, have

front set back similar to the 25' I am requesting. The side yard

dimension adjustment is due to the irregularity of the parcel.

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Whitehouse for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.



(Signature) Owner

12/17/20

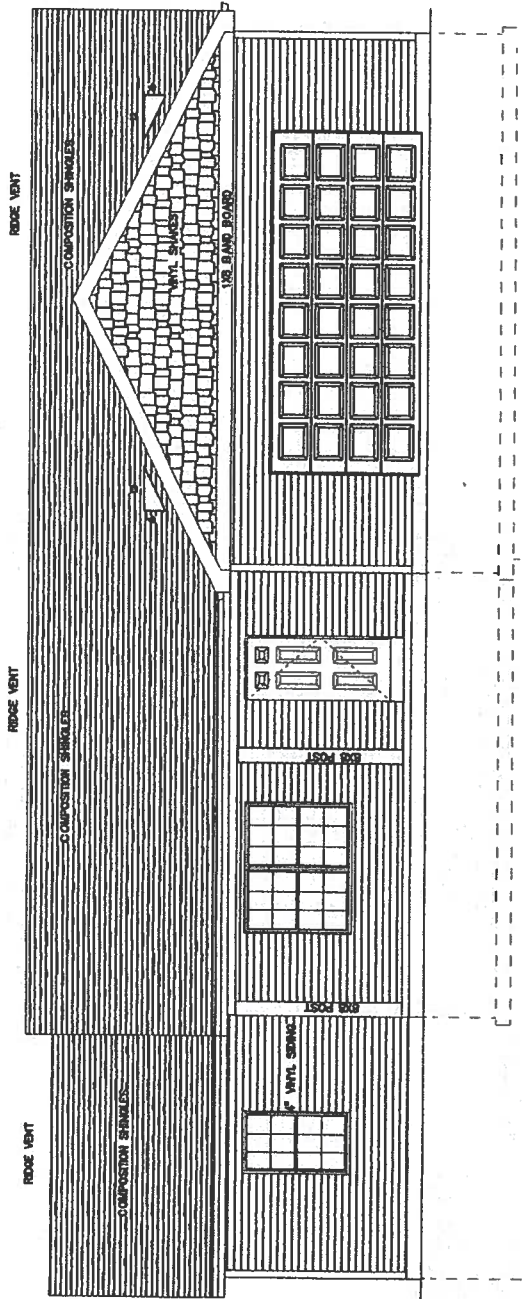
(Date)



