

Whitehouse

Board of Zoning Appeals

May 7, 2025

6:00 p.m.

Notice is hereby given that the Board of Zoning Appeals of the Village of Whitehouse will hold a meeting on Wednesday, May 7, 2025, at 6:00 p.m. in the Whitehouse Village Hall, 6925 Providence Street, Whitehouse, OH.

AGENDA

1. Call to Order.
2. Approve Minutes of the April 16, 2025 meeting
3. Review, discuss and finalize a ruling regarding Appeal #02-2025 submitted by Jim Thomas of J. Thomas Signature Builders, LTD for construction of a new house at 6715 Oakbrook Drive.
4. Any other business as appropriate under the Village Charter.
5. Adjourn.

Jennifer Herman
Zoning Clerk

VILLAGE OF WHITEHOUSE
BOARD OF ZONING APPEALS MINUTES

April 16, 2025

Board Members Present: Mike Walters, Joe Bublick, Nan Meyers, Wendy Gehring. Also present were Rory Hartbarger with the Fallen Timbers Union Cemetery District, Deputy Administrator Josh Hartbarger, and Zoning Clerk Jennifer Herman.

The Board of Zoning Appeals (BZA) meeting was called to order by Mike Walters at 6:05pm.

Nominations for 2025 positions were filled with Mike Walters as Chairman, Joe Bublick as Vice Chairman, and Wendy Gehring as Secretary.

Minutes were presented and reviewed. Motion made to approve by Joe Bublick and seconded by Wendy Gehring. Motion passed. All Ayes.

Third item was to review Appeal #1-2025. Mr. Hartbarger explained they would like to build a privacy fence to hide dirt piles and provide a safe place for larger equipment and a trailer that may have to be left overnight. Mr. Hartbarger would like to make the fence 8 feet high to hide the large equipment. The privacy fence will help beautify the cemetery along with taking care of the safety concerns. Mr. Bublick asked if the fence would take up plot space. Mr. Hartbarger indicated that it would take up two, but the 35x16-foot fence would be located on unsold plots in a future site that wouldn't be needed for a couple decades. Mr. Hartbarger talked to the surrounding neighbors. They agreed the privacy fence would not affect them and be an asset. Mr. Bublick asked if the size of the area would be big enough. Mr. Hartbarger said yes, measurements were taken, and they were trying to stay within the size of the two 20x20 lots.

A motion was made by Joe Bublick and seconded by Wendy Gehring to approve the variance. Motion passed. All Ayes.

A motion was made by Joe Bublick to adjourn and seconded by Nan Meyers. Motion passed. All Ayes. Meeting was adjourned at 6:20 pm.

Respectfully submitted,
Wendy Gehring
Secretary, Board of Zoning Appeals

Whitehouse

Petition to Board of Zoning Appeals

I hereby appeal to the Board of Zoning Appeals for a Variance from the Zoning Regulations of the Village of Whitehouse as follows:

J THOMAS SIGNATURE BEMS LTD

Name of Applicant

R-3

Zoning Class

6715 OAKBROOK

Address of Property

.24

Acreage

Variance of Section 1256.02 of the Codified Ordinances is sought because (state need for variance):

THE LOT IS 400 DFT TO SMALL TO
SATISFY THE CURRENT R-3 ZONING
SIZE REQUIREMENT

Strict application of the Regulations would produce **undue hardship** because:

~~MAKES~~ THE SQUARE FOOT SIZE OF THIS
LOT IS NOT ENOUGH TO BUILD A NEW HOME

The hardship created is **unique** and not shared by all properties alike in the neighborhood because:

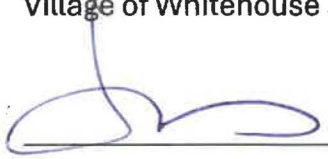
R-3 ZONING SQUARE FOOT LOT SIZE
REQUIREMENT HAS INCREASED. MANY HOMES IN
THIS SUBDIVISION ARE BUILT ON THIS SIZE LOT

The variance would not change the **character of the neighborhood** because:

THE SIZE OF THIS LOT IS COMMON
FOR THIS SUBDIVISION.

Attach a plot plan of the property, giving lot size/dimensions, names of adjoining property owners, and showing location of present and proposed buildings with distances from all property lines.

I understand that my appeal will be presented to the Board of Zoning Appeals for consideration and that my application fee does not guarantee approval for the stated changes or improvements. All decisions will be based upon the Codified Ordinances of the Village of Whitehouse and public input at the time of the hearing.



Signature of Applicant

April 18, 2025

Date

6715 Oak Brook

Address of Property

(419) 350-4001

Phone Number

Email Address to send agenda to:

JTSBLTD @ GMAIL.COM

For Office Use

Conclusion of Fact

Appeal # 02-2025

Fee: \$ 100.00
ck # 5335

Received: APRIL 18, 2025

Action Taken by Board

Joe Bublick	Approve ☐	Deny ☐
Wendy Gehrig	Approve ☐	Deny ☐
Nah Myers	Approve ☐	Deny ☐
Robert Kimball	Approve ☐	Deny ☐
Mike Walters	Approve ☐	Deny ☐

Special conditions attached to approval:

REQUEST Approved ☐ Denied ☐ Date: _____

Whitehouse

April 18, 2025

J Thomas Signature Builders
6936 Providence St
Whitehouse, OH 43571

Re: Zoning permit-6715 Oakbrook Drive

Mr. Thomas:

I have reviewed the application requesting a permit for the construction of a new house at 6715 Oakbrook Drive in the Village of Whitehouse.

