



Agenda for the Board of Building and Zoning Appeals
Regular Meeting- Huron City Hall – Council Chambers
Monday, September 14, 2026 5:30p.m.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **ADOPTION OF THE MINUTES (7-13-26)**
- IV. **VERIFICATION OF NOTICING**
- V. **SWEARING IN OF THOSE TESTIFYING BEFORE THE BOARD** (*anyone intending to testify must be sworn in*) *When testifying before the board, please step to the podium, and state your name and address for the record.*
- VI. **NEW BUSINESS**
 - 310 Tecumseh PPN 48-00124.000 R-1**
Area Variance- front and side yard setback variances for an addition to the front of the pre-existing/nonconforming home.
 - 317 Tecumseh PPN 48-00107.000 R-1**
Area Variance- side yard setback for partial second floor addition to pre-existing/nonconforming home, no change to existing footprint.
 - 354 Ontario PPN 42-00143.000 R-2**
Area Variance-side yard setback for a partial second floor addition to pre-existing/nonconforming home, no change to existing footprint.
 - 830 Lakeway PPN 49-00024.000 R-1**
Area Variances-side, front and rear yard setbacks-enlarged attic space/roofline changes to pre-existing/nonconforming, no changes to existing footprint. Partial additions to the 1st and 2nd floor built beyond the current footprint requiring front, rear and side yard variances.
- VII. **OTHER MATTERS**

Meeting Reminder- October 12, 2026 5:30pm
- VIII. **ADJOURNMENT**

1139.04 Any person or persons, jointly or severally aggrieved by the decision of the Board, may appeal to the Court of Common Pleas that such decision is unreasonable or unlawful. Such petition shall be presented to the Court within thirty days after the filing of the decision in the office of the Board.



TO: Chairman Kath and Board Members
FROM: Christine Gibboney, Planning & Zoning Manager
RE: 310 Tecumseh- AREA VARIANCE
DATE: September 14, 2026

310 Tecumseh

Zoning District: R-1

Parcel No.: 48-00124.000

Owner

Applicant

Thomas & Susan Gibbons	Same
110 Ottawa St, Apt. 5A	
Toledo OH 43604	

Existing Land Use: Single Family Residence

Flood Zone: X

Property Size: 40 x 105 (undersized lot for frontage and area)

Traffic Considerations: N/A



Type of Variance: Area

The proposed variance(s) fall under the “Area Variance” category, criteria should be reviewed to establish if there are practical difficulties in the use of the property applying The Seven (7) Way Test-Duncan vs The Village of Middlefield and including findings on the record.

Project Description

The applicant is proposing to add a 22 x12 addition to the front of this two-story home. The home is pre-existing/nonconforming to minimum frontage, lot area, and front and side yard setbacks:

APPLICABLE CODE SECTIONS/SPECIFICATIONS

1123.01 R-1 One-Family Residence District

(e) Lot Area, Frontage and Yard Requirements. The following minimum requirements shall be observed, except as otherwise provided in this Zoning Ordinance:

<u>Dwelling</u> (stories)	<u>Lot Area</u> (sq. ft.)	<u>Lot Frontage</u> (ft.)	<u>Front</u> <u>Yard</u> <u>Depth</u> (ft.)	<u>Side Yards</u>		<u>Rear</u> <u>Yard</u> <u>Depth</u> (ft.)
				<u>Least</u> <u>Width</u> (ft.)	<u>Sum of</u> <u>Width</u> (ft.)	
1	9,000	75	30	7	15	30
2	9,000	75	30	8	20	30

1137.03 YARD MODIFICATIONS.

(a) Average Depth of Front Yards. The required minimum front yard depth of any lot in any R District shall be modified to be at least equal to the average front yard depth of lots immediately adjoining it and within the same block front. Such modification will be made only if such average front yard depth is not equal to the required minimum front yard depth. The modified required minimum front yard depth of such lot shall be at least ten feet and not exceed fifty feet. If any immediately adjoining lot is vacant, then the front yard depth of such immediately adjoining lot will be presumed to be the required minimum front yard depth.

STAFF REPORT

This two-story residence was constructed in 1952, purchased by the owner/applicant in 2017 and remodeled in 2000 per the Auditor's site. The lot is pre-existing/nonconforming to the code, for minimum frontage, lot area, and front and side yard setbacks:

Current Setbacks

Front SB	29'		Front SB	18'
Rear SB	30'		Rear SB	30'
Left SB	1'		Left SB	1'
Right SB	3'		Right SB	3'

Proposed Setbacks

The applicant is proposing a 22 x 12 front addition to the home. Note: The current front setback of the home is 1' shy of meeting the required 30' setback, the proposed addition would extend 12' further into the yard.

