

BOARD of ZONING APPEALS

Tuesday, September 22, 2026 @ 6:00 p.m.

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

BOARD MEMBERS

Bob Voltz, Liz Phillips, Pete Bahner, Derek Lundy, Barb Brady

Agenda

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| 1. | Call to Order | Derek Lundy |
| 2. | Roll Call | Melanie Wood |
| 3. | Approval of Minutes of August 25, 2026 | Derek Lundy |
| 4. | Correspondence | Melanie Wood |
| 5. | Oath
[Administered to all who plan to speak about matters being reviewed] | Derek Lundy |
| 6. | Old Business | Board Members |
| 7. | New Business | Board Members |
- ~~Michael Koeth~~ 362 Devonshire Road; PPN: 01-00-003-103-068 (RS Special Residence District)
.C.O.V. 1272.08(b) – Minimum Rear Yard Setback – 10’; Proposed – 6’; Variance Requested – 4’
- ~~Trinity Contracting Group~~ – 476 Ash Street; PPN: 20-00098.000 (RS Special Residence District)
.C.O.V. 1270.09(e)(2)C – Side Yard Setback Required – 7’; Proposed – 4’; Variance Requested – 3’
- ~~Trinity Contracting Group~~ – 439 Linden Street; PPN: 20-00010.000 (RS Special Residence District)
.C.O.V. 1280.07(a) – A Nonconforming Structure Shall Not be Enlarged in a Way Which Increases Its Nonconformity; Variance Requested – Allow
.C.O.V. 1270.09(e)(2)B – Minimum Rear Yard Setback – 30’; Proposed – 6’; Variance Requested – 24’
- ~~Louis Douzos~~ – Liberty & Overlook; PPN: 01-00003139072 (R-5 Apartment Residence District)
.C.O.V. 1272.09(a)(2) – Maximum Fence Height – 7’; Proposed – 8’; Variance Requested – 1’
.C.O.V. 1272.09(h) – Finished Side of Fence Shall Face Adjoining Property – Variance Requested – Finished Side to Face Applicant’s Property
- ~~Matthew Miller~~ – 3500 Edgewater Drive; PPN: 01-00003101039 (RS Special Residence District)
.C.O.V. 1270.09(e)(2)C – Minimum Side Yard Setback – 6’; Proposed – 4’ 1”’; Variance Requested – 1’11”
.C.O.V. 1270.09(e)(2)B – Minimum Rear Yard Setback – 30’; Proposed – 15’2”’; Variance Requested – 14’10”
- ~~Frontier Land Group~~ – Forestview Drive; PPN: 18-01795.000 (R-4 Urban Residence District & R-4a Two Family Urban Residence District)
.C.O.V. 1270.05(b)(2)A / C.O.V. 1270.06 (b)(2)A – Cluster Subdivisions are a Conditional Use Permitted Only Through an Approval by the BZA; Variance Requested - Approval
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| 8. | Announcement of Meeting Dates
Next Meeting – October 27, 2026 @ 6:00pm – Vermilion Municipal Complex, 687 Decatur Street, Vermilion, Ohio | Derek Lundy |
| 9. | Adjournment | Derek Lundy |