Section 1256.02 of the Whitehouse Zoning Code states: *The minimum lot area or square footage per dwelling unit in a R-3 Single-Family Residential district is 10,800 square feet.*

Therefore, I must deny your request for a zoning permit due to your property being four hundred (400) square feet less than the required minimum. 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.

The next Board of Zoning Appeals meeting is scheduled for Wednesday, May 7, 2025, at 6:00 pm. The application and filing fee have been received at Village Hall, and will be added to the agenda for the meeting.

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

Sincerely,

Jennifer Herman

Jennifer Herman
Zoning Clerk

STAFF REPORT
BOARD OF ZONING APPEALS #02-2025
May 7, 2025

Applicants: J. Thomas Signature Builders, LTD

Date Appeal Filed: April 18, 2025

Subject Property: 6715 Oakbrook, Whitehouse, OH
Zoned R-3 Single-Family Residential

Request: Applicants are requesting a 400 square foot variance on the minimum lot size allowable in a R-3. Chapter 1256.02 Development Standards Matrix. The minimum lot size for a R-3 zoning district is 10,800 square feet.

Adjacent Zoning: To the north: M-1 Light Industrial
To the south: S-1 Suburban Residential
To the east: R-3 Single-Family Residential
To the west: S-1 Suburban Residential

Adjacent Uses: To the north: Residential
To the south: Healthcare Facility
To the east: Residential
To the west: Farm Field

CONSIDERATIONS:

1. On April 18, 2025, a zoning permit was requested for a new construction dwelling at 6715 Oakbrook Drive. This lot is 10,400 square feet, which is four hundred (400) square feet smaller than the minimum lot size of 10,800. Variance is requested for the four hundred (400) square feet.

2. The applicant was sent a letter by the Zoning Official, denying the request for a zoning permit due to the minimum lot size requirement for a “R-3” Single-Family Residential District. Applicant submitted an appeal for a variance to the Board of Zoning Appeals and paid the \$100.00 filing fee.

3. Chapter 1256.02 of the Whitehouse Zoning Code states: the minimum lot area or square footage per dwelling unit in a R-3 Single-Family Residential district is 10,800 square feet.

4. Applicants are asking for a variance of Chapter 1256.02 to allow the construction of a new house in a R-3 District.

5. Section 1242.03 of the Zoning Code sets forth the powers and jurisdiction of the BZA as follows:

(B) Variances. To authorize, upon appeal, a variance from the practical difficulties of strict application of the terms of this Zoning Ordinance, where the landowner would be deprived of reasonable return or beneficial use of property by reason of exceptional narrowness, shallowness or shape or exceptional topographic conditions or other extraordinary situation or condition of a lot, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent of the Zoning Ordinance, and provided further 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.

