

**CITY OF VERMILION, OHIO ♦ BUILDING DEPARTMENT
ADMINISTRATIVE REVIEW / VARIANCE / APPEALS APPLICATION**

ALL FILING REQUIREMENTS MUST BE COMPLETED and RETURNED to the
Building Department PRIOR TO CONSIDERATION by the BOARD of ZONING APPEALS
DEADLINE for APPLICATIONS is 1st Week of Month

APPLICANT NAME

MAILING ADDRESS

CITY/STATE/ZIP

EMAIL:

PROPERTY LOCATION:

PERM. PARCEL # 01-00-002-103-068
-057

STATE THE NATURE AND PURPOSE OF THE VARIANCE/APPEALS BEING REQUESTED:

REAR YARD SET BACK TO 92' FROM 10' TO 106' TO
USE GARAGE FOUNDATION TO INSTALL CARPORT

APPLICANT'S INTEREST IN PROPERTY:

☒ OWNER

☐ AGENT

☐ PROSPECTIVE BUYER/AGENT / OTHER [EXPLAIN]

OWNER'S CONSENT:

*REQUIRES CO-SIGNATURE OF OWNER(S)

[SIGNATURE(S)]

[DATE]

☐ CHECK HERE IF LOCATED IN HISTORIC DISTRICT: SEPARATE APPLICATION TO THE DESIGN REVIEW BOARD FOR THE HISTORIC DISTRICT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

☐ CHECK HERE FOR SIMULTANEOUS PLANNING COMMISSION REVIEW: SEPARATE APPLICATION, FEES, AND SITE DEVELOPMENT REVIEW PROCEDURES MAY BE NECESSARY PRIOR TO ISSUANCE OF A ZONING CERTIFICATE AND/OR OCCUPANCY PERMIT.

☐ CHECK HERE IF ~FLOOD PLAIN~ REGULATIONS [COV 1460] APPLY: Y / N IF YES, ☐
...IS PROPOSED DEVELOPMENT SUBSTANTIAL [PER 1460.03(W)]? Y / N IF YES, ☐
...CONTACT CITY ENGINEER [440/204-2406 WEDNESDAYS @ CITY HALL], FOR FLOOD PLAIN DEVELOPMENT PERMIT.

☐ FEDERAL [ARMY CORPS OF ENGINEERS], STATE [ODNR], COUNTY AND/OR LOCAL [PORT AUTHORITY] AGENCIES MAY HAVE JURISDICTION OVER ~SHORELINE~ PROJECT REVIEWS PRIOR TO ISSUANCE OF GRADING AND/OR CONSTRUCTION PERMITS. [REFER TO ODNR REGULATIONS; SEE ALSO COV 1282; APPEALS TO CITY COUNCIL]

▼▼ FOR OFFICE USE ONLY ▼▼

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ZONING DISTRICT	C.O.V. SECTION	CODE REQUIREMENT / COMMENTS	VARIANCE REQUESTED
<u>RS</u>	<u>1272.08(6)</u>	<u>MINIMUM REAR YARD</u>	
		<u>SETBACK - 10'</u>	
		<u>PROPOSED - 6'</u>	<u>4'</u>

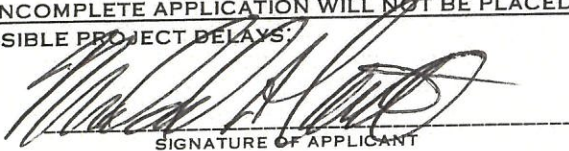
APPLY @ BUILDING DEPT. ON /BEFORE 1ST WEEK OF MONTH; UNLESS OTHERWISE DETERMINED, BOARD OF ZONING APPEALS MEETS THE 4TH TUESDAY OF MONTH @ 7:00PM ~ MUNICIPAL COMPLEX, 687 DECATUR, VERMILION

FILING REQUIREMENTS

VARIANCE APPLICATION FILING PROCESS INCLUDES ALL OF THE FOLLOWING:

- [] 1. PAY NON-REFUNDABLE APPLICATION FEE. (EXCEPTION: FEE MAY BE REFUNDED IF BOARD OR CITY OFFICIAL DETERMINES VARIANCE IS UNNECESSARY.)
- [] 2. PROVIDE ALL REQUESTED INFORMATION COMPLETELY AND ACCURATELY IN MULTIPLE SETS OF SEVEN (7) COPIES AND SUBMIT TO THE BUILDING DEPARTMENT PRIOR TO ESTABLISHED DEADLINE FOR REGULARLY SCHEDULED MONTHLY MEETINGS:
 - [] A. SURVEY PLOT; PLAN DRAWN TO SCALE AND SHOWING LOCATION OF ALL BUILDINGS OR STRUCTURES ON APPLICANT'S OWN PROPERTY IN RELATIONSHIP TO THE PROPERTY LINE.
MAKE ALL MEASUREMENTS ACCURATE & PRECISE
- [] 3. VARIANCE REQUEST SIGN MUST BE POSTED AT THE PROPERTY IN A VISIBLE LOCATION EASILY SEEN FROM THE STREET.
- [] 4. APPLICANT OR DESIGNATED REPRESENTATIVE MUST BE PRESENT AT THE MEETING IN ORDER FOR ACTION TO BE TAKEN ON A VARIANCE APPLICATION. AN APPLICATION WILL REMAIN ON THE MEETING AGENDA FOR TWO (2) CONSECUTIVE MONTHS OR UNTIL ACTION IS VOTED UPON. IF APPLICANT OR DESIGNATED REPRESENTATIVE FAILS TO APPEAR BEFORE THE BOARD DURING THIS TIME FRAME, THE APPLICATION BECOMES VOID AND THE FILING PROCESS MUST BE REPEATED.

I HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS STATED ABOVE. I UNDERSTAND THAT AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE MEETING AGENDA, RESULTING IN POSSIBLE PROJECT DELAYS.


SIGNATURE OF APPLICANT

9-1-26
DATE

OFFICE USE ONLY

VARIANCE / APPEAL FEES:

- ◇ \$ 30 ZONING REVIEW FEE, WHEN APPLICABLE
- ☒ \$ 100 SINGLE-FAMILY DWELLING
- △ \$ 150 ALL OTHER

FEES RECEIVED BY: YBT
[INITIALS]

9-1-26
[DATE]


BUILDING INSPECTOR'S REVIEW / SIGNATURE

9/7/26
DATE

APPLICANTS ARE ENCOURAGED TO NOTIFY ALL NEIGHBORING PROPERTY OWNERS WITHIN 100' AND INSIDE CITY LIMITS OF THE INTENT TO DEVIATE FROM DISTRICT BUILDING & ZONING CODES. USE THIS WORKSHEET TO COMPILE A LIST OF NAMES & ADDRESSES OF THOSE YOU'VE CONTACTED AND INFORMED ABOUT YOUR PROJECT:

NAME <i>David Gitsen</i>	NAME <i>Shawn Mose</i>
ADDRESS <i>338 Devonshire</i>	ADDRESS <i>380 Devonshire</i>
PHONE # / DATE NOTIFIED <i>330-501-5422</i>	PHONE # / DATE NOTIFIED <i>740-251-2406</i>
NAME <i>Jane Buchanan</i>	NAME <i>Teresa Kreger</i>
ADDRESS <i>440-433-5128</i>	ADDRESS <i>374 Devonshire Rd.</i>
PHONE # / DATE NOTIFIED <i>261-711-1111</i>	PHONE # / DATE NOTIFIED <i>440-213-5249</i>
NAME <i>W. Y.</i>	NAME
ADDRESS <i>363 Devonshire</i>	ADDRESS
PHONE # / DATE NOTIFIED <i>440-258-2612</i>	PHONE # / DATE NOTIFIED

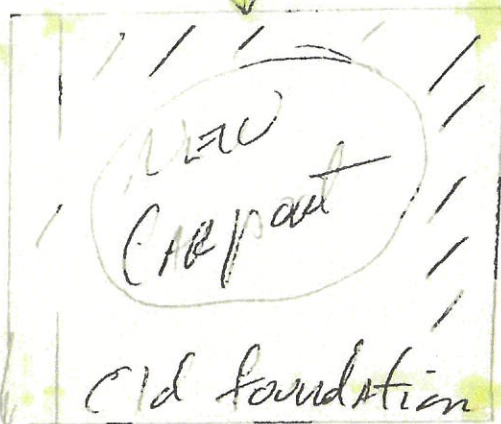
RETURN THIS PAGE WITH APPLICATION & SUPPLEMENTAL DOCUMENTS
ADDITIONAL COMMENTS WELCOME

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MEETS THE 4TH TUESDAY OF MONTH @ 6:00PM ~ MUNICIPAL COMPLEX, 687 DECATUR, VERMILION

Fence →

Fence →

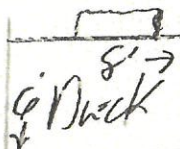
← 29' →



20'

36' →

← 30' →



Fence →

← 40' →

24'

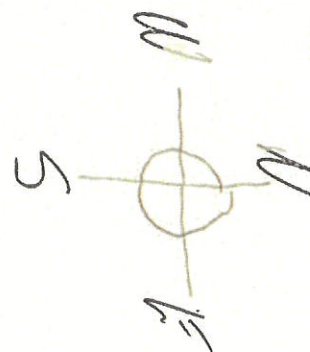
House

← 15' →

← Deck 17' →

32'

Driveway



P.L.

362 Devonshire Rd
Vermilion, Ohio 44089

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Building Department PRIOR TO CONSIDERATION by the BOARD of ZONING APPEALS
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APPLICANT NAME TRINITY CONTRACTING GROUP dba: TCG PRETZ
MAILING ADDRESS 5043 EDgewater DRIVE
CITY/STATE/ZIP SHEFFIELD LAKE OH 44054 PHONE: 440 453 3340
EMAIL: JENNI@TCGPRETZ.COM
PROPERTY LOCATION: 476 ASH PERM. PARCEL # 20-00 098.000

STATE THE NATURE AND PURPOSE OF THE VARIANCE/APPEALS BEING REQUESTED:

CONFORMING TO EXISTING & LINWOOD PARK SETBACKS

APPLICANT'S INTEREST IN PROPERTY:

☐ OWNER ☒ AGENT ☐ *PROSPECTIVE BUYER/AGENT / OTHER [EXPLAIN] _____

OWNER'S CONSENT: _____

*REQUIRES CO-SIGNATURE OF OWNER(S)

[SIGNATURE(S)]

[DATE]

- ☐ CHECK HERE IF LOCATED IN HISTORIC DISTRICT: SEPARATE APPLICATION TO THE DESIGN REVIEW BOARD FOR THE HISTORIC DISTRICT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
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- ☐ CHECK HERE IF ~FLOOD PLAIN~ REGULATIONS [COV 1460] APPLY: Y / N IF YES, ☐
...IS PROPOSED DEVELOPMENT SUBSTANTIAL [PER 1460.03(W)]? Y / N IF YES, ☐
...CONTACT CITY ENGINEER [440/204-2406 WEDNESDAYS @ CITY HALL], FOR FLOOD PLAIN DEVELOPMENT PERMIT.
- ☐ FEDERAL [ARMY CORPS OF ENGINEERS], STATE [ODNR], COUNTY AND/OR LOCAL [PORT AUTHORITY] AGENCIES MAY HAVE JURISDICTION OVER ~SHORELINE~ PROJECT REVIEWS PRIOR TO ISSUANCE OF GRADING AND/OR CONSTRUCTION PERMITS. [REFER TO ODNR REGULATIONS; SEE ALSO COV 1282: APPEALS TO CITY COUNCIL]

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ZONING DISTRICT	C.O.V. SECTION	CODE REQUIREMENT / COMMENTS	VARIANCE REQUESTED
<u>RS 1270.09(e)(2)C</u>		<u>SIDE YARD SETBACK</u>	
		<u>REQUIRED - 7'</u>	
		<u>PROPOSED - 4'</u>	<u>3'</u>

APPLY @ BUILDING DEPT. ON /BEFORE 1ST WEEK OF MONTH; UNLESS OTHERWISE DETERMINED. BOARD OF ZONING APPEALS MEETS THE 4TH TUESDAY OF MONTH @ 7:00PM - MUNICIPAL COMPLEX, 687 DEGRAFF BLVD.

FILING REQUIREMENTS

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I HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS STATED ABOVE. I UNDERSTAND THAT AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE MEETING AGENDA, RESULTING IN POSSIBLE PROJECT DELAYS:


SIGNATURE OF APPLICANT

8-26-20
DATE

OFFICE USE ONLY

VARIANCE / APPEAL FEES:

- ◇ \$ 30 ZONING REVIEW FEE, WHEN APPLICABLE
- △ \$100 SINGLE-FAMILY DWELLING
- △ \$150 ALL OTHER

FEES RECEIVED BY:

[INITIALS]

[DATE]


BUILDING INSPECTOR'S REVIEW / SIGNATURE

9/7/26
DATE

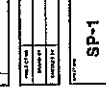
APPLICANTS ARE ENCOURAGED TO NOTIFY ALL NEIGHBORING PROPERTY OWNERS WITHIN 100' AND INSIDE CITY LIMITS OF THE INTENT TO DEVIATE FROM DISTRICT BUILDING & ZONING CODES. USE THIS WORKSHEET TO COMPILE A LIST OF NAMES & ADDRESSES OF THOSE YOU'VE CONTACTED AND INFORMED ABOUT YOUR PROJECT:

NAME JAMES & CORI LAWRENCE	NAME CHAD & MILISA O'RIELY
ADDRESS 1856 MAIN ST	ADDRESS 483 WALNUT
PHONE # / DATE NOTIFIED 260 INSULA OH 44264	PHONE # / DATE NOTIFIED VERMILION OH 44089
NAME BEACH GLASS LLC	NAME JANET WAGGONER
ADDRESS 465 WALNUT	ADDRESS 465 WALNUT
PHONE # / DATE NOTIFIED VERMILION OH 44089	PHONE # / DATE NOTIFIED VERMILION OH 44089
NAME MATT RAUENUS	NAME WILLIAM & TAMMY GAUSSA
ADDRESS 35268 LIVINGSTON DR	ADDRESS 473 ASH
PHONE # / DATE NOTIFIED Aron OH 44211	PHONE # / DATE NOTIFIED VERMILION OH 44089

RETURN THIS PAGE WITH APPLICATION & SUPPLEMENTAL DOCUMENTS
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MEETS THE 4TH TUESDAY OF MONTH @ 6:00PM - MUNICIPAL COMPLEX, 687 DECATUR, VERMILION

ADDRESS OF SITE:
476 ASH STREET
VERMILION, OHIO 44089



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APPLICANT NAME TRINITY CONTRACTING GROUP dba: TCG PRETE
MAILING ADDRESS 5243 EDGEWATER DRIVE
CITY/STATE/ZIP SHEFFIELD LAKE OH 44154 PHONE: 440 653-3340
EMAIL: JENNI@TCGPRETE.COM
PROPERTY LOCATION: 439 LINDEN PERM. PARCEL # 20-00010.000

STATE THE NATURE AND PURPOSE OF THE VARIANCE/APPEALS BEING REQUESTED:

CONFORMING TO EXISTING & LINWOOD PARK SETBACKS

APPLICANT'S INTEREST IN PROPERTY:

☐ OWNER ☒ AGENT ☐ PROSPECTIVE BUYER/AGENT / OTHER [EXPLAIN] _____
OWNER'S CONSENT: [Signature] 8/30/26
*REQUIRES CO-SIGNATURE OF OWNER(S) [SIGNATURE(S)] [DATE]

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ZONING DISTRICT	C.O.V. SECTION	CODE REQUIREMENT / COMMENTS	VARIANCE REQUESTED
RS	1280.01(2)	A NONCONFORMING	
		STRUCTURE SHALL NOT BE	
		ENLARGED IN A WAY WHICH	
		INCREASES ITS NONCONFORMITY	ALLOW
	1270.09(c)(2)B	MINIMUM REAR YARD - 30'	
		PROPOSED - 6'	24'

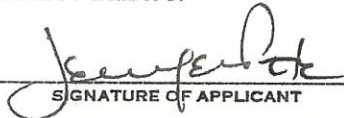
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SIGNATURE OF APPLICANT

8-26-26
DATE

OFFICE USE ONLY

VARIANCE / APPEAL FEES:

- ◇ \$ 30 ZONING REVIEW FEE, WHEN APPLICABLE
- ☒ \$100 SINGLE-FAMILY DWELLING
- △ \$150 ALL OTHER

FEES RECEIVED BY: VE
[INITIALS]

09-04-26
[DATE]


BUILDING INSPECTOR'S REVIEW / SIGNATURE

9/7/26
DATE

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NAME VERMILION LLC	NAME 436 WALNUT LLC
ADDRESS 486 WAYLAND AVE	ADDRESS 652 INNIS BROOK LN
PHONE # / DATE NOTIFIED PROVIDENCE RI 02906	PHONE # / DATE NOTIFIED AVON LAKE OH 44022
NAME PATRICK & CAROL SHIPLETT	NAME KYLE & BROOKLYN EBERHARDT
ADDRESS 2328 CAMBERTON RD	ADDRESS 443 WALNUT
PHONE # / DATE NOTIFIED CLEVELAND HEIGHTS OH 44118	PHONE # / DATE NOTIFIED VERMILION OH 44089
NAME KIMBERLY & DEBORAH ROBERTS	NAME
ADDRESS 1475 CHENIN RD	ADDRESS
PHONE # / DATE NOTIFIED AVON OH 44011	PHONE # / DATE NOTIFIED

RETURN THIS PAGE WITH APPLICATION & SUPPLEMENTAL DOCUMENTS
ADDITIONAL COMMENTS WELCOME

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July 29, 2026

RE: 439 Linden St., Vermilion, OH 44089

Subject: Cottage remodel

Dear Kyle & Bron-Lynn,

We are planning on doing extensive remodeling to our cottage during the upcoming off season. We have attached a copy of the plans to give you an idea of what we have in mind.

Please do not hesitate to contact us if you have any questions or comments regarding the proposed work.

In accordance with Linwood Building Regulations, we kindly ask that you sign and return a copy of this notice to acknowledge receipt of our intended plans. Please return to Beth Parey by August 15, 2026.

Thank you for your attention and understanding.

Beth Parey 262-424-7615

bparey@egmc.net

Jim Fayen 201-390-7302

jimfayen@gmail.com

cc: Enclosed Building Plans

Thank you,
Beth Parey



Signature

8/15/16

Date



Signature

Aug 16, 2026

Date

July 29, 2026

RE: 439 Linden St., Vermillion, OH 44089

Subject: Cottage remodel

Dear *Chris & Mary,*

We are planning on doing extensive remodeling to our cottage during the upcoming off season. We have attached a copy of the plans to give you an idea of what we have in mind.

Please do not hesitate to contact us if you have any questions or comments regarding the proposed work.

In accordance with Linwood Building Regulations, we kindly ask that you sign and return a copy of this notice to acknowledge receipt of our intended plans. Please return to Beth Parey by August 15, 2026.

Thank you for your attention and understanding.

Beth Parey 262-424-7615

bparey@egmc.net

Jim Fayen 201-390-7302

jimfayen@gmail.com

cc: Enclosed Building Plans

*We hope our place
looks as nice as yours!
Beth Parey*

Signature

Date

Signature

Date

July 29, 2026

RE: 439 Linden St., Vermilion, OH 44089

Subject: Cottage remodel

Dear Kim & Debbie,

We are planning on doing extensive remodeling to our cottage during the upcoming off season. We have attached a copy of the plans to give you an idea of what we have in mind.

Please do not hesitate to contact us if you have any questions or comments regarding the proposed work.

In accordance with Linwood Building Regulations, we kindly ask that you sign and return a copy of this notice to acknowledge receipt of our intended plans. Please return to Beth Parey by August 15, 2026.

Thank you for your attention and understanding.

Beth Parey 262-424-7615

bparey@egmc.net

Jim Fayen 201-390-7302

jimfayen@gmail.com

cc: Enclosed Building Plans

Beth Parey
Thank you!

KKD *Kimberly K. Roberts* *8/14/26*
Signature Date

Debra R. Luster *8/14/26*
Signature *K* Date

We are signing with the condition that the sandstone walkway remains in pre-construction condition. Thank you!
Please talk to your construction crew!