As proposed, the addition would align with the existing exterior wall on the right side, continuing the noncompliant side yard setback of 3' (8' min. required). As proposed, the front yard setback would now be 18'- in line with the neighbor's front yard setback on the right side, but not meeting the average of the two neighbor's setbacks (29' & 18') which results in a min. required setback of 23'-6".

As with many homes in this neighborhood and the community in general, the lot and existing structure are pre-existing/nonconforming. The practical difficulty/hardship to the parcel itself must be established; the application does not provide this. Staff would recommend the owner/applicant be asked to define this at the time of testimony.

As proposed, the following variances are required:

- **5' side yard setback variance**
- **5'-6" front yard setback variance.**

Motion Example

I make the motion to **approve** the request for area variances at 310 Tecumseh as submitted.



CITY OF HURON
Planning & Zoning Department
417 MAIN STREET, HURON, OH 44839

THE BOARD OF BUILDING AND ZONING APPEALS APPLICATION
Completion of all applicable sections required. Incomplete applications will not be accepted.

We, the undersigned represent that we are the title owners of the following described property situated in the City of Huron, OH:

Applicant's Name Tom Gibbons
Property Owners' Name: Tom Gibbons
Address: 4366 S. Watercrest Drive
City, State, Zip: Toledo, OH 43614
Phone Number: 419-460-2679
Email: tomgibbons64@yahoo.com

Location of Project:

Lot/Parcel #: 188/48-00124.000 Zoning District: R-1
Address: 310 Tecumseh Place Huron, OH 44839.
Year purchased: 2017. Year the existing structure was constructed: 1952
Single Story Home: Two Story Home: X

Provide a brief summary of your proposed project:

22 x12 (264sf) addition to front of the house. Tie in roof below upper windows and sheet toward road. Add screen door and
screen windows all around. Footer and block with slab foundation. Door off left side of
driveway and 2 steps down. vinyl side outside of house and t111 inside trim. Shingles to match house.

Type:

- **Area Variance:** Subdivision Regulations Parking Setbacks X
Height Size Flood Plain Sign Regulations
- **Use Variance:**
- **Conditionally Permitted Use:**

We request a Hearing before the Board of Building and Zoning Appeals of the City of Huron, Ohio, on the following question: *(State the specific details of the variance being requested. Example: Area variance- 1' side setback variance is required for the proposed addition; Use Variance- State the type of use; or Conditionally Permitted Use approval)*

Front yard setback of 18' in lieu of the required 30' setback

Side yard setback of 3' in lieu of the required 6' setback

Conditionally Permitted Use Approval

The following uses shall be permitted only if authorized by the Board of Building & Zoning Appeals in accordance with the provisions of Section 1139.02. State the type of use being proposed and the applicable code section:

Code Section: _____

(skip to Page 7, Sign and Date Application)

Use and/or Area Variance Questionnaire

1. The property in question [will/will not] yield a reasonable return and there [can/ cannot] be a beneficial use of the property without the variance because:

The variance would allow for the 12'x22' front porch addition in order to make the space feasible.

2. The variance is [substantial/insubstantial] because:

The addition fits the contextual nature of the block with the older homes on the block having a historically smaller front yard setback.

The addition will not protrude past the homes to the south and is 19' from the home to the north and will not significantly impact their view

The addition will not protrude past the homes to the south and is 19' from the home to the north and will not significantly impact their view

3. The essential character of the neighborhood [would/would not] be substantially altered or adjoining properties [would/would not] suffer a substantial detriment as a result of the variance because:

The homes to the south will remain closer to the street than the proposed addition

The home to the north is 19' from the proposed addition and will not be significantly impacted by this addition.

This addition will not cause substantial detriment to the neighbors

4. The variance [would/would not] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)

All proper building permits will be obtained to meet the City's code requirements

5. The applicant purchased the property [with/without] knowledge of the zoning restriction. Year the property was purchased: 2017. Year the structure(s) was constructed: 1952.

