

August BOARD of ZONING APPEALS

Tuesday, September 23, 2025 @ 6:00 p.m.

Meeting Location: Vermilion Municipal Court Complex, 687 Decatur Street, Vermilion, Ohio

BOARD MEMBERS

Members: Pete Bahner, Bob Voltz, Liz Vasil, Derek Lundy

Agenda

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| 1. | Call to Order | Bob Voltz |
| 2. | Roll Call | Melanie Wood |
| 3. | Approval of Minutes of August 26, 2025 | Bob Voltz |
| 5. | Correspondence | Melanie Wood |
| 6. | Oath
[Administered to all who plan to speak about matters being reviewed] | Bob Voltz |
| 7. | Old Business | Board Members |
| 8. | New Business | Board Members |

-*Eagleview Townhomes, LLC* – Behind 3701 Liberty Ave; PPN: 01-00-003-139-072 & Part of 01-00-003-139-012 (R-5 Apartment Residence District)

.C.O.V. 1270.07(b)(2)A – Cluster Subdivisions are a conditional use which must be permitted by the Board of Zoning Appeals;
Variance Requested – Approval of Cluster Subdivision

-*Zaremba Group, LLC* – Vacant Land East of 3409 Liberty Ave; PPN: 0100004116003 (B-3 Highway Commercial District)

.C.O.V. 1276.02 – Required Parking Spaces – 56; Proposed – 35; Variance Requested – 21 Spaces

.C.O.V. 1276.03(d)(1) – Minimum Size for Parking Spaces – 10’x20’; Proposed – 9’x20’; Variance Requested – 1’ in Width

-*Ronald E. & Rose Greene* – 1800 Clause Rd; (R-1 Estate Residence District)

.C.O.V. 1272.11(e) – Maximum Square Feet – 768; Proposed – 864; Variance Requested – 96 Square Feet

-*Megan Elwell* – 5951 Cape Hatteras; PPN: 18-00338.006 (R-4 Urban Residence District)

.C.O.V. 1272.09(a)(1) – Maximum Height of Fence in Front Yard – 3.5’; Proposed – 6’; Variance Requested – 2.5’

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| 9. | Announcement of Meeting Dates | Bob Voltz |
| | Next Meeting – October 28, 2025 @ 6:00pm – Vermilion Municipal Complex, 687 Decatur Street, Vermilion, Ohio | |

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| 10. | Adjournment | Bob Voltz |
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