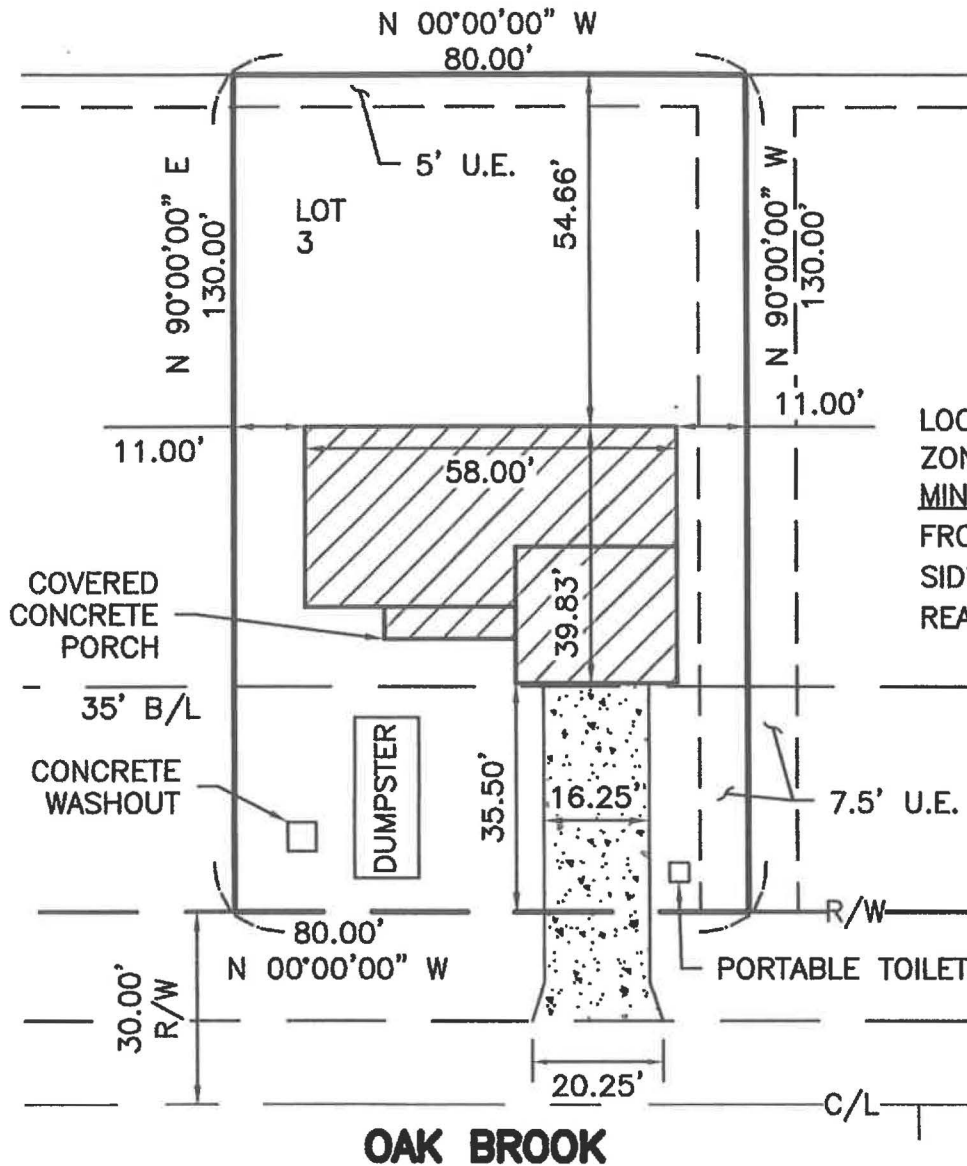
Respectfully submitted,

Jennifer Herman
Zoning Clerk



EXISTING LOT

PLOT PLAN
LOT 3 OF OAK BROOK, IN THE VILLAGE
OF WHITEHOUSE, LUCAS COUNTY, OHIO
6715 OAK BROOK DRIVE
 PREPARED FOR AND AT THE REQUEST OF:
 JIM THOMAS



B/L = BUILDING LINE
 R/W = RIGHT-OF-WAY
 C/L = ROAD CENTERLINE
 U.E. = UTILITY EASEMENT

SITE ZONING DATA
 LOCATION: VILLAGE OF WHITEHOUSE
 ZONING DISTRICT: R-3
MINIMUM SETBACKS:
 FRONT - 35' (CODE AND PLAT)
 SIDE - 10'
 REAR - 35'



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.

[Signature]

4-16-2025

D. Edward Thornton
 Professional Surveyor No. 7827

Date

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DATE: 04-16-2025	SCALE: 1" = 30'
DESIGNED: AJJ	DRAWN: AJJ
CHECKED: DET	REVIEWED: DET
PROJECT NO.: 10S10508	DRAWING: 10-10508FP00A1



FellerFinch
 & ASSOCIATES, INC.
 Engineers • Surveyors

1683 Woodlands Drive,
 Maumee, Ohio 43537
 Phone: (419) 893-3680
 Fax: (419) 893-2982
 www.fellerfinch.com



Proposez New Home

Section or Address

OAKBROOK DR

Whitehouse

WEST ST

WALF ADDITION

Lucas County Auditor's Office, GIS Department



Printable page

PARCEL ID: 9818607
 MARKET AREA: 3303R
 DOTSON RODD O & KATHLEENM
 TAX YEAR: 2025

South Neighbor

ASSESSOR#: 47043003
 ROLL: RP_OH
 6725 OAK BROOK DR
 STATUS: Active

Summary - General

Tax District	WHITEHOUSE VIL.-A.W. LSD,PCVSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Special Use	510 - 1 FAMILY-PLAT
Market Area	3303R - Click here to view map
Zoning Code	23-R3 - Click here for zoning details
Zoning Description	Single-Family Resident-3
Water and Sewer	CITY WATER / CITY SEWER
Traffic	RESIDENTIAL SIDE STREET
Street Type	CONCRETE OR BLACKTOP
Owner	DOTSON RODD O & KATHLEENM
Property Address	6725 OAK BROOK DR WHITEHOUSE OH 43571
Mailing Address	6725 OAKBROOK WHITEHOUSE OH 43571
Legal Desc.	OAK BROOK LOT 2
Certified Delinquent Year	
Census Tract	89.03

Summary - Most Recent Sale

Prior Owner	PHOENIX HOMES INC
Sale Amount	\$105,000
Deed	93105464
Sales Date	02-AUG-1993

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	11,550	33,000	11,550	33,000
Building	50,120	143,200	50,120	143,200
Total	61,670	176,200	61,670	176,200

Tax Credits

Homestead Exemption	NO
Owner Occupied Credit	NO
CAUV	NO
Agricultural District	NO

Transfer Listing

Transfer Date	Price	Trans#	Seller	Buyer	Instrument
02-AUG-1993	\$105,000	93105464	PHOENIX HOMES INC	DOTSON RODD O & KATHLEENM	CS-CORPORATE SURVIVORSHIP
29-OCT-1990	\$16,300	90107909	WILLIAMS VERNON K &	PHOENIX HOMES INC	GW-GENERAL WARRANTY