6. The applicant's predicament feasibly [can/cannot] be resolved through some method other than a variance.
7. The spirit and intent behind the zoning requirement [would/would not] be observed and substantial justice [done/not done] by granting the variance because the addition will not impede the view for either neighbor and is in keeping with the contextual appearance of the street
8. We believe the request should be granted due to the following hardship which is created by the property: (explain the hardship that exists *pursuant to the code*)
- Given the historical nature of the neighborhood and the limited size of the lot it would be difficult to construct this 264sf addition. In addition, multiple properties along Tecumseh Place were constructed closer than the 30' required front yards setback. This request is in keeping with the character of the neighborhood

Note: If granted, Use or Area variances will expire within one (1) year from the date of approval. Refer to Section 1139.04 (e) for specifics to timeline regulations for commencement of construction or Use continuation.

I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent and agree to conform to all applicable laws, regulations, and ordinances of the city. I certify all information contained within this application and supplemental documents are true and accurate to the best of my knowledge and belief.

In addition, I, the undersigned responsible party (owner, occupant, tenant, or agent for the property owner) of the property described herein, do hereby consent to entry upon said property, at a reasonable time and to the extent necessary, by the City of Huron and its officers, employees, and/or agents for the purpose of inspecting said property for compliance with the City's Zoning and/or Building Codes. I further certify that I have authority to grant access to said property.

Date: 8/10/24 Signed Applicant Thi C. Suh

Date: 8/20/24 Signed Property Owner Thi C. Suh

(REQUIRED)

ZONING DEPT. USE ONLY

Date received: 8/10/24 Application Complete

\$150 filing fee receipted: _____

Comments _____ Hearing Date _____

PLAT MAP

Borrower: Thomas Gibbons & Susan Gibbons

File No.: R2008920

Property Address: 310 Tecumseh Pl

Case No.: 202035946

City: Huron

State: OH

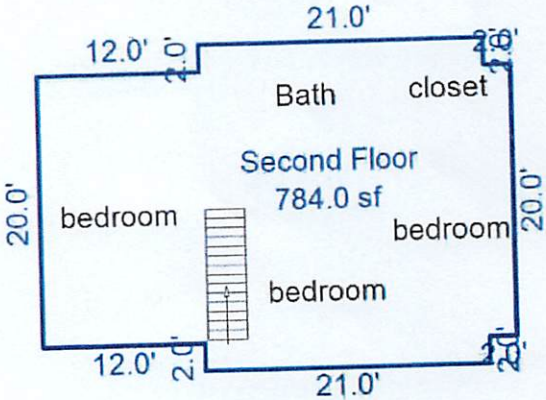
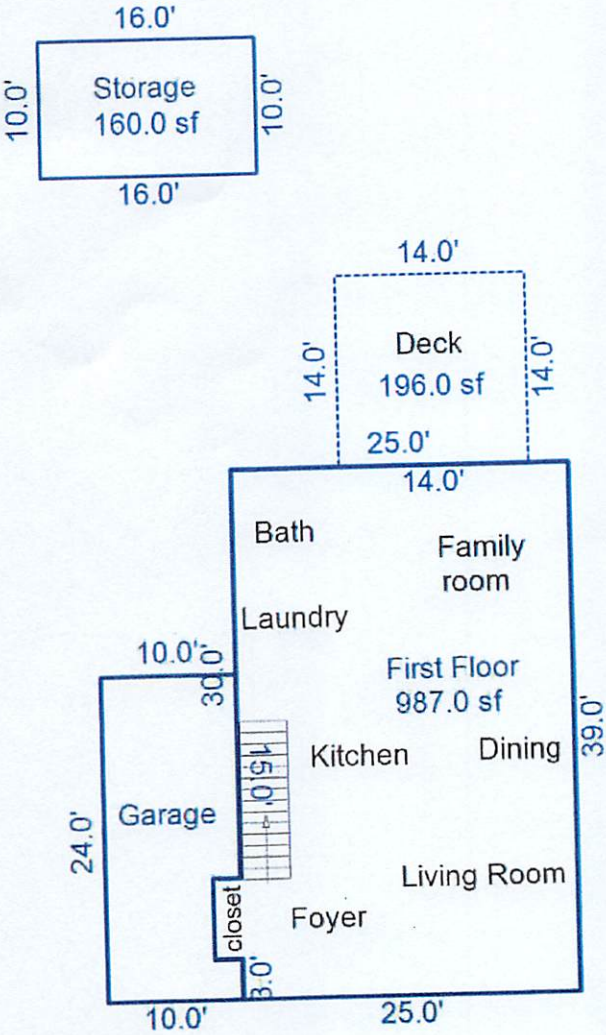
Zip: 44839