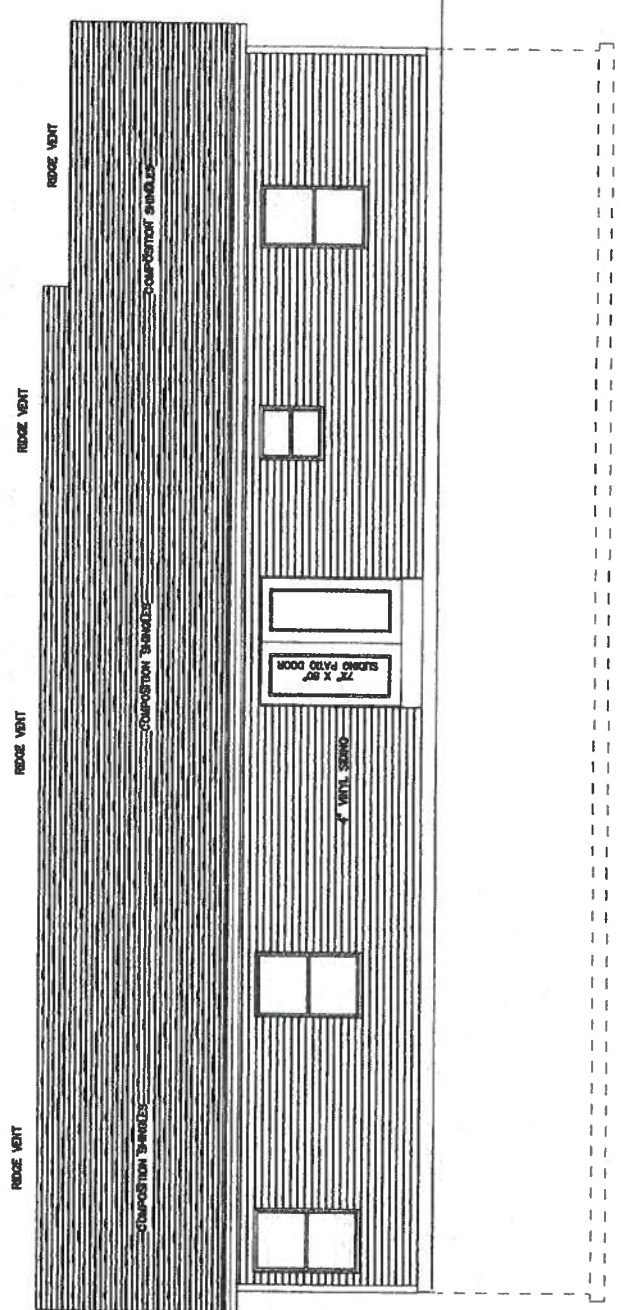
(Signature) Applicant

12/17/20

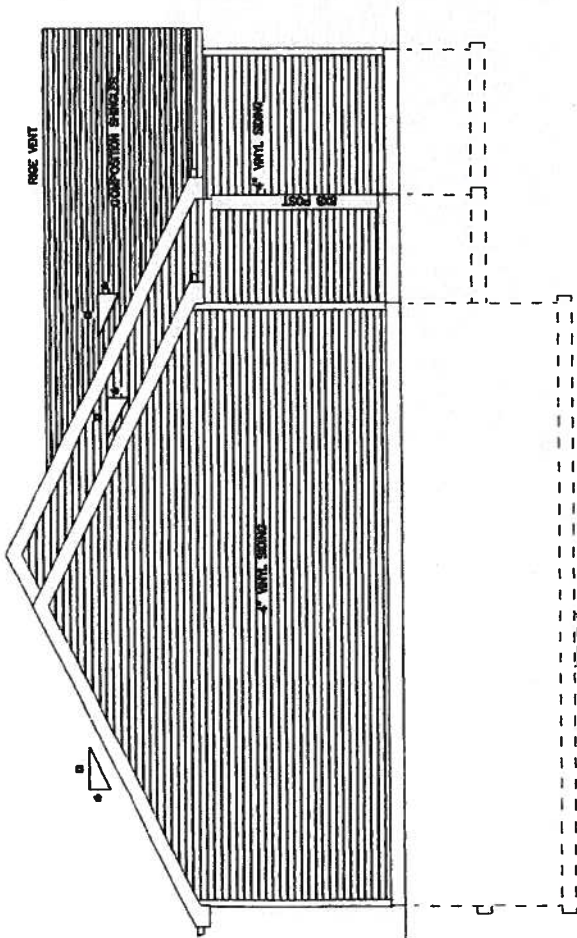
(Date)



