

Whitehouse

Board of Zoning Appeals

June 3, 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, June 3, 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 April 1, 2026, meeting
3. Review, discuss and finalize a ruling regarding Appeal #02-2026 submitted by Al Sayed of Price Pro Ford for signage and concrete pads at 9830 Waterville Swanton 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

April 1, 2026

Board Members Present: Mike Walters, Chuck Kethel, Nan Meyers, and Brian Slagle. Also present was Deputy Administrator Joshua Hartbarger, Jason and Kim Jennings.

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

Minutes from the February 4, 2026, meeting were presented and reviewed. Motion made to approve by Chuck Kethel and seconded by Nan Meyers. Motion passed.

Second item was to review Appeal #01-2026 submitted by Jason Jennings for construction of a new garage at 6214 Cemetery Road. He is asking for a 3'7" variance on the height of the garage. Mr. Jennings said the Ohio code states the height is the mean average between the peak and the eaves. His average would be 19' on the drawing he has, minus the cupola. Mr. Jennings is asking for the variance to accommodate a 12' 6" garage door for trailers. He could reduce the roof pitch, but it isn't always conducive to rain and snow. Mike asked for any questions. There were none. Motion to approve the variance was made by Chuck Kethel and seconded by Nan Meyers.

A motion was made by Chuck Kethel to adjourn and seconded by Nan Meyers. Motion passed. Meeting was adjourned at 6:05 pm.

Respectfully submitted,
Joshua Hartbarger



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:

____Price Pro Ford____
Name of Applicant

____C-4____
Zoning Class

____9830 Waterville Swanton Rd.____
Address of Property

____10.85____
Acreage

Variance of Section __1259.03 & 1251____ of the Codified Ordinances is sought because (state need for variance):

Applicant requesting a variance for signage square forage exceeding the allowable amount under the zoning code, approval for additional west elevation signage, and approval for concrete vehicle display pads within the front right-of-way area.

The proposed signage package totals approximately 133 square feet, exceeding the permitted 96 square feet by approximately 37 square feet. A portion of the signage is required to comply with Ford Motor Company image and branding standards.

Applicant is also requesting approval for an additional west elevation sign to improve visibility for westbound traffic traveling along the corridor.

In addition, applicant seeks approval for concrete display pads within the existing front grass areas to create a cleaner, safer, and more permanent vehicle display area in lieu of displaying vehicles directly on grass surfaces. Select pads may include minor elevation adjustments for visibility enhancement and site aesthetics. Any elevated areas will incorporate limestone retaining wall materials consistent wit existing Village corridor improvements and surrounding site materials.

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

Strict application of the zoning regulations would limit the Applicant's ability to comply with manufacturer image requirements and would negatively impact visibility and identification of the dealership from surrounding roadways.

The existing property has historically utilized portions of the front grass areas for vehicle display. The proposed concrete pads are intended to improve organization, appearance, drainage and overall site aesthetics while eliminating informal grass display conditions. Additionally, signage associated with the Ford image program required long

manufacturer lead times and ordering schedules in order to maintain project timelines and operational compliance requirements.

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

The property operates as a franchised automobile dealership subject to manufacturer image, branding and visibility requirements to typical commercial properties within the Village.

The property's roadway orientation, traffic patterns and dealership operational needs create unique visibility considerations, particularly for eastbound traffic exposure along the west elevation.

The existing layout and prior use of front display areas also create unique site improvement challenges specific to this property.

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

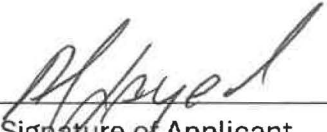
The requested improvements are intended to modernize and enhance the appearance of the property while maintaining compatibility with the surrounding corridor and Village aesthetic standards.

The proposed signage, display pads, landscaping and limestone retaining wall materials will create a cleaner, more organized and visually improved appearance compared to the existing conditions.

The proposed improvements do not increase building density or substantially alter the existing commercial use of the property and are consistent with surrounding commercial development patterns.

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

5-20-26
Date

9830 WATERVILLE SWANTON RD
Address of Property

419-392-2020
Phone Number

Email Address to send agenda to:

3922020@gmail.com

For Office Use

Conclusion of Fact

Appeal # 02-2026

Fee: \$ 100.00

Received: MAY 21, 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: _____

STAFF REPORT
BOARD OF ZONING APPEALS #02-2026
June 3, 2026

Applicants: Price Pro Ford

Date Appeal Filed: May 21, 2026

Subject Property: 9830 Waterville Swanton Rd, Whitehouse, OH
Zoned C-4 Highway Commercial

Request: Applicant is requesting a 70-square-foot variance on the total allowable square footage for signs. Chapter 1259.03 Sign Area Calculation. The maximum allowable square footage is 96. Applicant is also asking for a variance on the minimum yard setbacks/parking requirements of Section 1251.07 Development Standards in the Waterville Street Overlay District.