August 27, 2026

EMAIL TRANSMITTAL

To: Beth Parey: bparey@egmc.net

Jim Fayen: Jimfayen@gmail.com

RE: 439 Linden St., Vermillion, OH 44089 Cottage Remodel/Renovations

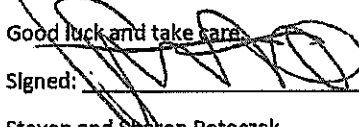
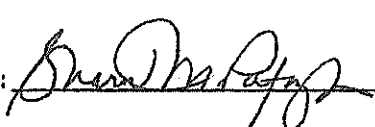
Ms. Parey and Mr. Fayen:

Patrick E. and Carol M. Shiplett and Twins Inn, LLC, owners of Erie County property 20-00172.000, hereby acknowledge receipt of the attached preliminary plans from the Owners of the cottage located on 439 Linden St., Vermillion, Ohio 44089 and acknowledge your intent to renovate the cottage of which your back lot line abuts our back lot line of the listed property parcel ID: 20-00172.000. We have no objections to the proposed renovations shown on the provided and assumed preliminary plans as long as the Linwood Park Company's building codes, rules and regulations, the City of Vermillion, Ohio, Erie County, Ohio and the State of Ohio basic building codes and regulations are strictly abided to with regard to how the construction may affect our property and no construction impedes onto our property. This includes any necessary construction and/or renovations to underground and overhead utilities such as sanitary sewer, water, natural gas, electricity, telecommunications, or any other utility that runs along the shared lot line of our property and yours.

We would like it to be known and based on the assumed preliminary renovation plans provided for our review, we have no intent of granting any approval of variance related construction documents or any proposed property line setback variances and/or easements that may involve encroachment onto our property that would limit the existing or future highest and best use of our property to construct a residential dwelling on our property at some point in the future.

Thank you for sharing these renovation plans. We are excited for you and hope the renovations go smoothly. Please keep us apprised of your progress throughout construction and feel free to contact the numbers and contact emails listed below should you have any questions, comments or need any additional information from us. For your information, the CC'd names and email contacts are other family members who represent Patrick and Carol Shiplett in 50% ownership of the properties.

Good luck and take care.

Signed: ; Signed:  Date: 8/27/2026

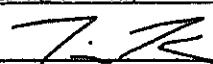
Steven and Sharon Potoczak

Fiduciary Agent (son-in-law and daughter)

Patrick E. and Carol M. Shiplett (50% Owner of 457 Walnut and Parcel ID: 20-00172.000)

Phone: 440-343-3328 (Steve); 440-336-5223

Email: spotoczak@deltaairport.com (Steve); spotoczak@sbcglobal.net (Sharon)

Signed:  Date: 8/31/2026

Twins Inn, LLC (Timothy W. Kenealy)

(50% Owner of 457 Walnut and Parcel ID: 20-00172.000)

Phone: 216-233-6572

Email: oct1929@gmail.com

CC: Susan and Bruce Palchesko: palchesko10@gmail.com; Michael and Lara Shiplett: mshiplett14@gmail.com

Reference Attachment: 439 Linden Street Preliminary Plans.pdf

July 29, 2026

RE: 439 Linden St., Vermilion, OH 44089

Subject: Cottage remodel

Dear

We are planning on doing extensive remodeling to our cottage during the upcoming off season. We have attached a copy of the plans to give you an idea of what we have in mind.

Please do not hesitate to contact us if you have any questions or comments regarding the proposed work.

In accordance with Linwood Building Regulations, we kindly ask that you sign and return a copy of this notice to acknowledge receipt of our intended plans. Please return to Beth Parey by August 15, 2026.

Thank you for your attention and understanding.

Beth Parey 262-424-7615 bparey@egmc.net

Jim Fayen 201-390-7302 jimfayen@gmail.com

cc: Enclosed Building Plans

Charles F. BROWN

8/31/26

Signature

Date

Mary Ann Brown

8/31/26

Signature

Date

435 Linden Street

439 LINDEN STREET
VERMILION, OHIO 44089



ARCHITECTS • DESIGNERS • PLANNERS



**CITY OF VERMILION, OHIO ❖ BUILDING DEPARTMENT
ADMINISTRATIVE REVIEW / VARIANCE / APPEALS APPLICATION**

ALL FILING REQUIREMENTS MUST BE COMPLETED and RETURNED to the
Building Department PRIOR TO CONSIDERATION by the BOARD of ZONING APPEALS
DEADLINE for APPLICATIONS is 1st Week of Month

APPLICANT NAME Louis Dvoros George Dvoros
MAILING ADDRESS 10694 Baumhart Rd
CITY/STATE/ZIP Amherst OH 44001 PHONE: [] 440.787-4933
EMAIL: ldvoros@yahoo.com
PROPERTY LOCATION: Liberty overlook PERM. PARCEL # 010000 3139072

STATE THE NATURE AND PURPOSE OF THE VARIANCE/APPEALS BEING REQUESTED:

8' Tall Fence + good side towards property

APPLICANT'S INTEREST IN PROPERTY:

☒ OWNER ☐ *AGENT ☐ *PROSPECTIVE BUYER/AGENT /OTHER [EXPLAIN] _____

OWNER'S CONSENT: _____

*REQUIRES CO-SIGNATURE OF OWNER(S) [SIGNATURE(S)] [DATE]

☐ CHECK HERE IF LOCATED IN HISTORIC DISTRICT: SEPARATE APPLICATION TO THE DESIGN REVIEW BOARD FOR THE HISTORIC DISTRICT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

☐ CHECK HERE FOR SIMULTANEOUS PLANNING COMMISSION REVIEW: SEPARATE APPLICATION, FEES, AND SITE DEVELOPMENT REVIEW PROCEDURES MAY BE NECESSARY PRIOR TO ISSUANCE OF A ZONING CERTIFICATE AND/OR OCCUPANCY PERMIT.

☐ CHECK HERE IF ~FLOOD PLAIN~ REGULATIONS [COV 1460] APPLY: Y / N IF YES, ☐
...IS PROPOSED DEVELOPMENT SUBSTANTIAL [PER 1460.03(W)]? Y / N IF YES, ☐
...CONTACT CITY ENGINEER [440/204-2406 WEDNESDAYS @ CITY HALL], FOR FLOOD PLAIN DEVELOPMENT PERMIT.

