

Whitehouse

Board of Zoning Appeals

April 1, 2026

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, April 1, 2026, 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 February 4, 2026 meeting
3. Review, discuss and finalize a ruling regarding Appeal #01-2026 submitted by Jason Jennings for construction of a new garage at 6214 Cemetery Road.
4. Any other business as appropriate under the Village Charter.
5. Adjourn.

Jennifer Herman
Zoning Clerk

VILLAGE OF WHITEHOUSE
BOARD OF ZONING APPEALS MINUTES

February 4, 2026

Board Members Present: Chuck Kethel, Nan Meyers, Brian Slagle, and Wendy Gehring. Also present were Deputy Administrator Joshua Hartbarger and Zoning Clerk Jennifer Herman.

The Board of Zoning Appeals (BZA) meeting was called to order by Wendy Gehring at 6:00pm.

Minutes from the May 7, 2025, meeting were presented and reviewed. Motion made to approve by Chuck Kethel and seconded by Nan Meyers. Motion passed.

Today's agenda was to elect officers for 2026. Chuck Kethel made a motion to elect Mike Walters as board president. Motion was seconded by Nan Meyers. Motion passed.

Chuck Kethel self-nominated for Vice Chair. Motion was seconded by Nan Meyers. Motion passed.

Brian Slagle made a motion for Wendy Gehring as secretary. Nan Meyers seconded. Motion passed

A discussion was held on the formal process of the Board of Zoning Appeals as new members were present.

A motion was made by Nan Meyers to adjourn and seconded by Chuck Kethel. Motion passed. Meeting was adjourned at 6:32 pm.

Respectfully submitted,
Joshua Hartbarger

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:

Jason Jennings

Name of Applicant

Residential R-1

Zoning Class

6214 Cemetery Rd. Whitehouse

Address of Property

1.53

Acreage

Variance of Section 1257.01 of the Codified Ordinances is sought because (state need for variance):

To accommodate trailer height when entering overhead door.

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

Lower head height on garage door will not accommodate current owned items (Hobby trailer)

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

Taller trailer storage/barn is not overly common.

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

Overall home heights are increasingly taller. Outbuilding structures built to match may show symmetry.

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.

Jawn Jennings
Signature of Applicant

3/9/2026
Date

6214 Cemetery Rd.
Address of Property

419-429-9384
Phone Number

Email Address to send agenda to:

jejbypass@gmail.com

For Office Use

Conclusion of Fact

Appeal # 01-2026

Fee: \$ 100-

Received: March 9, 2026

Action Taken by Board

Chuck Kethel	Approve ☐	Deny ☐
Wendy Gehrig	Approve ☐	Deny ☐
Nan Myers	Approve ☐	Deny ☐
Brian Slagle	Approve ☐	Deny ☐
Mike Walters	Approve ☐	Deny ☐

Special conditions attached to approval:

REQUEST

Approved ☐

Denied ☐

Date:

Whitehouse

March 6, 2026

Jason Jennings
6214 Cemetery Rd.
Whitehouse, OH 43571

Re: Garage Permit Request for 6214 Cemetery Rd.

Dear Mr. Jennings:

I have reviewed the application requesting a permit for the construction of a 23'7" tall garage (accessory building) at 6214 Cemetery Rd. in the Village of Whitehouse.

Chapter 1257.01 Accessory Uses

C. Yard Requirements

2. An accessory building not exceeding twenty (20) feet in height may occupy not more than thirty (30) percent of a required rear yard.

Therefore, I must deny your request for a zoning permit due to the height of the garage not being allowed in the Village. You may appeal against 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, April 1, 2026, at 6:00 pm. The paperwork and filing fee have already been submitted, so you are set with that.

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 #01-2026
April 1, 2026

Applicants: Jason Jennings

Date Appeal Filed: March 9, 2026

Subject Property: 6214 Cemetery Rd, Whitehouse, OH
Zoned R-1 Single-Family Residential

Request: Applicant is requesting a 3'7" variance on the maximum height for an accessory building. Chapter 1257.01 Development Standards Matrix. The maximum height is 20 feet.

Adjacent Zoning: To the north: R-1 PUD
To the south: S-1 Suburban Residential
To the east: R-2 Single-Family Residential
To the west: A- Agricultural

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

CONSIDERATIONS:

1. On March 5, 2026, a zoning permit was requested for a new accessory building (garage) at 6214 Cemetery Road. The height of the garage is 23'7". The maximum height for an accessory building is 20'. Variance is requested for the three feet seven inches (3'7").

2. The applicant was sent a letter by the Zoning Official, denying the request for a zoning permit due to the maximum height on an accessory building being 20'. Applicant submitted an appeal for a variance to the Board of Zoning Appeals and paid the \$100.00 filing fee.

3. Chapter 1257.01 of the Whitehouse Zoning Code states: an accessory building not exceeding twenty (20) feet in height may occupy not more than thirty (30) percent of a required rear yard.

4. Applicant is asking for a variance of Chapter 1257.01 to allow for the height difference.

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



Outlook

Fwd: Zoning Appeals application

From Jack Witte <jackwitte0626@gmail.com>

Date Wed 3/25/2026 10:02 PM

To Jennifer Herman <jherman@whitehouseoh.gov>; Jason Jennings <jjbypass@hotmail.com>



Caution: External (jackwitte0626@gmail.com)

First-Time Sender [Details](#)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [User Center](#)

Jennifer, Being the northerly neighbor of Jason and Kim Jennings we are in favor of their garage build.
The Jennings have done everything first class with their new residence.