Adjacent Zoning: To the north: R-1 Single-Family Residential
To the south: A- Agricultural
To the east: C-2 General Commercial
To the west: C-3 General Commercial

Adjacent Uses: To the north: Residential
To the south: Farm Field
To the east: Mercy Health
To the west: AW Heating & Cooling (under construction)

CONSIDERATIONS:

1. On May 21, 2026, a zoning permit was requested for new signage at the Price Pro Ford location. The maximum square footage allowable for signs is 96 square feet per business. Variance is requested for 70 square feet. There currently is a 50 square foot freestanding Ford sign on the property. A variance is also requested for the minimum yard setback/parking requirements in the Waterville Street Overlay District. Applicant would like to add some concrete pads with landscaping to display vehicles on.

2. The applicant was sent a letter by the Zoning Official, denying the request for a zoning permit due to the maximum square footage being over the allowable 96 square feet of signage and concrete pads/parking in the setback area. Applicant submitted an appeal for a variance to the Board of Zoning Appeals and paid the \$100.00 filing fee.

3. Chapter 1259.03 of the Whitehouse Zoning Code states: Any business may utilize any combination of signs described, provided that all individual guidelines are met and ninety-six (96) square feet total is not exceeded.

4. Applicant is asking for a variance of Chapter 1259.03 to allow for the branding and imaging requirements set by Ford and for a variance to display vehicles in the required yard setback area.

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

Whitehouse

May 21, 2026

Price Pro Ford
9830 Waterville Swanton
Whitehouse, OH 43571

Re: Zoning permit-9830 Waterville Swanton

Mr. Sayed:

I have reviewed the application requesting a permit for signage and cement pads for display at 9830 Waterville Swanton Road in the Village of Whitehouse.

Section 1251.07(F)(1) Waterville Street Overlay-Design Standards-Parking Requirements states: *Parking is prohibited in the required, landscaped screening area located in the Waterville Street yard setback and in any required yard setback when adjoining a residential district. When possible, parking lots should be encouraged behind buildings, to the rear of the lots.*

Section 1259.03 Sign Area Calculation states: *Any business may utilize any combination of signs described, provided that all individual guidelines are met and ninety-six (96) square feet total is not exceeded, Signs may be of any geometrical shape.*

Therefore, I must deny your request for a zoning permit due to the parking spaces being in the 150' right-of-way area and the total square footage of signage exceeding the limit. 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, June 3, 2026, at 6:00 pm. The paperwork and filing fee have been received.

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

Sincerely,

Jennifer Herman

Jennifer Herman
Zoning Clerk

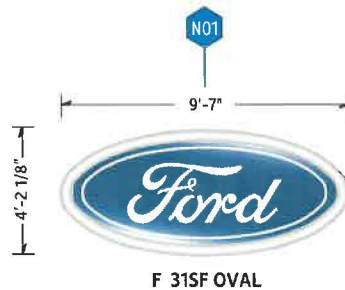
FRONT RENDERING



BEFORE



AFTER



Photos Scale: 3/32"=1'
Signage Scale: 1/4"=1'

ARTISTIC REPRESENTATION ONLY. DUE TO PERSPECTIVE AND DISTORTION ISSUES INHERENT IN PHOTOS, ACCURACY IS NOT GUARANTEED.

Approved By: Name _____
Date _____

Dealer Code: F48063 Dealership: PricePro Ford City, State: Whitehouse, OH Date: 04/22/2026



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SIDE RENDERINGS



SIDE 1 - BEFORE



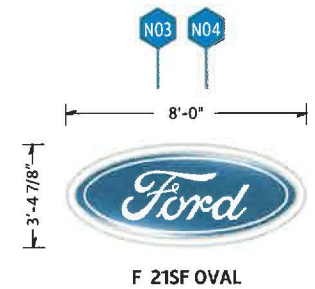
SIDE 1 - AFTER



SIDE 2 - BEFORE



SIDE 2 - AFTER



Photos Scale: 3/32"=1'
Signage Scale: 1/4"=1'

ARTISTIC REPRESENTATION ONLY. DUE TO PERSPECTIVE AND DISTORTION ISSUES INHERENT IN PHOTOS, ACCURACY IS NOT GUARANTEED.