Transfer Details

1 of 2

Transfer #	93105464
Sales Date	02-AUG-1993
Date of Closing	02-AUG-1993
Sale Amount	\$105,000
Conveyance Fee	
Legal Desc.	OAK BROOK LOT 2
Acres	.0000
Number of Parcels	1
Property Address	6725 OAK BROOK DR WHITEHOUSE OH 43571
Purchaser (Grantee)	DOTSON RODD O & KATHLEENM
Seller(Grantor)	PHOENIX HOMES INC
Sale Type	LAND & BUILDING
Note 1	
Note 2	

Transfer Cards

PAGE ONE
 PAGE TWO

Conveyance Document

VIEW DOCUMENTS

NORTH NEIGHBOR

Printable page

PARCEL ID: 9818614
MARKET AREA: 3303R
TEKNIPP THOMAS E & TARA M (ORSURVTC)
TAX YEAR: 2025

ASSESSOR#: 47043005
ROLL: RP_OH
6709 OAK BROOK DR
STATUS: Active

Summary - General

Tax District	WHITEHOUSE VIL.-A.W. LSD,PCVSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Special Use	510 - 1 FAMILY-PLAT
Market Area	3303R - Click here to view map
Zoning Code	23-R3 - Click here for zoning details
Zoning Description	Single-Family Resident-3
Water and Sewer	CITY WATER / CITY SEWER
Traffic	RESIDENTIAL SIDE STREET
Street Type	CONCRETE OR BLACKTOP
Owner	TEKNIPP THOMAS E & TARA M (ORSURVTC)
Property Address	6709 OAK BROOK DR WHITEHOUSE OH 43571
Mailing Address	6709 OAK BROOK DR WHITEHOUSE OH 43571
Legal Desc.	OAK BROOK LOT 4
Certified Delinquent Year	
Census Tract	89.03

Summary - Most Recent Sale

Prior Owner	MEYERS JOHN P
Sale Amount	\$268,000
Deed	21103016
Sales Date	28-APR-2021

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	12,950	37,000	12,950	37,000
Building	67,380	192,500	67,380	192,500
Total	80,330	229,500	80,330	229,500

Tax Credits

Homestead Exemption	NO
Owner Occupied Credit	YES
CAUV	NO
Agricultural District	NO

Transfer Listing

Transfer Date	Price	Trans#	Seller	Buyer	Instrument
28-APR-2021	\$268,000	21103016	MEYERS JOHN P	TEKNIPP THOMAS E & TARA M (ORSURVTC)	ST-SURVIVORSHIP TENANCY
29-APR-2020	\$145,000	20102479	WILLIAMS BARBARA A	MEYERS JOHN P	GW-GENERAL WARRANTY
06-NOV-2012	\$0	12206818	WILLIAMS V K & B A	WILLIAMS BARBARA A	DC-DEATH CERTIFICATE

Transfer Details

1 of 3

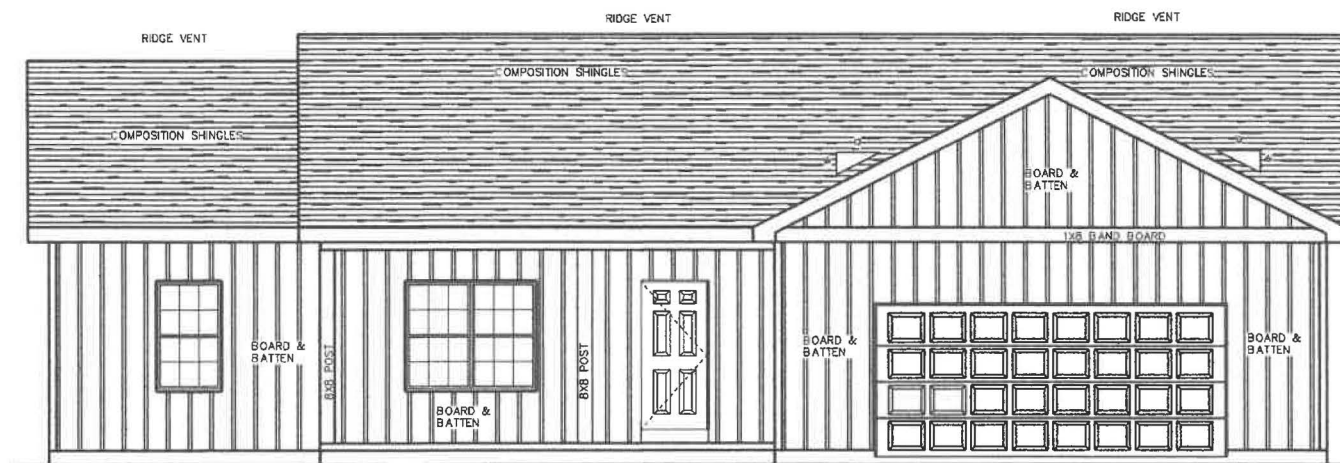
Transfer #	21103016
Sales Date	28-APR-2021
Date of Closing	23-APR-2021
Sale Amount	\$268,000
Conveyance Fee	1,072.50
Legal Desc.	OAK BROOK LOT 4
Acres	.0000
Number of Parcels	1
Property Address	6709 OAK BROOK DR WHITEHOUSE OH 43571
Purchaser (Grantee)	TEKNIPP THOMAS E & TARA M (ORSURVTC)
Seller(Grantor)	MEYERS JOHN P
Sale Type	LAND & BUILDING
Note 1	
Note 2	

