

# BOARD of ZONING APPEALS

Tuesday, October 28, 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

---

1. Call to Order Bob Voltz
2. Roll Call Melanie Wood
3. Approval of Minutes of September 23, 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

-*Trinity Contracting Group* – 464 Ash Street; PPN: 20-00162.000 (RS Special Residence District)  
.C.O.V. 1270.09(e)(2)C – Side Yard Required – 7’; Proposed – 2’ 8’ 8 ½”’; Variance Requested – 4’ 3 ½”  
.C.O.V. 1270.09(e)(2)B – Rear Yard Required – 30’; Proposed – 8’ 8 ½”’; Variance Requested – 21’ 3 ½”

-*John Woodruff* – 687 Ferndale Ave; (RS Special Residence District)  
.C.O.V. 1272.12(b) – Utility Building Required Location – Rear Yard; Variance Requested – Front Yard (Corner Lot)  
.C.O.V. 1272.09(1) – Minimum Fence Height in Front Yard – 3’ ½”’; Proposed – 6’; Variance Requested – 2’ ½”

-*Gary Cecil* – 3940 Brownhelm Station Road; (R-1 Estate Residence District)  
.C.O.V. 1270.02 (i)(3) – Driveways Shall be Hard Surfaced; Variance Requested – Gravel Driveway  
.C.O.V. 1024.01 – Sidewalks Required; Variance Requested – Waive Requirement

-*Ronald & Rose Greene* – 1800 Claus Road; (R-1 Estate Residence District)  
.C.O.V. 1272.11(e) – Maximum Square Feet – 768; Proposed – 864; Variance Requested – 96 Square Feet

-*Kent Swepton* – 408 Ewa Yea; (RS Special Residence District)  
.C.O.V. 1270.09 (e)(2)B – Rear Yard Required – 30’; Proposed - 7’; Variance Requested – 23’  
.C.O.V. 1024.01 – Sidewalks Required; Variance Requested – Waive Requirement

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