

**WASHINGTON TOWNSHIP - BOARD OF ZONING APPEALS**  
**ZONING APPEALS HEARING**  
**August 9, 2016**

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

Roll call: Mr. Conner, present; Mr. Ducey, present; Mrs. Gorski, present; Mr. Matt Hart; present; Mr. Thoman, present. Alternate Mrs. Judy Hull was also present.

This hearing is at the request of Mr. Scott Keyes, 5959 Vistamar Road, Washington Township, Lucas County, Toledo, Ohio 43611 for a variance of zoning resolution section 603 – front yard setback, to allow an addition of a front porch that extends into the required front yard setbacks.

Public and legal notice was published in the Thursday, July 21, 2016 issue of *The Blade* and the Sunday, July 24, 2016 issue of the *Point Shoreland Journal*.

Public Comment:

Scott Keyes, 5959 Vistamar: Front porch had wrought iron railing around it and on the stairs. They rusted and were removed. They have a number of family members who enjoy sitting on the front porch. With the existing porch supports needing to also be replaced, it was decided to incorporate a more appropriate support and increase the size of the porch to make it nicer.

Bill Ducey explained that the existing porch is already “non-conforming” with the 30' front yard setback. Mr. Keyes agreed and said that other homes on the street are also “non-conforming” and were built in 1965. Zoning Commissioner Becky Bodette said that this is the case for a number of homes in that section.

Mr. Danny Sutter, contractor for Mr. Keyes, explained how the roof line would not change.

Brenda Kujawa, 5944 Viramar: She's known the Keyes family for 21 years. She came because of what the Keyes family is asking for, and for what our community has experienced with General Truck, we've learned to come together as a community and we want to keep our families in our community. She said many homes are for sale in the neighborhood, and many are currently not in compliance and hopes that the Zoning Appeals Board will approve this request.

Judy Hull, 5933 Vistamar: She agrees that there are a lot of homes for sale in our neighborhood. Everything they are requesting to do is an improvement to the neighborhood and hopes that the Appeal Board will grant their request.

Bill Ducey's opinion is that we are only dealing with a 3 foot encroachment in the front yard setback. Bill Ducey made a MOTION to approve Mr. Keyes' request for a variance of Zoning Resolution 603. Harry Thoman seconded. Roll Call: Mr. Conner, yes; Mr. Hart, yes; Mr. Ducey, yes, Mrs. Gorski, yes; Mr. Thoman, yes. Motion approved.

Chair Matt Hart called to recess the meeting to prepare the minutes.

**APPROVED APPROVED APPROVED**  
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Chair Matt Hart called the meeting back to order at 7:19 p.m. Corrections were made to the minutes as indicated by board members. Mr. Ducey made a MOTION to approve the minutes as presented. Mrs. Gorski seconded. Roll call: Mr. Conner, yes; Mr. Ducey, yes; Mrs. Gorski, yes; Mr. Matt Hart, yes; Mr. Thoman, yes.

Mrs. Gorski made a MOTION to adjourn the meeting at 7:20 p.m. Mr. Thoman seconded. Roll call: Mr. Conner, yes; Mr. Ducey, yes; Mrs. Gorski, yes; Mr. Matt Hart, yes; Mr. Thoman, yes.

Respectfully submitted,

*Karen A. Mayfield*  
APPROVED APPROVED  
APPROVED APPROVED  
Karen A. Mayfield  
Zoning Secretary

*William S. Ducey* APPROVED APPROVED APPROVED  
*Kathy Gorski*  
APPROVED APPROVED APPROVED  
*Robert Conner* APPROVED APPROVED APPROVED  
*William S. Ducey*  
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