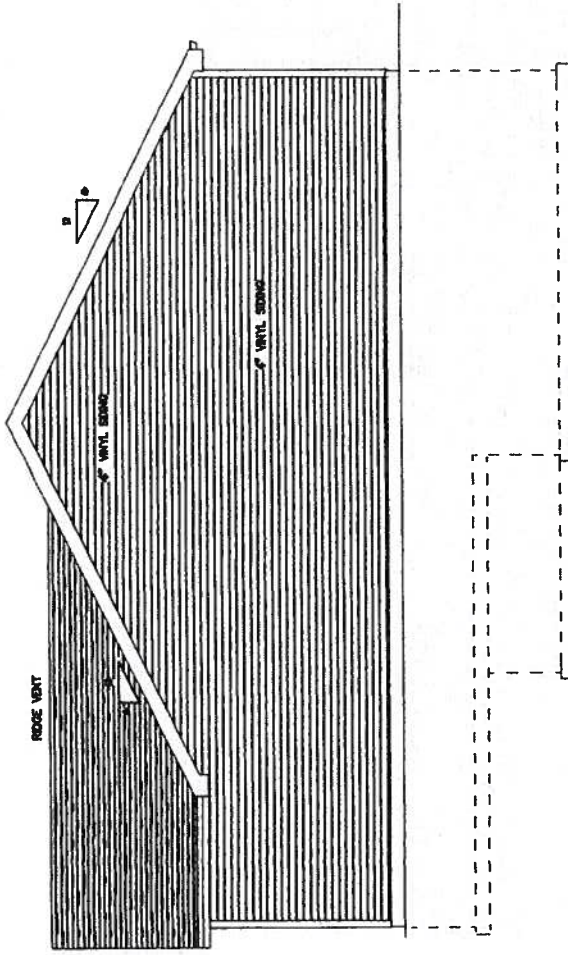
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

GENERAL NOTES:

1. All exterior frame walls figured @ 4" thick, unless otherwise noted
2. All interior walls figured @ 3 1/2" thick, unless otherwise noted
3. Foundation wall footings are 16"x8", unless otherwise noted
4. Basement Foundation walls figured @ 8" POURED CONCRETE WALLS
Garage & Porch Foundation walls figured @ 8" POURED CONCRETE WALLS
5. Interior dimensions are from face to face of framing
6. Exterior dimensions are from out to out of sheathing (or brick, if applicable)
7. All interior partitions are 2x4 unless otherwise noted
8. Live Loads:
Footings 2000 psf
First Floor 40 psf
Second Floor 40 psf
Roof 20 psf
9. Framing Lumber Grades: SPF #2 or better unless otherwise specified,
Laminated Veneer Lumber (L.V.L.): L.P. Gang Lam 2950 Fb=2.0, or better
10. Provide 7/16" O.S.B. exterior wall sheathing on entire house.
11. Windows per builder, bedroom windows to meet egress.
12. Provide double studs @ all lintel & wood beam bearings,
unless otherwise noted
13. Provide (2)2x12 #2 SPF headers @ exterior bearing walls

MAIN FLOOR	1376 SQ.FT.
GARAGE	542 SQ.FT.
BASEMENT	943 SQ.FT.

(CALCULATIONS WERE MADE BASED ON PLAN DIMENSIONS ONLY, AND MAY VARY FROM FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.)

J. THOMAS SIGNATURE BUILDERS L.T.D.

3 BEDROOM RANCH SPEC.
6626 NORTH ST.
WHITEHOUSE, OHIO

SCALE 1/4" = 1'-0"
DRAWN BY: TF

DATE: Wednesday, December 9, 2020

REVISION DATES
6/27/20
12/09/20

SHEET NO.

