

BOARD of ZONING APPEALS

Tuesday, December 9, 2025 @ 6:00 p.m.

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

BOARD MEMBERS

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

Agenda

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| 1. | Call to Order | Bob Voltz |
| 2. | Roll Call | Melanie Wood |
| 3. | Approval of Minutes of October 28, 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 |

-**D.J. Schilling** – 1440 Claus Road; PPN: 0100021000061 (R1- Estate Residence District)
.C.O.V. 1270.02(i)(1) – Minimum Square Feet of a Dwelling Unit Permitted – 1200 Square Feet; Proposed – 616 Square Feet; Variance Requested – 584 Square Feet
.C.O.V. 1270.02(e)(3)C – Side Yard Required – 20’; Proposed – 10’; Variance Requested – 10’

-**Dan Lachowyn** – 833 State Street; PPN: 18-00196.000 (R-4 Urban Residence District)
.C.O.V. 1270.05(e)(3)C – Side Yard Setback Required – 8’; Proposed – 3’; Variance Requested – 5’

-**Gregory & Linda Epperly** – 406 Nicholson Road; PPN: 0100006103028 (I-2 Heavy Industrial District)
.C.O.V. 1280.02 – A Nonconforming Use of a Structure Shall Not Be Extended or Enlarged; Variance Requested – Waive Requirement

-**Dustin & Megan Wisenbaler** – 321 Aldrich Road; PPN: 0100002105094 (RS Special Residence District)
.C.O.V. 1270.09(e)(2)B – Rear Yard Setback Required – 30’; Proposed – 26’; Variance Requested – 4’
.C.O.V. 1270.09(e)(2)C – Side Yard Setback Required – 7’; Proposed – 5’; Variance Requested – 2’

-**David M. Miller** – 3460 Jerusalem 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

-**Jeremy Crawford (Bowl Thyme)** – 4855 Liberty Avenue; (B-3 Highway Commercial District)
.C.O.V. 1270.13(e)(2)A – Front Yard Setback Required – 75’; Proposed – 57’; Variance Requested – 18’

-Amy Sprecher – 3554 Edgewater Drive; PPN: 0100003101058/59 (RS Special Residence District)
.C.O.V. 1272.12 Utility Building Location Required – Rear Yard; Variance Requested – Front Yard Location
.C.O.V. 1270.09(e)(2)A – Front Yard Required – 30'; Proposed – 20.5'; Variance Requested – 9.5'
.C.O.V. 1270.09(e)(2)C – Side Yard Required – 6'; Proposed – 2'; Variance Requested – 4'

-Emily Staveski – 2300 Brownhlem Station Road; (R-1 Estate Residence District)
.C.O.V. 1272.12(a) – Maximum Square Feet – 320; Proposed – 2048 Square Feet; Variance Requested – 1728 Square Feet
.C.O.V. 1272.12(a) – Maximum Height – 12'; Proposed – 19'; Variance Requested – 7'

9. **Announcement of Meeting Dates** **Bob Voltz**
Next Meeting – January 27, 2026 @ 6:00pm – Vermilion Municipal Complex, 687 Decatur Street, Vermilion, Ohio

10. **Adjournment** **Bob Voltz**