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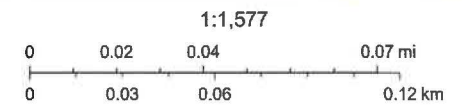




Price Pro Ford



May 21, 2026



Lucas County Auditor's Office, GIS Dept., Lucas County Auditor's Office, GIS Department, Lucas County Auditor's Office, GIS Dept.; US Census Bureau, Lucas County Auditor's Office, GIS Department; Lucas County Engineer's Tax Map Department, Lucas County EMA,

Anonymous

BOUNDARY SURVEY

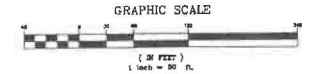
OF A PARCEL OF LAND BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 7 NORTH, RANGE 9 EAST, AND ALSO PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 1, TOWN 6 NORTH, RANGE 9 EAST, ALL IN THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
PREPARED FOR FIVE-H PROPERTIES, LLC AT THE REQUEST OF MR. KYLE HERTZFELD

OWNERS:

- (A) KOSINSKI, STEPHEN A. & MORGAN
PARCEL NO. 98-40378
OFFICIAL RECORD 20190416-0013493
LUCAS COUNTY DEED RECORDS
- (B) HOSTE, TROY & EMILY
PARCEL NO. 98-40376
OFFICIAL RECORD 20170912-0039926
LUCAS COUNTY DEED RECORDS

AREA SUMMARY:

GROSS 91,679 SQ. FT. OR 2.105 AC. ±
PRO 12,686 SQ. FT. OR 0.291 AC. ±
NET 78,993 SQ. FT. OR 1.814 AC. ±



LEGEND

- SET 5/8" X 30" CAPPED IRON REBAR
- FOUND IRON PIPE
- ▲ SET MAG NAIL
- FOUND IRON REBAR
- FOUND MONUMENT BOX
- ⊙ FOUND CONCRETE MONUMENT
- ⊕ FOUND 6" CONCRETE MONUMENT (PLAT)

NOTE:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ADDITIONAL INFORMATION THAT MIGHT BE DISCLOSED BY SUCH A REPORT

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE FOR THE EXPRESS PURPOSE OF CALCULATING ANGULAR MEASUREMENT.

SURVEY REFERENCES:

1. SURVEY PREPARED BY JAMES R. COLDREN DATED DECEMBER 16, 1999 SURVEY NO. D-88 LUCAS COUNTY SURVEY RECORDS
2. SURVEY PREPARED BY PAUL J. WESTHOVEN DATED FEBRUARY 15, 2008 SURVEY NO. D-325 LUCAS COUNTY SURVEY RECORDS
3. SURVEY PREPARED BY BOCKRATH & ASSOCIATES DATED JUNE 1, 2015 SURVEY NO. D-454 LUCAS COUNTY SURVEY RECORDS
4. SURVEY PREPARED BY BOCKRATH & ASSOCIATES DATED JANUARY 18, 2016 SURVEY NO. D-484 LUCAS COUNTY SURVEY RECORDS
5. SURVEY PREPARED BY GARCIA SURVEYORS INC. DATED FEBRUARY 24, 2016 SURVEY NO. D-491 LUCAS COUNTY SURVEY RECORDS
6. SURVEY PREPARED BY SANDHOLTZ & ASSOCIATES INC. DATED SEPTEMBER 15, 2003 SURVEY NO. F-522 LUCAS COUNTY SURVEY RECORDS
7. SURVEY PREPARED BY DAVID R. WAKSON DATED NOVEMBER 20, 2012 SURVEY NO. F-1020
8. RECORD PLAT OF BLUE PRAIRIE PLAT TWO RECORDED AUGUST 7, 2002 OFFICIAL RECORD 153, PAGE 2002 LUCAS COUNTY PLAT RECORDS
9. PREPARED BY POGONYER DESIGN GROUP DATED NOVEMBER 13, 2014 STATE ROUTE 64 PLANS LUC-64-3.75 STATE OF OHIO DEPARTMENT OF TRANSPORTATION
10. SUBORDINATION AGREEMENT (RIGHT OF WAY) DATED JULY 7, 2015 OFFICIAL RECORD 20151208-0050947 LUCAS COUNTY DEED RECORDS

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF A TRUE AND ACCURATE BOUNDARY SURVEY PERFORMED UNDER MY SUPERVISION DURING DECEMBER, 2023.

Daniel G. Kiser
Professional Surveyor No. 7973



1720 Indian Wood Circle,
Suite E
Maumee, OH 43537
Phone: (419) 877-0400

GARCIA SURVEYORS, INC.
TOLEDO - COLUMBUS - DAYTON - LIMA

JOB NUMBER: 234505543	DRAWING NAME: 234-05543FT00A1.DWG	CUPS TICKET NUMBER: -----	REVISION TABLE:		
JOB NAME: 8910 WATERVILLE SWANTON RD.	DRAWN BY: KJS	SCALE: 1" = 50'	DATE: 01/26/2024	REV.	DESCRIPTION:
CLIENT NAME: FIVE-H PROPERTIES, LLC.	CHECKED BY: DCK	SHEET 1 of 2			
DESCRIPTION: BOUNDARY SURVEY	SURVEYED BY: MDH				