

**WASHINGTON TOWNSHIP - BOARD OF ZONING APPEALS**  
**ZONING APPEALS HEARING**  
**August 22, 2011**

Chair Matt Hart called the meeting to order at 7:00 p.m. Meeting was opened with the Pledge of Allegiance.

Roll call: Mr. Hart, present; Mrs. Gorski, present; Mr. Ducey, present; Mr. Thoman, present. Alternate Mr. John Henry, present. Mr. Chuck Conner is absent.

Harry Thoman made a MOTION to adjourn to Executive Session to discuss procedures. Kathy Gorski seconded. Roll call: Mr. Hart, yes; Mrs. Gorski, yes; Mr. Ducey, yes; Mr. Thoman, yes; Mr. Henry, yes.

Meeting called back to order at 7:15 p.m. by Chair Matt Hart. Mr. Hart proceeded with the reading of the meeting guidelines.

This hearing is at the request of Loren Wright, 5849 Viramar Road, Toledo, Ohio 43611 for a variance of zoning resolution section 603.B, specifically, to allow expansion of a front porch that extends approximately 2 feet into the required front yard setback..

Public and legal notice was published in the Thursday, August 11, 2011 issue of *The Blade* and the Sunday, August 14, 2011 issue of the *Point/Shoreland Journal*.

Public Comment:

Sylvia and Richard Vincent, 5850 Viramar Road: They sent a letter, dated August 16, 2011, stating that they have no objections to the front porch addition and made note of the immaculate condition of the Wright's property.

Mr. Loren Wright, 5849 Viramar Road: He is asking to extend the front porch across the front of the house, to make the house look more complete, and provide more room for the neighbors that gather at his home in the mornings and evenings. This would extend into the 60' setback requirement. This won't obstruct anyone's view and a footer will be poured. Roof will be extended appropriately and won't look like an add-on and he won't try to enclose it later.

Chair Matt Hart also received a phone call, just prior to the meeting, from Barb Shaheen also stating that she has no objections to the addition.

Public comment portion of the meeting was closed.

Mr. Ducey questioned the applicant regarding the actual application and the actual dimensions of the porch and that the measurement should be according to the property line – not from the edge of the house. There is 60' from the building line. The porch would come out 6' from the house – which would be 1 ft., 10 inches from the existing porch which is 4 feet. This would put him 58' from the center of the street. This is a 2' variance.

Mr. Hart explained that the first objective of the committee is to uphold the zoning resolution. There is no hardship or difficulty being shown by this application or request.

Mr. Henry said that he did see a similar porch elsewhere on the block, and that he felt the porch addition would not change the appearance of the neighborhood.

It is Mr. Ducey's opinion that the houses in that area were built at the 30' setback point and all homes appear to be 30' from that line. While Mr. Ducey favors property owners making home improvements he has concerns about granting such a variance and setting a precedence. He felt that the 5' 2" porch drawing would be easier to approve than the 6' porch.

Mr. Hart made a **MOTION**, with out setting a precedence, to approve the variance request of 2' off the required setback. Mr. Thoman seconded. Roll call: Mr. Hart, yes; Mrs. Gorski, yes; Mr. Ducey, yes; Mr. Henry, yes; Mr. Thoman, yes.

Chair Matt Hart called to recess the meeting at 7:35 p.m. to prepare the minutes.

Chair Matt Hart called the meeting back to order at 7:38.m. Mr. Ducey made a **MOTION** to approve the minutes as presented. Mr. Henry seconded. Roll call: Mr. Hart, yes; Mrs. Gorski, yes; Mr. Ducey, yes; Mr. Henry, yes; Mr. Thoman, yes.

Chair Matt Hart made a **MOTION** to adjourn the meeting at 7:40 p.m. Mr. Ducey seconded. Roll call: Mr. Hart, yes; Mrs. Gorski, yes; Mr. Ducey, yes; Mr. Henry, yes; Mr. Thoman, yes.

Respectfully submitted,

*Karen A. Mayfield*

Karen A. Mayfield  
Zoning Secretary

*Matt Hart*

*Kathy L. Gorski*

*William S. Ducey*

*John Henry*

*David A. Thoman*