

OHIO TOWNSHIP
BOARD OF ZONING APPEALS

The Board of Zoning Appeals met on September 16, 2025 at 6:30 p.m. with the following members present: Marty Waldeck, Brad Haskins, and Mr. Honaker. Also present were Emily Supinger, Law Director, and the Applicant, Adam Vilas.

Mr. Waldeck called the meeting to order at 6:30 p.m. Mr. Haskins moved to approve the minutes from the June 17, 2025 meeting. Mr. Waldeck seconded the motion. All voted aye. The motion passed.

All witnesses were sworn in by Ms. Supinger.

The only matter on the agenda is a variance application for 1339 Frank Willis Memorial Road for the placement of a garage within the front yard setback. Mr. Waldeck gave an overview of the variance request. Mr. Vilas placed a garage in the front yard because he did not realize it required a permit. It is located 125 feet from the front lot line, 100 feet to the side lot line, and 600 feet to the other side lot line. The garage is 18X20 and is 8 feet high. He placed it there because he does not have access to his backyard due to the placement of septic lines and his deck. He stores several cars in the garage.

Mr. Honaker asked about whether the building is a garage or a shed. He believed it was a shed, not a garage, because it was not attached to the house and did not have a foundation. Mr. Vilas explained that there were rods attaching the building to the ground. The garage is ensured and his insurance agent had to come look at the garage to make sure it was secure. Mr. Honaker expressed his concern about creating a precedent. Mr. Waldeck indicated that the variance was needed because the applicant cannot access his rear yard and therefore, he had an undue hardship.

Mr. Vilas indicated that he intends to install a concrete floor, but was waiting to see if the variance was approved first.

Mr. Waldeck made a motion to approve the variance. Mr. Haskins seconded the motion. All voted aye, except for Mr. Honaker, who voted no. The variance was approved.

Mr. Waldeck made a motion to adjourn. Second by Mr. Haskins. All voted yes. The meeting adjourned at 6:50 p.m.