25

PLOT PLAN

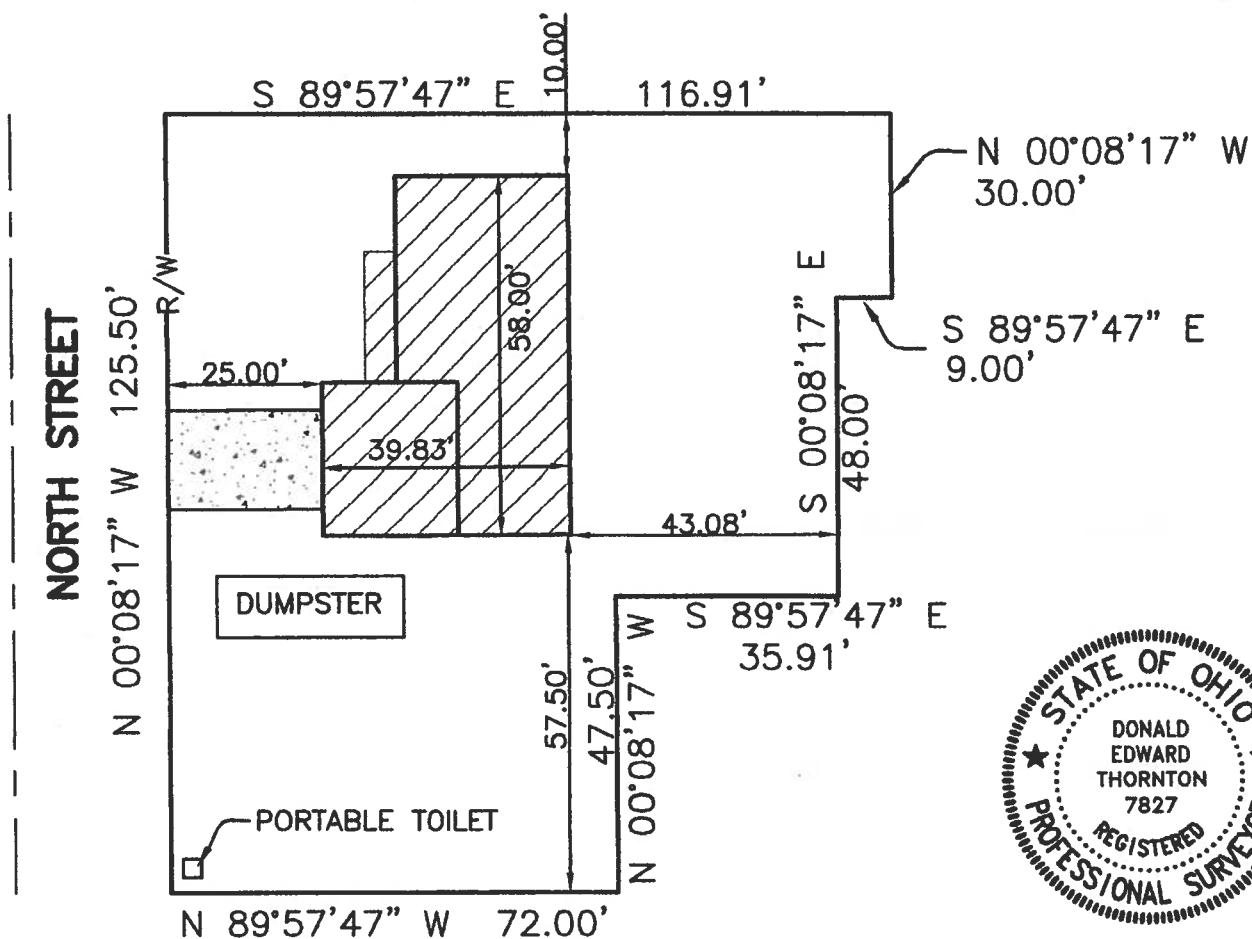
6625 NORTH STREET, LUCAS COUNTY,

WHITEHOUSE, OHIO 43571

TAX PARCEL # 98-11965

PREPARED FOR AND AT THE REQUEST OF:

J THOMAS SIGNATURE BUILDERS LTD



[Handwritten Signature]

D. Edward Thornton
Professional Surveyor No. 7827

Date

FELLER, FINCH & ASSOCIATES, INC. HAS LIMITED ITS SERVICES TO THE INFORMATION SHOWN ON THE RECORDED PLAT (WHEN APPLICABLE), AND HAS MADE NO SEPARATE EXAMINATION OF OTHER PUBLIC RECORDS FOR EASEMENTS, BOUNDARY LINE AGREEMENTS, RESTRICTIONS, ETC.

THIS PLOT PLAN SHOULD NOT BE USED TO LOCATE FENCES OR OTHER EXISTING OR PROPOSED IMPROVEMENTS ON SAID PROPERTY. THIS PLOT PLAN DOES NOT REPRESENT A DETAILED LAND SURVEY AND NO PROPERTY CORNERS HAVE BEEN SET.