☐ FEDERAL [ARMY CORPS OF ENGINEERS], STATE [ODNR], COUNTY AND/OR LOCAL [PORT AUTHORITY] AGENCIES MAY HAVE JURISDICTION OVER ~SHORELINE~ PROJECT REVIEWS PRIOR TO ISSUANCE OF GRADING AND/OR CONSTRUCTION PERMITS. [REFER TO ODNR REGULATIONS; SEE ALSO COV1282; APPEALS TO CITY COUNCIL]

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ZONING DISTRICT	C.O.V. SECTION	CODE REQUIREMENT / COMMENTS	VARIANCE REQUESTED
-----------------	----------------	-----------------------------	--------------------

R-5	1272.09(a)(2)	Maximum Fence Height - 7'	
		Proposed - 8'	1'

	1272.09(h)	Finished Side of Fence	
--	------------	------------------------	--

		Shall Face Adjoining Property	Finished Side to Face Applicant's Property
--	--	-------------------------------	--

APPLY @ BUILDING DEPT. ON /BEFORE 1ST WEEK OF MONTH; UNLESS OTHERWISE DETERMINED, BOARD OF ZONING APPEALS MEETS THE 4TH TUESDAY OF MONTH @ 7:00PM - MUNICIPAL COMPLEX, 687 DECATUR, VERMILION

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- [] 2. PROVIDE ALL REQUESTED INFORMATION COMPLETELY AND ACCURATELY IN MULTIPLE SETS OF SEVEN (7) COPIES AND SUBMIT TO THE BUILDING DEPARTMENT PRIOR TO ESTABLISHED DEADLINE FOR REGULARLY SCHEDULED MONTHLY MEETINGS:
 - [] A. SURVEY PLOT; PLAN DRAWN TO SCALE AND SHOWING LOCATION OF ALL BUILDINGS OR STRUCTURES ON APPLICANT'S OWN PROPERTY IN RELATIONSHIP TO THE PROPERTY LINE.
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I HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS STATED ABOVE. I UNDERSTAND THAT AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE MEETING AGENDA, RESULTING IN POSSIBLE PROJECT DELAYS:


SIGNATURE OF APPLICANT

9/2/26
DATE

OFFICE USE ONLY

VARIANCE / APPEAL FEES:

- ◇ \$ 30 ZONING REVIEW FEE, WHEN APPLICABLE
- △ \$100 SINGLE-FAMILY DWELLING
- ☒ \$150 ALL OTHER

FEES RECEIVED BY: VE
[INITIALS]

09-03-26
[DATE]


BUILDING INSPECTOR'S REVIEW / SIGNATURE

9/7/26
DATE

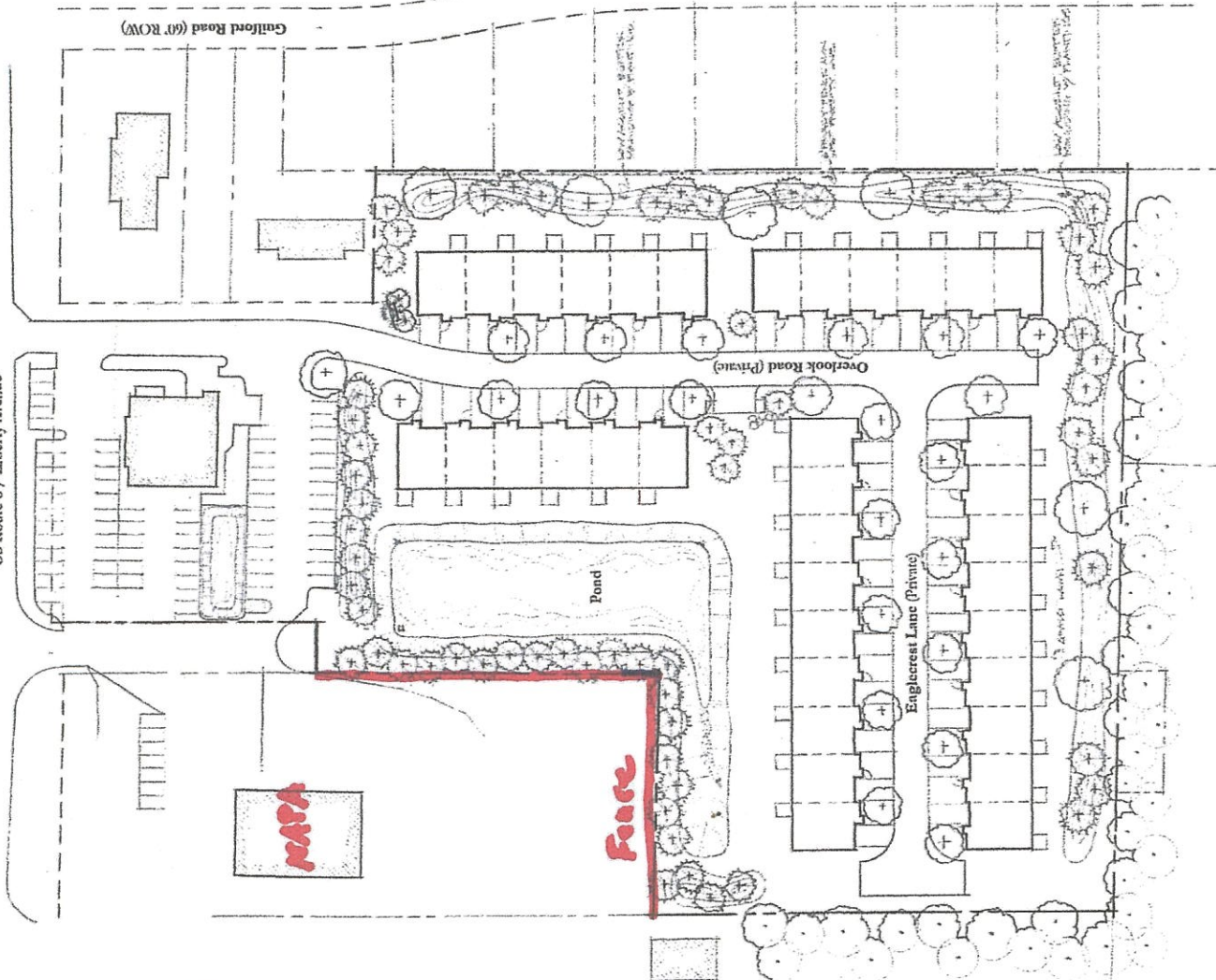
APPLICANTS ARE ENCOURAGED TO NOTIFY ALL NEIGHBORING PROPERTY OWNERS WITHIN 100' AND INSIDE CITY LIMITS OF THE INTENT TO DEVIATE FROM DISTRICT BUILDING & ZONING CODES. USE THIS WORKSHEET TO COMPILE A LIST OF NAMES & ADDRESSES OF THOSE YOU'VE CONTACTED AND INFORMED ABOUT YOUR PROJECT:

NAME <i>Margaret Maurer</i>	NAME
ADDRESS <i>6073 Covey Dr North Ridgeville</i>	ADDRESS
PHONE # / DATE NOTIFIED <i>440 35</i>	PHONE # / DATE NOTIFIED
NAME	NAME
ADDRESS	ADDRESS
PHONE # / DATE NOTIFIED	PHONE # / DATE NOTIFIED
NAME <i>Trinity Lutheran Church</i>	NAME
ADDRESS <i>3747 Liberty Ave Vermilion</i>	ADDRESS
PHONE # / DATE NOTIFIED	PHONE # / DATE NOTIFIED