Transfer Cards

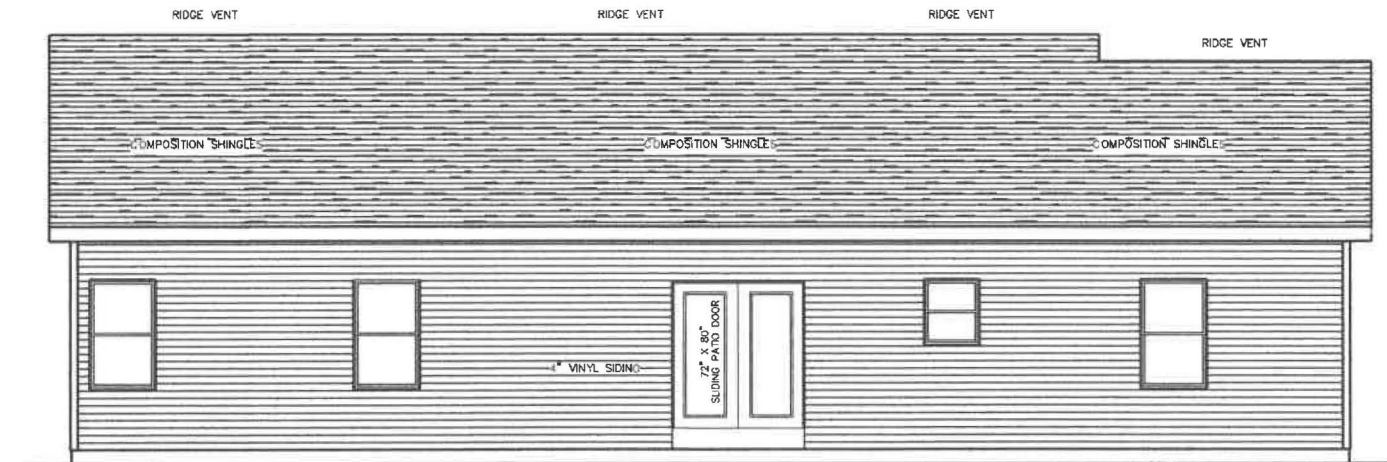
PAGE ONE
PAGE TWO

Conveyance Document

VIEW DOCUMENTS



FRONT ELEVATION



REAR ELEVATION

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

DRAWN BY: TF

DATE: Thursday, March 20, 2025

3 BEDROOM RANCH SPEC.
6715 OAK BROOK DR.
WHITEHOUSE, OHIO 43571

J. THOMAS SIGNATURE
BUILDERS L.T.D.

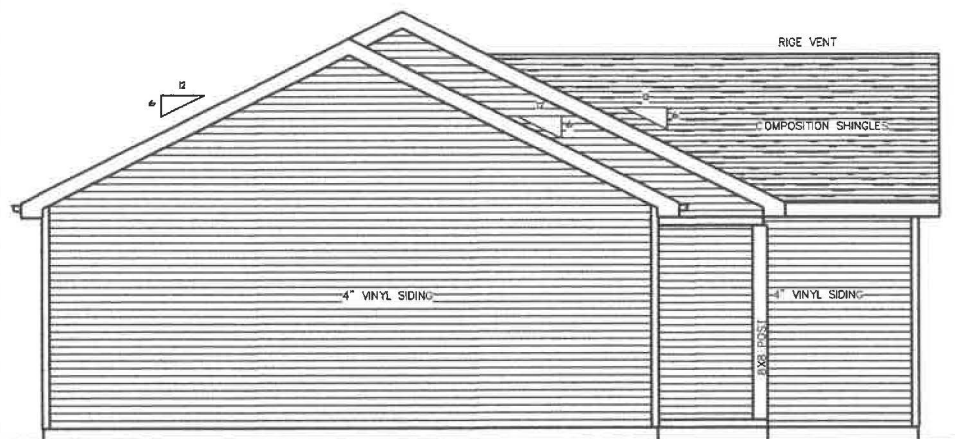
REVISION DATES

03/20/25

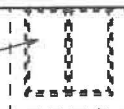
DRAWN BY:
TOM FLOWERS
419-494-1754

SHEET NO.