THE UTILITIES SHOWN (HYDRANTS, VALVES, MANHOLES, SIDEWALKS AND CATCH BASINS) ARE FROM THE DESIGN PLANS AND DO NOT REPRESENT EXISTING IMPROVEMENTS OR THEIR EXISTING LOCATIONS. A SITE INSPECTION SHOULD BE PERFORMED BY THE BUILDING CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION TO DETERMINE AS-CONSTRUCTED LOCATIONS OF SAID IMPROVEMENTS.

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SCALE:	1"=30'
DATE:	12-10-2020
DRAWN BY:	LMM
PROJECT NO.:	10S09309
DRAWING:	10-09309FP00A1



Feller Finch & Associates, Inc.
1683 Woodlands Drive · P.O. Box 68 · Maumee, Ohio 43537
Engineers · Architects · Surveyors

Phone: (419) 893-3680
Fax: (419) 893-2982
www.fellerfinch.com

MERRITT ST

49.5

115.5

10

105.5

73
72.84

10

189.75

30

48

35.91

19

116.91

18

47.49

17

72

125.5

10

Click to add a point

6625

6637

NORTH ST

6624

6636

70

51.5

66

66



December 22, 2020

J Thomas Signature Builders LTD
6936 Providence St.
Whitehouse, OH 43571

Re: Zoning permit-6625 North St.

Mr. Thomas:

I have reviewed the application requesting a permit for construction of a new residence at 6625 North St. in the Village of Whitehouse.

I must deny your request for a zoning permit due to improper setbacks. The property is zoned R-3 which requires a 35' front yard setback. Your plans are requesting a 25' front yard setback. You may appeal my decision by applying to the Board of Zoning Appeals. Appearing before the Board of Zoning Appeals requires an application to be filled out and a \$100 filing fee.

If you have any questions, please feel free to contact me at 419-877-5383.

Sincerely,

Jill Gundy

Jill Gundy
Account Clerk



APPLICATION FOR A ZONING PERMIT

The undersigned hereby applies for a Zoning Permit for the following use and or building, to be issued on the basis of the information contained herein, including attached plot plans and drawings, all of which applicant says are true.

Subdivision: N/A Lot # _____ Address of Parcel: 6625 North St
Owner: J Thomas Signature Bldrs LTD Phone # (419)350-4001 Email: jtsbltd@gmail.com
Contractor: J Thomas Signature Bldrs LTD Phone # (419)350-4001
Address: 6936 Providence St Email: jtsbltd@gmail.com

Lot size: Irregular ' x _____ ' Type of lot: Inside Corner

Check all that apply: New dwelling Remodel Addition
Garage Shed Deck Other

Fill in all that apply:

Dwelling: # of Families 1 Square footage (including garage and basement) 2861
Building size: 58' ' x 39.83' ' Height: 16' Stories: 1 Roof pitch 6/12
Eave overhang 1' Construction value: \$ 233,900

Remodel: Size of Area: _____ Explain changes: _____
Addition: Size: _____ 'x _____ ' Location: Front Back Side
Garage: Size: _____ 'x _____ ' Square footage: _____ Height: _____ Use: _____
Shed: Size: _____ 'x _____ ' Square footage: _____ Height: _____ Use: _____
Deck: Size: _____ Location: Front Back Side

Remarks: _____

By signing below, I understand that Whitehouse is required to obtain National Pollution Elimination System (NPDES) general permit coverage for Municipal Separate Storm Sewer Systems under the purview of the Clean Water Act. I also understand that I must comply with certain regulations as outlined in the attached letter dated December 27, 2016. I hereby acknowledge that I have received a copy of the information and will abide by such regulations while working in Whitehouse.

The undersigned states that this Application is true, accurate and complete with all required documentation. Whitehouse relies on the completeness, relevancy, and accuracy of the Application for Zoning Permit. I have read the foregoing application and agree. Any certificate issued upon a false statement of any fact, which is material to the issuance hereof, shall be void.

Signature:  Date: 12/21/2020

Submitted by (Please Print): JamesThomas

OFFICE USE ONLY: Date Received: _____ Fee paid: _____ Check # _____ Receipt # _____