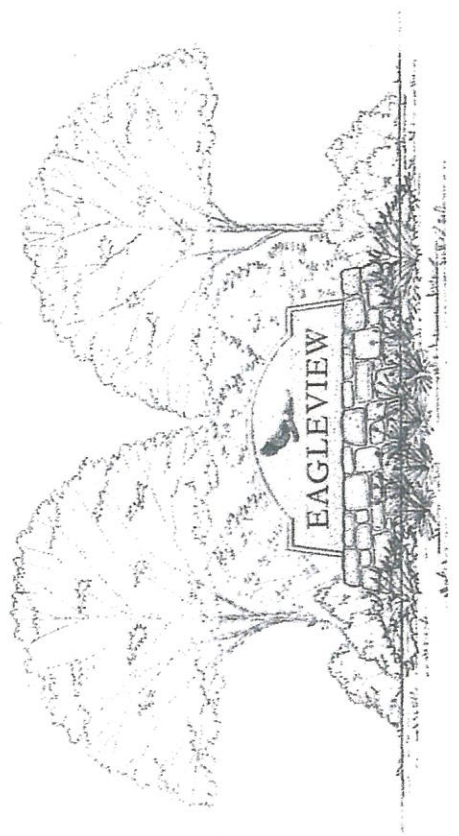
RETURN THIS PAGE WITH APPLICATION & SUPPLEMENTAL DOCUMENTS
ADDITIONAL COMMENTS WELCOME

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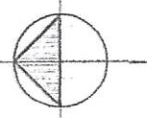
US Route 6 / Liberty Avenue



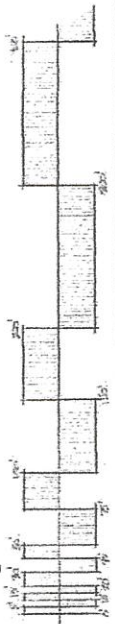
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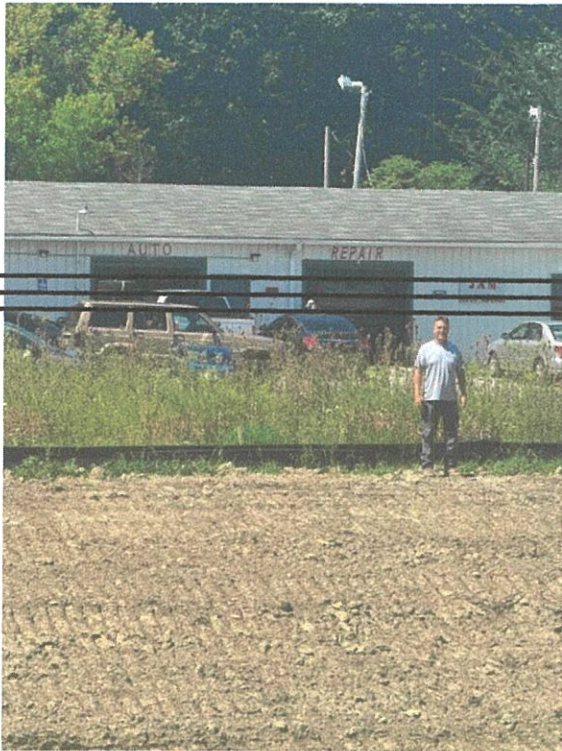
North



Graphic Scale



Project Name		22/02/2024	
Client		Eagleview	
Design		A-1	
Date		1/1/2024	
Scale		1" = 10'	
Author		[Signature]	
Check		[Signature]	
Date		[Date]	
Project		[Project Name]	
Location		[Location]	
Scale		1" = 10'	
Author		[Signature]	
Check		[Signature]	
Date		[Date]	
Project		[Project Name]	
Location		[Location]	
Scale		1" = 10'	
Author		[Signature]	
Check		[Signature]	
Date		[Date]	



**REQUESTING VARIANCE TO BUILD AN 8
FOOT FENCE INSTEAD OF A 7 FOOT**

**ALSO WOULD LIKE TO PUT GOOD SIDE
OF FENCE FACING EAGLEVIEW**

8 FOOT
7 FOOT
6 FOOT

**WEST VIEW FROM CONDO LEVEL
SHOWING DIFFERENT LEVELS OF
FENCE HEIGHT**



**NORTH VIEW AT CONDO
FLOOR LEVEL**

FALLEN FENCES

JUNK CARS

PORTA-POTTY

ASPHALT AND DIRT PILES

UNMAINTAINED LAWN



**WEST VIEW FROM CONDO FLOOR
LEVEL**

**ALL TREES WILL STILL BE PLANTED AT
6-8 FOOT TALL BUT THEY WILL TAKE
TIME TO FILL IN THE VIEW**

**CITY OF VERMILION, OHIO ❖ BUILDING DEPARTMENT
ADMINISTRATIVE REVIEW / VARIANCE / APPEALS APPLICATION**

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DEADLINE for APPLICATIONS is 1st Week of Month

APPLICANT NAME Matthew Miller
MAILING ADDRESS 8495 T.R. 562
CITY/STATE/ZIP Holmesville OH 44633 PHONE: 330 473-8322
EMAIL: cvc7737@gmail.com
PROPERTY LOCATION: 3500 Edgewater Dr. PERM. PARCEL # 0100003101039
STATE THE NATURE AND PURPOSE OF THE VARIANCE/APPEALS BEING REQUESTED: Second story Screen Porch Garage Addition
Property Boundary to close?
APPLICANT'S INTEREST IN PROPERTY:
☒ OWNER ☐ AGENT ☐ PROSPECTIVE BUYER/AGENT /OTHER (EXPLAIN) Matthew Miller
OWNER'S CONSENT: Matthew Miller 8-25-26
*REQUIRES CO-SIGNATURE OF OWNER(S) [SIGNATURE(S)] [DATE]

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- ☐ CHECK HERE IF ~FLOOD PLAIN~ REGULATIONS [COV 1460] APPLY: Y / N IF YES, EF
...IS PROPOSED DEVELOPMENT SUBSTANTIAL [PER 1460.03(W)]? Y / N IF YES, EF
...CONTACT CITY ENGINEER [440/204-2406 WEDNESDAYS @ CITY HALL], FOR FLOOD PLAIN DEVELOPMENT PERMIT.
- ☐ FEDERAL [ARMY CORPS OF ENGINEERS], STATE [ODNR], COUNTY AND/OR LOCAL [PORT AUTHORITY] AGENCIES MAY HAVE JURISDICTION OVER ~SHORELINE~ PROJECT REVIEWS PRIOR TO ISSUANCE OF GRADING AND/OR CONSTRUCTION PERMITS. [REFER TO ODNR REGULATIONS; SEE ALSO COV 1282; APPEALS TO CITY COUNCIL]

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ZONING
DISTRICT

C.O.V.
SECTION

CODE REQUIREMENT / COMMENTS

VARIANCE
REQUESTED

RS 1270.09(e)(2)C Minimum Side Yard

SETBACK - 6'

PROPOSED - 4'1" 1'11"