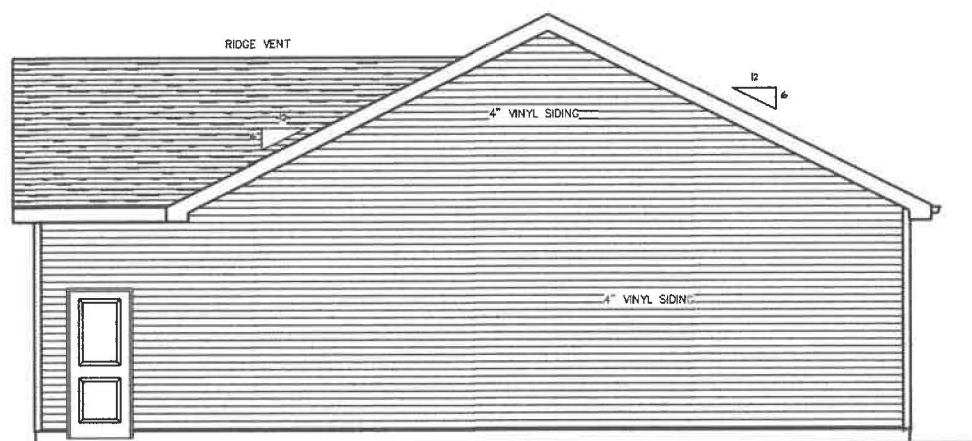
1/5



EGRESS WINDOW W/ESCAPE WELL
INSTALLED PER MANUFACTURER'S
SPECIFICATIONS



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 18"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 Vaneer 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	1376 SQ.FT.

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

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

DRAWN BY: TF

DATE: Thursday, March 20, 2025

3 BEDROOM RANCH SPEC.
6715 OAK BROOK DR.
WHITEHOUSE, OHIO 43071

J. THOMAS SIGNATURE
BUILDERS L.T.D.

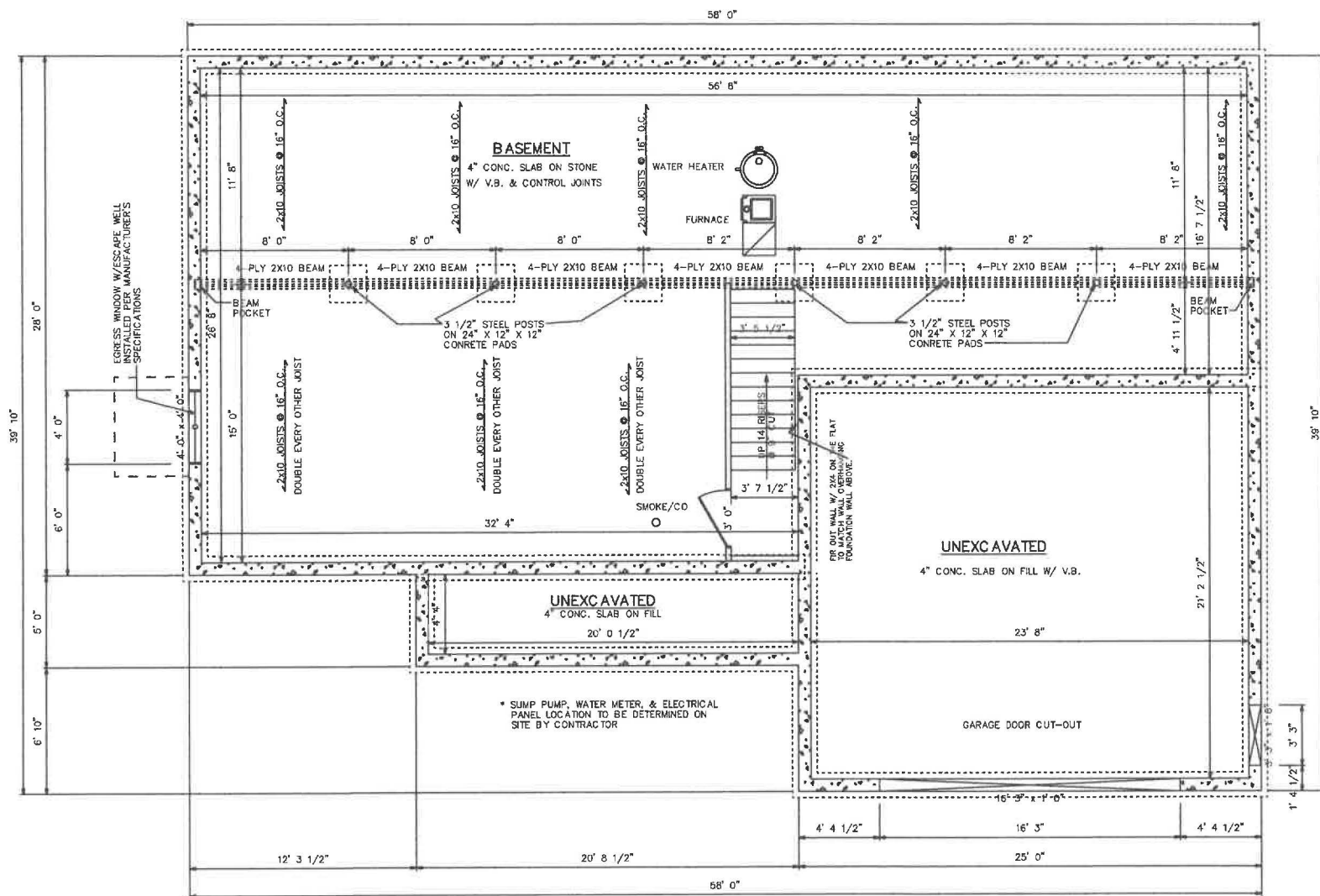
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FOUNDATION PLAN

