

**REVISED**  
**VILLAGE OF MINSTER ZONING BOARD OF APPEALS**  
**August 10, 2021**  
**AGENDA**  
**7:00 p.m.**

1. Public Hearing
2. Call to Order
3. Approval of the June 8, 2021 minutes
4. New Business:
  - a) A variance request by Erin and Philip Frilling owners of the property located at 40 South Hanover Street. The Frilling's would like to erect an addition onto their home as well as an attached garage. The addition onto their home would be 3 feet 6 inches from the south property line and the attached garage would be 4 feet 6 inches from the north property line. Variances of 4 feet and 3 feet from the side yard setback requirements would be required for the home addition and the attached garage to be constructed. The zoning code calls for the side yard setbacks to be 7 feet 6 inches.
  - b) A variance request by Erin and Philip Frilling owners of the property located at 40 South Hanover Street. The Frilling's would like to erect a decorative fence on both the north and south property line of their property. The Zoning Code calls for fences to be located within the property at a location where the property owner can maintain both sides. In order to locate the fence on the property line a variance would be needed.
  - c) A variance request by Michael and Susan Bruns owners of the property located at 212 South Garfield Street. The Bruns' would like to place a portable accessory building on the north property line of their property and three feet off of the east property line. The Zoning Code calls for accessory buildings to be 7 feet and 6 inches from the property lines. A variance of 7 feet 6 inches off of the north property line would be needed along with a variance of 4 feet and 6 inches off of the east property line.
5. Old Business:
  - d)
6. Comments
7. Adjournment



**NOTICE OF HEARING  
BOARD OF ZONING APPEALS  
VILLAGE OF MINSTER  
AUGLAIZE COUNTY, OHIO**

The Minster Board of Zoning Appeals will conduct a hearing on August 10, 2021 in the Village of Minster Council Chambers located at 5 West Fourth Street, Minster, Ohio at 7:00 p.m. The purpose of the public meeting is to consider the following:

- a) A variance request by Erin and Philip Frilling owners of the property located at 40 South Hanover Street. The Frilling's would like to erect an addition onto their home as well as an attached garage. The addition onto their home would be 3 feet 6 inches from the south property line and the attached garage would be 4 feet 6 inches from the north property line. Variances of 4 feet and 3 feet from the side yard setback requirements would be required for the home addition and the attached garage to be constructed. The zoning code calls for the side yard setbacks to be 7 feet 6 inches.
- b) A variance request by Erin and Philip Frilling owners of the property located at 40 South Hanover Street. The Frilling's would like to erect a decorative fence on both the north and south property line of their property. The Zoning Code calls for fences to be located within the property at a location where the property owner can maintain both sides. In order to locate the fence on the property line a variance would be needed.

Any person wishing to comment on the proposed appeal may attend the meeting or call the Zoning Administrator or a member of the Zoning Board of Appeals.

Donald W. Harrod  
Zoning Administrator

---

|          |                                 |
|----------|---------------------------------|
| Frilling | <u>7019 2280 0001 3232 7438</u> |
| Scott    | <u>7019 2280 0001 3232 7414</u> |
| Williams | <u>7019 2280 0001 3232 7421</u> |



**REVISED  
NOTICE OF HEARING  
BOARD OF ZONING APPEALS  
VILLAGE OF MINSTER  
AUGLAIZE COUNTY, OHIO**

The Minster Board of Zoning Appeals will conduct a hearing on August 10, 2021 in the Village of Minster Council Chambers located at 5 West Fourth Street, Minster, Ohio at 7:00 p.m. The purpose of the public meeting is to consider the following:

- a) A variance request by Erin and Philip Frilling owners of the property located at 40 South Hanover Street. The Frilling's would like to erect an addition onto their home as well as an attached garage. The addition onto their home would be 3 feet 6 inches from the south property line and the attached garage would be 4 feet 6 inches from the north property line. Variances of 4 feet and 3 feet from the side yard setback requirements would be required for the home addition and the attached garage to be constructed. The zoning code calls for the side yard setbacks to be 7 feet 6 inches.
- b) A variance request by Erin and Philip Frilling owners of the property located at 40 South Hanover Street. The Frilling's would like to erect a decorative fence on both the north and south property line of their property. The Zoning Code calls for fences to be located within the property at a location where the property owner can maintain both sides. In order to locate the fence on the property line a variance would be needed.
- c) A variance request by Michael and Susan Bruns owners of the property located at 212 South Garfield Street. The Bruns' would like to place a portable accessory building on the north property line of their property and three feet off of the east property line. The Zoning Code calls for accessory buildings to be 7 feet and 6 inches from the property lines. A variance of 7 feet 6 inches off of the north property line would be needed along with a variance of 4 feet and 6 inches off of the east property line.

Any person wishing to comment on the proposed appeal may attend the meeting or call the Zoning Administrator or a member of the Zoning Board of Appeals.