1270.09(e)(2)B Minimum Rear Yard

SETBACK - 30'

PROPOSED - 15'2" 14'10"

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I HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS STATED ABOVE. I UNDERSTAND THAT AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE MEETING AGENDA, RESULTING IN POSSIBLE PROJECT DELAYS:

Matthew Nole
SIGNATURE OF APPLICANT

8-25-26
DATE

OFFICE USE ONLY

VARIANCE / APPEAL FEES:

- ◇ \$ 30 ZONING REVIEW FEE, WHEN APPLICABLE
- ☒ \$100 SINGLE-FAMILY DWELLING
- △ \$150 ALL OTHER

FEES RECEIVED BY:

VE
[INITIALS]

09-02-26
[DATE]

[Signature]
BUILDING INSPECTOR'S REVIEW / SIGNATURE

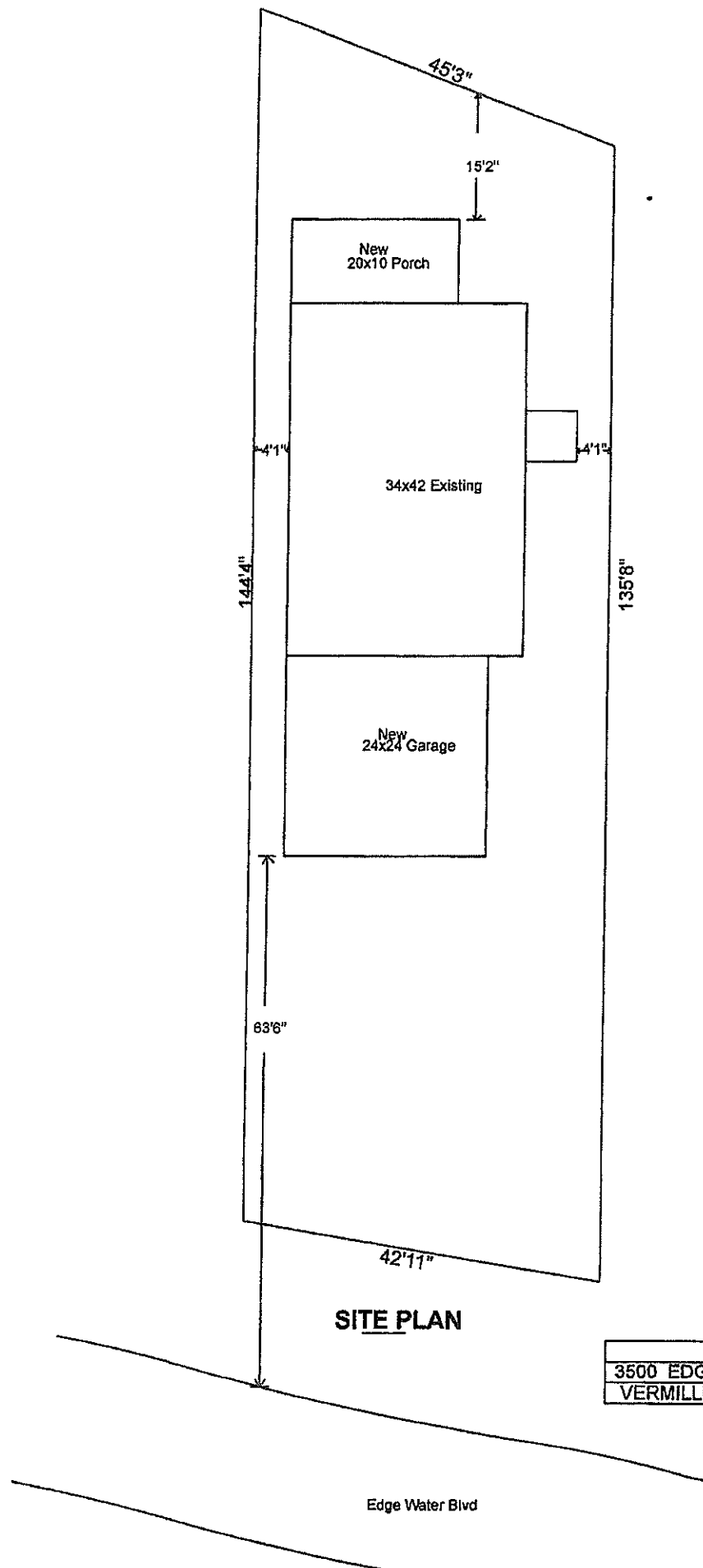
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NAME Zac Bletz	NAME Dan Dureiko
ADDRESS 3492 Edgewater Dr.	ADDRESS 3512 Edgewater Dr.
PHONE # / DATE NOTIFIED 419-612-7618	PHONE # / DATE NOTIFIED
NAME Dan Mara	NAME
ADDRESS 3506 Edgewater Dr.	ADDRESS
PHONE # / DATE NOTIFIED 440-967-1599	PHONE # / DATE NOTIFIED
NAME Bill Christy Lemanowicz	NAME
ADDRESS 3484 Edgewater Dr.	ADDRESS
PHONE # / DATE NOTIFIED 440-371-6370	PHONE # / DATE NOTIFIED

RETURN THIS PAGE WITH APPLICATION & SUPPLEMENTAL DOCUMENTS
ADDITIONAL COMMENTS WELCOME

APPLY @ BUILDING DEPT. ON /BEFORE 1ST WEEK OF MONTH; UNLESS OTHERWISE DETERMINED, BOARD OF ZONING APPEALS
MEETS THE 4TH TUESDAY OF MONTH @ 5:00PM - MUNICIPAL COMPLEX, 687 DECATUR, VERMILION



SITE PLAN

8/18/26

3500 EDGE WATER BLVD
VERMILLION, OHIO

Edge Water Blvd

Bridget Triana

From: Zachary Bletz <zachary.bletz@gmail.com>
Sent: Friday, August 28, 2026 6:07 AM
To: Bridget Triana
Subject: 3500 Edgewater Drive – Proposed Addition

Caution: This Email is from an **EXTERNAL** source. Ensure you trust this sender before clicking on any links or attachments.

Hi Bridget,

Thank you again for your help and for providing the information regarding the proposed addition at 3500 Edgewater Drive.

After reviewing the submitted plans more closely, I wanted to formally make you aware that, as the immediately adjoining property owner, I have significant concerns regarding the extent of the proposed lakeward addition and any variance that may be requested to accommodate it.

Based on the plans as currently submitted, the proposal includes a new porch/addition extending beyond the existing lakeward footprint of the residence. This is not simply the remodeling of an existing structure in that location; it would create new structure extending substantially farther toward the lake, essentially to the upper breakwall/retaining-wall area of the property. This appears to be a significant expansion of the existing building footprint into an area that may require setback relief.

I want to emphasize that my concern is not with the owner improving, remodeling, or adding reasonable living space to the property. My concern is with granting a variance to accommodate this particular design and the extent to which it pushes new construction lakeward, especially if the desired additional space could reasonably be achieved through an alternative design that complies with, or more closely conforms to, the applicable setback requirements.