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

DRAWN BY: TF

DATE: Thursday, March 20, 2025

3 BEDROOM RANCH SPEC.
6715 OAK BROOK DR.
WHITEHOUSE, OHIO 43571

J. THOMAS SIGNATURE
BUILDERS L.T.D.

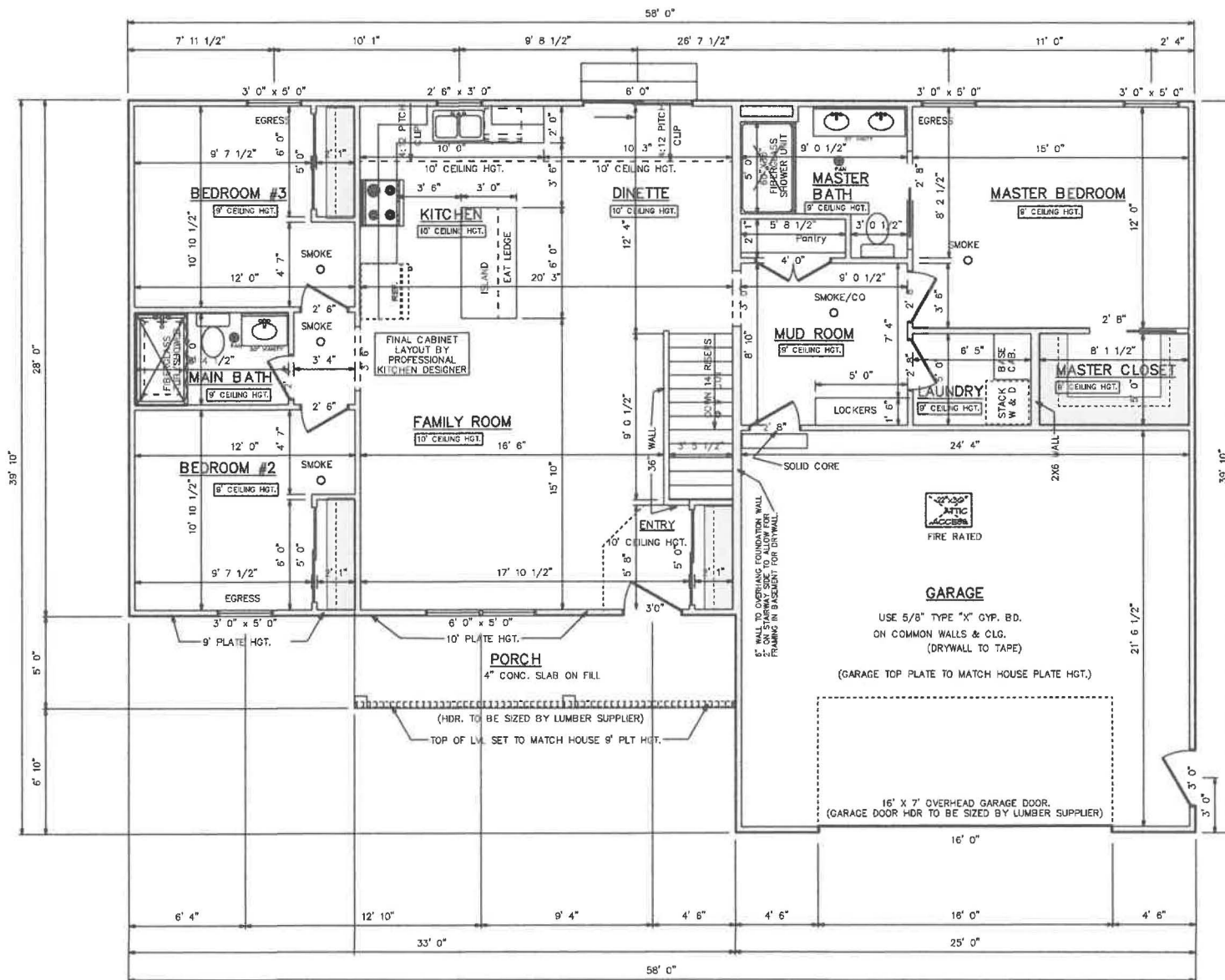
REVISION DATES

03/20/25

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419-484-1754

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FIRST FLOOR PLAN

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

DRAWN BY: TF

DATE: Thursday, March 20, 2025

3 BEDROOM RANCH SPEC.

6715 OAK BROOK DR.

WHITEHOUSE, OHIO 43571

J. THOMAS SIGNATURE BUILDERS L.T.D.

REVISION DATES

03/20/25

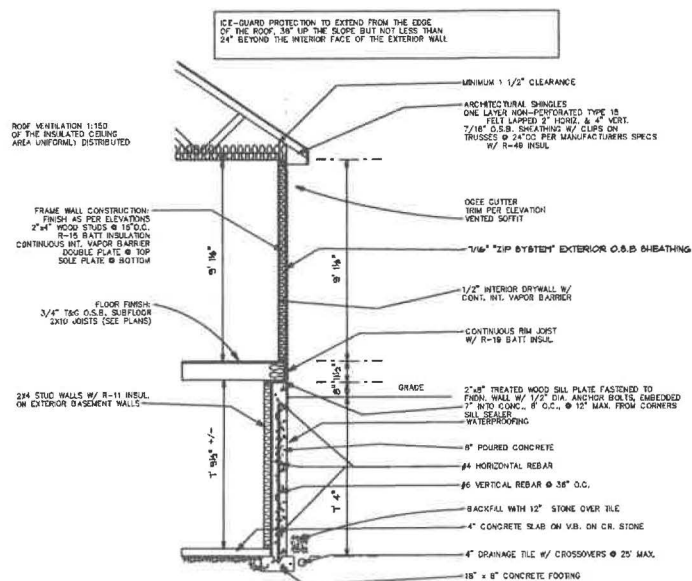