Jack Witte 419-297-7299
6156 Cemetery Road
Whitehouse, OH 43571



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: Witte Walk Lot # 1 Address of Parcel: 6214 Cemetery Rd.
Owner: JASON JENNINGS Phone # 419429-9384 Email: jejbypass@gmail.com
Contractor: JASON JENNINGS Phone # _____
Address: 6214 Cemetery Rd. Whitehouse OH Email: jejbypass@gmail.com

Lot size: 420 ' x 178 ' 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 _____ Square footage (including garage and basement) _____
Building size: _____ ' x _____ ' Height: _____ Stories: _____ Roof pitch _____
Eave overhang _____ Construction value: \$ _____

Remodel: Size of Area: _____ Explain changes: _____
Addition: Size: _____ ' x _____ ' Location: Front ☐ Back ☐ Side ☐
Garage: Size: 40 ' x 70 ' Square footage: 2800 Height: 23'7" Use: Storage
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.

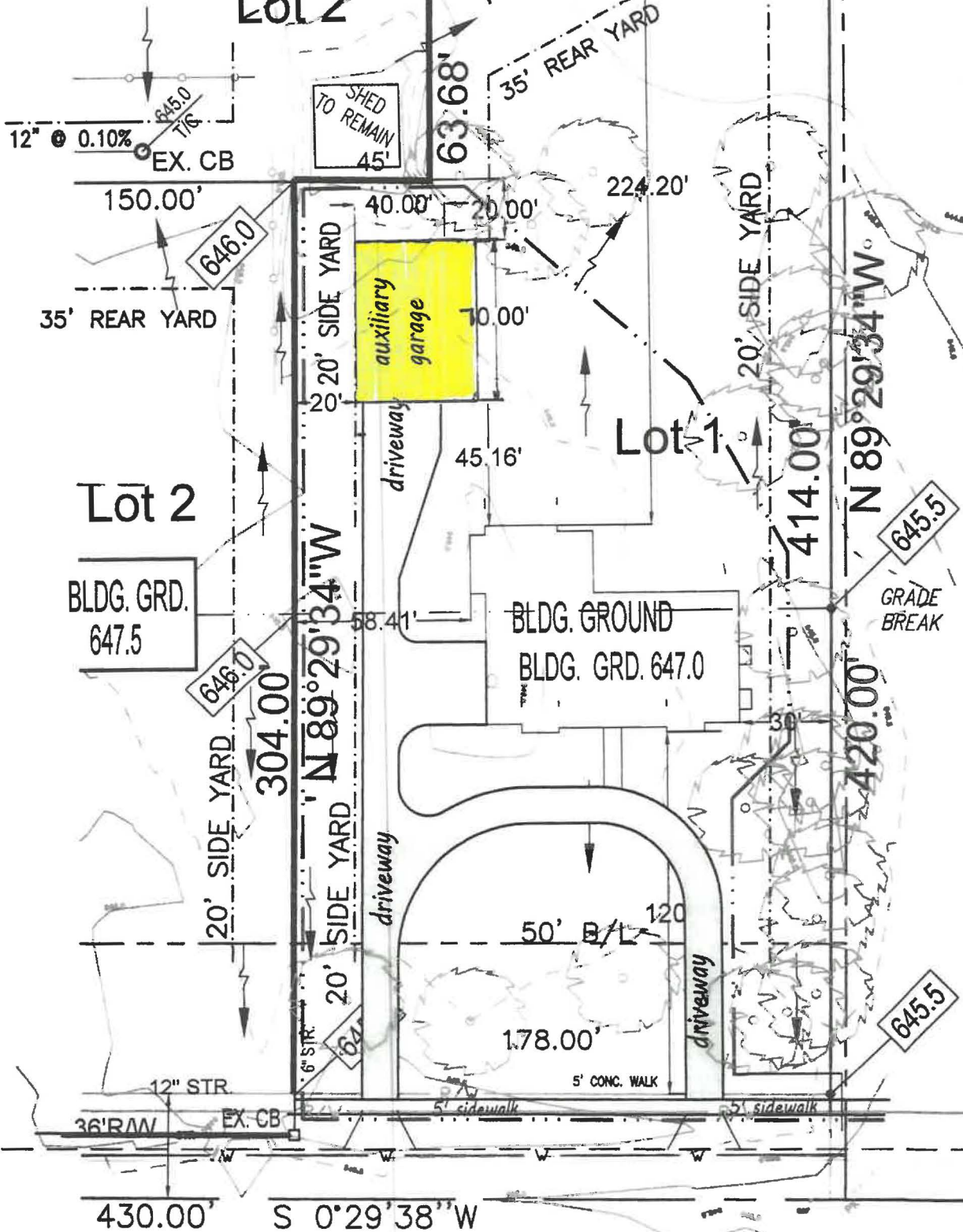
The undersigned states that this Application is true, accurate and complete with all required documentation. Whitehouse relies on the completeness, relevancy, and accuracy of the Application for Zoning Permit. I have read the foregoing application and agree. Any certificate issued upon a false statement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

Signature: Jason Jennings Date: 3/4/26

Submitted by (Please Print): JASON JENNINGS

OFFICE USE ONLY: Date Received: 3.4.26 Fee paid: \$50 Check # 4539 Receipt # 96956

Scale
1" = 50'





Anonymous

Jennings 6214 Cemetery



03/21/2024