I understand that the variance application has not yet been submitted and therefore the exact relief being requested and the applicant's justification are not yet known. I don't want to presume what that application will ultimately contain. Once it is filed, I intend to review the specific setback requirement, the amount of relief requested, and the stated basis for the variance.

In the meantime, I wanted to make sure that my concerns as the immediately adjoining property owner are documented as the plans move through the review process.

Thank you again for your assistance.

Best,

Zac

CITY OF VERMILION, OHIO ♦ BUILDING DEPARTMENT ADMINISTRATIVE REVIEW / VARIANCE / APPEALS APPLICATION

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Building Department PRIOR TO CONSIDERATION by the BOARD of ZONING APPEALS
DEADLINE for APPLICATIONS is 1st Week of Month

APPLICANT NAME Frontier Land Group
MAILING ADDRESS 25700 Science Park Drive, Suite 360
CITY/STATE/ZIP Beachwood OH 44122 PHONE: [216] 342 - 4348
EMAIL: mark@frontierlg.com
PROPERTY LOCATION: Forestview Drive PERM. PARCEL # 18-01795.000

STATE THE NATURE AND PURPOSE OF THE VARIANCE/APPEALS BEING REQUESTED:
Requesting to develop the subject property under Cluster Subdivisions Chapter 1278 as is permitted as a Conditional Use in both the R-4 & R-4a Districts

APPLICANT'S INTEREST IN PROPERTY:

☐ OWNER ☐ *AGENT ☒ PROSPECTIVE BUYER / AGENT / OTHER [EXPLAIN] 9/3/2026
OWNER'S CONSENT: Mark Corbett, General Counsel [DATE]
*REQUIRES CO-SIGNATURE OF OWNER(S) [SIGNATURE(S)]

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ZONING DISTRICT	C.O.V. SECTION	CODE REQUIREMENT / COMMENTS	VARIANCE REQUESTED
<u>R-4/R-4A</u>	<u>1270.05(6)(2)A/1270.06(6)(2)A:</u>	<u>CLUSTER SUBDIVISIONS ARE A</u>	
		<u>CONDITIONAL USE, PERMITTED</u>	
		<u>ONLY THROUGH AN APPROVAL</u>	
		<u>BY THE BZA</u>	<u>APPROVAL</u>

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SIGNATURE OF APPLICANT

9/3/26
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FEES RECEIVED BY: VE
[INITIALS]

09-04-26
[DATE]


BUILDING INSPECTOR'S REVIEW / SIGNATURE

9/7/26
DATE

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PHONE # / DATE NOTIFIED	PHONE # / DATE NOTIFIED
NAME	NAME
ADDRESS	ADDRESS
PHONE # / DATE NOTIFIED	PHONE # / DATE NOTIFIED
NAME	NAME
ADDRESS	ADDRESS
PHONE # / DATE NOTIFIED	PHONE # / DATE NOTIFIED

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MEETS THE 4TH TUESDAY OF MONTH @ 6:00PM - MUNICIPAL COMPLEX, 667 DECATUR, VERMILION

Owner	Tax Mailing Address	City	State	Zip
Michael Boardwine	5071 Hollyview Dr	Vermilion	OH	44089
Erickson Stiffler	329 Domigan Rd	Sunbury	OH	43074
David & Linda Adams	5043 Hollyview Dr	Vermilion	OH	44089
Justin & Kaitlin Campbell	5029 Hollyview Dr	Vermilion	OH	44089
Michael & Mel Haynes	5013 Hollyview Dr	Vermilion	OH	44089
Kevin Coghlan	5001 Hollyview Dr	Vermilion	OH	44089
Charles Piddock	4987 Hollyview Dr	Vermilion	OH	44089
James & Janet Pajk	1029 Riverside Dr	Vermilion	OH	44089
Barbara Andolsek	4959 Hollyview Dr	Vermilion	OH	44089
John & Danelle Supeck	4945 Hollyview Dr	Vermilion	OH	44089
Ralph & Melinda Burk	4931 Hollyview Dr	Vermilion	OH	44089
Russell & Janice Dickerhoff	4917 Hollyview Dr	Vermilion	OH	44089
Bryce Kreicher	4903 Hollyview Dr	Vermilion	OH	44089
David & Linda Scarvelli	4889 Hollyview Dr	Vermilion	OH	44089
Claudia Wilson	4875 Hollyview Dr	Vermilion	OH	44089
Shannon Jones	4861 Hollyview Dr	Vermilion	OH	44089
Robert Gardner	4847 Hollyview Dr	Vermilion	OH	44089
Matthew Michaels	4833 Hollyview Dr	Vermilion	OH	44089
Harley Leimbach	PO Box 6577	Carol Stream	IL	60197
Judith Klucas	1570 Forestview Dr	Vermilion	OH	44089
Kenneth Klingshirn	329 Michigan Ave	Elyria	OH	44035
Aubrey & ZMS Scholl	1571 Forestview Dr	Vermilion	OH	44089
Troy & Margo Shultz	4680 Idleviiew Dr	Vermilion	OH	44089
David Rupel	4757 Idleviiew Dr	Vermilion	OH	44089
Matthew & Paige Green	4743 Idleviiew Dr	Vermilion	OH	44089
Clarence & Debbie Whitson	4729 Idleviiew Dr	Vermilion	OH	44089
Larry & Dorothy Cunningham	4715 Idleviiew Dr	Vermilion	OH	44089
David & Victoria Lawrence	4701 Idleviiew Dr	Vermilion	OH	44089
Barbara Balzer	4681 Idleviiew Dr	Vermilion	OH	44089
Richard Habernigg	4661 Idleviiew Dr	Vermilion	OH	44089
Cortney Carter & Anthony Prinz	4641 Idleviiew Dr	Vermilion	OH	44089
Linda Kunkle	4621 Idleviiew Dr	Vermilion	OH	44089
Justin Mitchell	4601 Idleviiew Dr	Vermilion	OH	44089
Myron Graber	4861 Leighly Hill Rd	Sugarcreek	OH	44681



September 3rd, 2026

Dear Neighbor,

We are writing to inform you that we have submitted a request to the Vermilion Board of Zoning Appeals as relates to our intent to develop parcel 18-01795.000 into a single-family residential development.

The purpose of the request is that our group intends to develop the subject property under the Cluster Subdivisions district (Chapter 1278) as this is a permitted Conditional Use under the current zoning of the property. We received Preliminary approval from City of Vermilion Planning Commission at their September 2nd, 2026 meeting. Our next step in our process is to present to the Board of Zoning Appeals.

The Board of Zoning Appeals will hear this item at their regularly scheduled meeting on September 22nd at 6pm at 687 Decatur Street.

If you have any questions, please feel free to contact us at info@frontierlg.com.

Thank you.

Sincerely,

Mark Holz
Frontier Land Group
216-342-4348