Donald W. Harrod  
Zoning Administrator

7019 2280 0001 3232 7452

Bruss

7019 2280 0001 3232 7445

HOYING

7020 1290 0000 9994 8116

Schultz



August 11, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7019 2280 0001 3232 7452.**

#### Item Details

|                            |                                 |
|----------------------------|---------------------------------|
| <b>Status:</b>             | Delivered, Left with Individual |
| <b>Status Date / Time:</b> | August 9, 2021, 11:55 am        |
| <b>Location:</b>           | MINSTER, OH 45865               |
| <b>Postal Product:</b>     | First-Class Mail®               |
| <b>Extra Services:</b>     | Certified Mail™                 |
|                            | Return Receipt Electronic       |

#### Shipment Details

|                |       |
|----------------|-------|
| <b>Weight:</b> | 1.0oz |
|----------------|-------|

#### Recipient Signature

Signature of Recipient:

Address of Recipient:

212 S GARFIELD ST MINSTER,  
OH 45865

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



August 11, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7019 2280 0001 3232 7445.**

#### Item Details

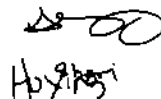
|                            |                           |
|----------------------------|---------------------------|
| <b>Status:</b>             | Delivered                 |
| <b>Status Date / Time:</b> | August 10, 2021, 10:52 am |
| <b>Location:</b>           | MINSTER, OH 45865         |
| <b>Postal Product:</b>     | First-Class Mail®         |
| <b>Extra Services:</b>     | Certified Mail™           |
|                            | Return Receipt Electronic |

#### Shipment Details

|                |       |
|----------------|-------|
| <b>Weight:</b> | 1.0oz |
|----------------|-------|

#### Recipient Signature

Signature of Recipient:



Address of Recipient:

PO BOX 121

MINSTER, OH 45865-0121

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



August 11, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7019 2280 0001 3232 7421.**

**Item Details**

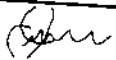
|                            |                                              |
|----------------------------|----------------------------------------------|
| <b>Status:</b>             | Delivered, Left with Individual              |
| <b>Status Date / Time:</b> | July 31, 2021, 10:21 am                      |
| <b>Location:</b>           | MINSTER, OH 45865                            |
| <b>Postal Product:</b>     | First-Class Mail®                            |
| <b>Extra Services:</b>     | Certified Mail™<br>Return Receipt Electronic |

**Shipment Details**

**Weight:** 1.0oz

**Recipient Signature**

Signature of Recipient:

  
DENISE W.

Address of Recipient:

38 S HANOVER ST MINSTER,  
OH 45865

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



August 11, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7019 2280 0001 3232 7438.**

**Item Details**

|                            |                                              |
|----------------------------|----------------------------------------------|
| <b>Status:</b>             | Delivered                                    |
| <b>Status Date / Time:</b> | August 10, 2021, 1:00 pm                     |
| <b>Location:</b>           | MINSTER, OH 45865                            |
| <b>Postal Product:</b>     | First-Class Mail®                            |
| <b>Extra Services:</b>     | Certified Mail™<br>Return Receipt Electronic |

**Shipment Details**

**Weight:**

1.0oz

**Recipient Signature**

Signature of Recipient:

*E. Frilling*  
Erin Frilling

Address of Recipient:

40 S HANOVER ST  
MINSTER OH 45865-1234

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004

# MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

Zoning Board Present (P) or Absent (A):

06/08/2021

Steve Bruns  
Ned Sielschott  
Jean Hinker  
Don Harrod ZA

|   |                             |   |
|---|-----------------------------|---|
| A | Brad Garmann, Pres          | A |
| P | Linda Kitzmiller, Vice Pres | P |
| P | Jim Hearn                   | P |

Also Present:  
Dennis Kitzmiller  
Dave Grieshop

- I. The public hearing meeting was called to order by Vice-President Linda Kitzmiller at 7:00 pm.
  - 1) A variance request by David and Karla Grieshop owners of the property located at 81 Line Drive. The Grieshop's would like to erect a detached accessory building with a height of 22 feet 3 and 1/4 inches. The Zoning code call for the height of an accessory building to be 18 feet. A height variance of 4 feet and 3 and 1/4 inches is needed to allow the Grieshop's to construct their detached accessory building. D. Grieshop explained that they would like to build an accessory building with a roof pitch that matches the house. This would require a variance due to the steepness of the roof pitch. N. Sielschott inquired about how far the proposed building was from the lot lines. D. Grieshop responded that they would be more than 25 feet from the lot lines. J. Hinker asked if the garage doors would be of regular height and what the room above the garage would be used for. D. Grieshop replied that the doors would be nine foot high and that the upper room in the garage would be used for storage.
- II. The regular meeting of the board was called to order by Vice President Linda Kitzmiller at 7:04 pm.
- III. The minutes from the May 5<sup>th</sup> and May 11<sup>th</sup> meetings were read. Being no further changes to the minutes, J. Hinker motioned and N. Sielschott seconded to approve the minutes. All members voted in favor of the motion to approve the minutes.
- IV. New Business

- 1) A variance request by David and Karla Grieshop owners of the property located at 81 Line Drive. The Grieshop's would like to erect a detached accessory building with a height of 22 feet 3 and 1/4 inches. The Zoning code call for the height of an accessory building to be 18 feet. A height variance of 4 feet and 3 and 1/4 inches is needed to allow the Grieshop's to construct their detached accessory building. Being no further discussion, N. Sielschott motioned to approve the variance. J. Hinker seconded the motion. All members voted in favor of the motion.

## V. Old Business

- 1) There was no old business presented to the board.

## IV. Comments:

- 1) There were no comments.

#### V. Adjournment

1. N. Sielschott motioned and J. Hinker seconded a motion to adjourn at 7:15 pm. Motion passed.