DRAWN BY: TOM FLOWERS

419-494-1754

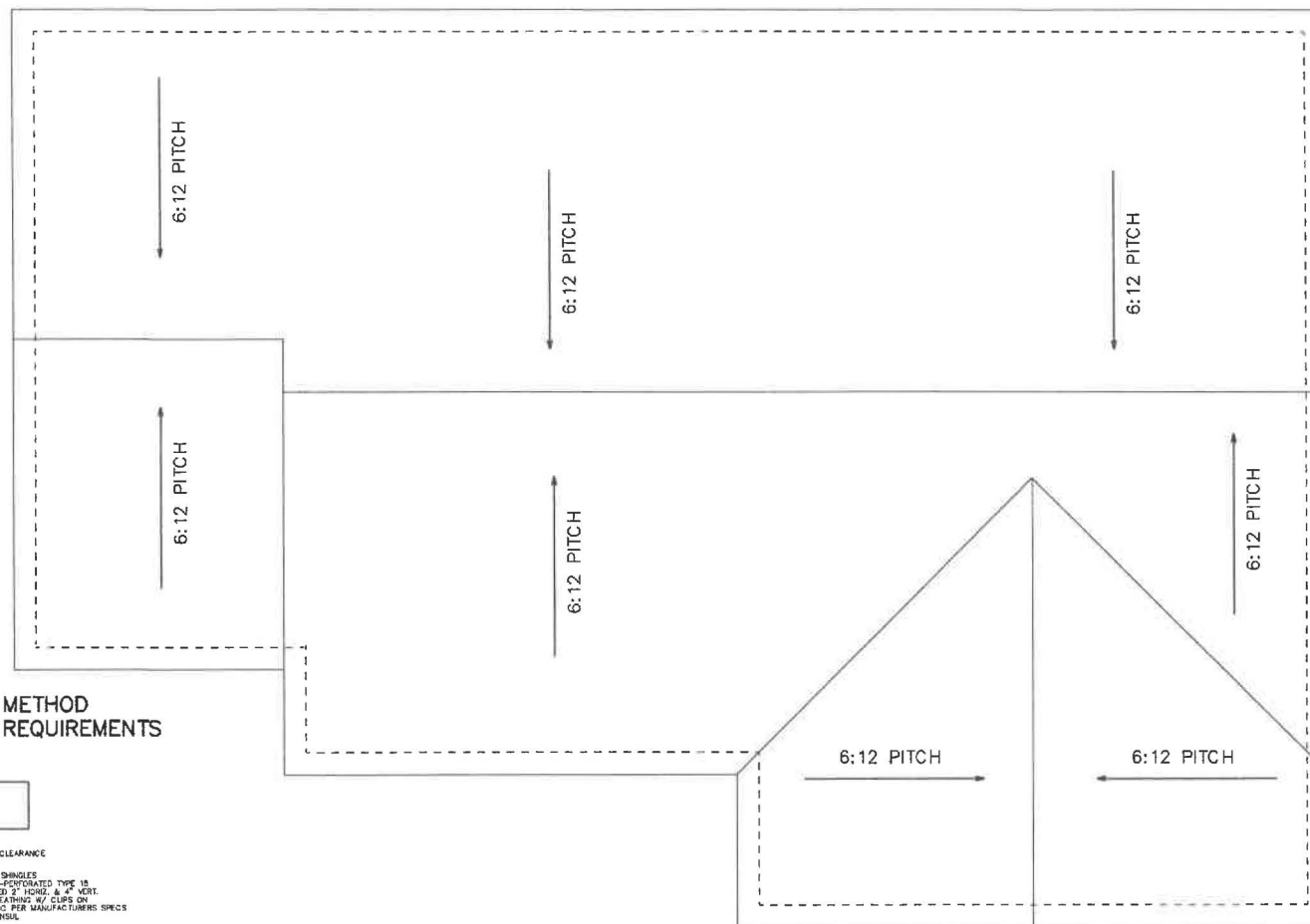
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FOLLOWING HBA PRESCRIPTIVE METHOD
TO MEET BUILDING CODE INSULATION REQUIREMENTS



TYPICAL BASEMENT SECTION



ROOF PLAN

ROOF TRUSSES INSTALLED AT 24" O.C.
PER MANUFACTURERS SPECIFICATIONS

SCALE: 1/4" = 1'-0"
DRAWN BY: TF
DATE: Thursday, March 20, 2025

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6715 OAK BROOK DR.
WHITEHOUSE, OHIO 43071

J. THOMAS SIGNATURE
BUILDERS L.T.D.

REVISION DATES

03/20/25

DRAWN BY:
TOM FLOWERS
419-494-1754

SHEET NO.

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