Lender: AmeriFirst Home Mortgage



FLOORPLAN SKETCH

Borrower: Thomas Gibbons & Susan Gibbons		File No.: R2008920
Property Address: 310 Tecumseh Pl		Case No.: 202035946
City: Huron	State: OH	Zip: 44839
Lender: AmeriFirst Home Mortgage		



AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	987.0	132.0	987.0	First Floor		6.0 x	2.0 =	12.0
GLA2	Second Floor	1.0	784.0	118.0	784.0	Second Floor		39.0 x	25.0 =	975.0
								20.0 x	2.0 =	40.0

Sketch by Apex Sketch

Align

306

185

48-00138

192

Huron

70

310

188

48-00124

193

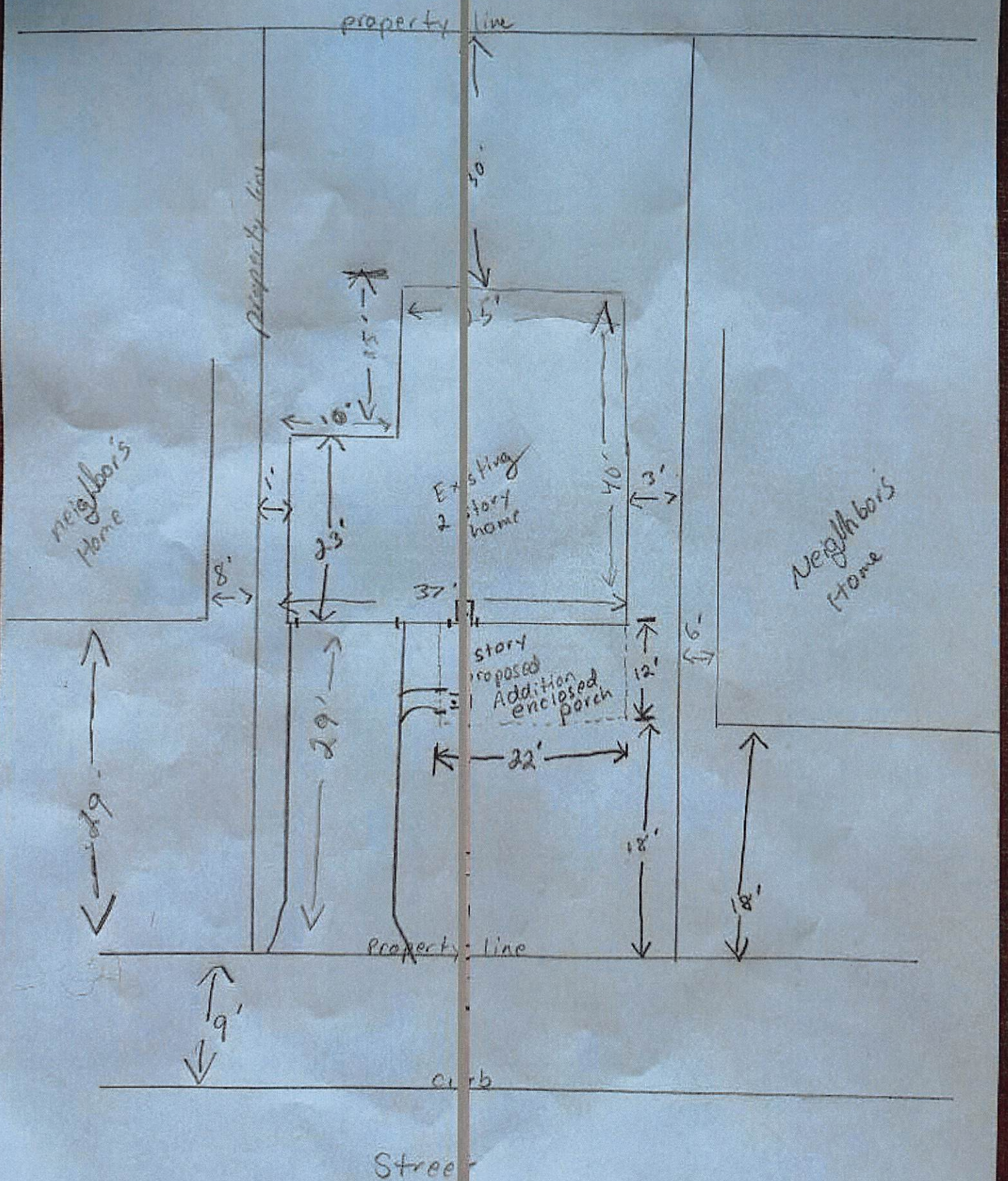
312

187

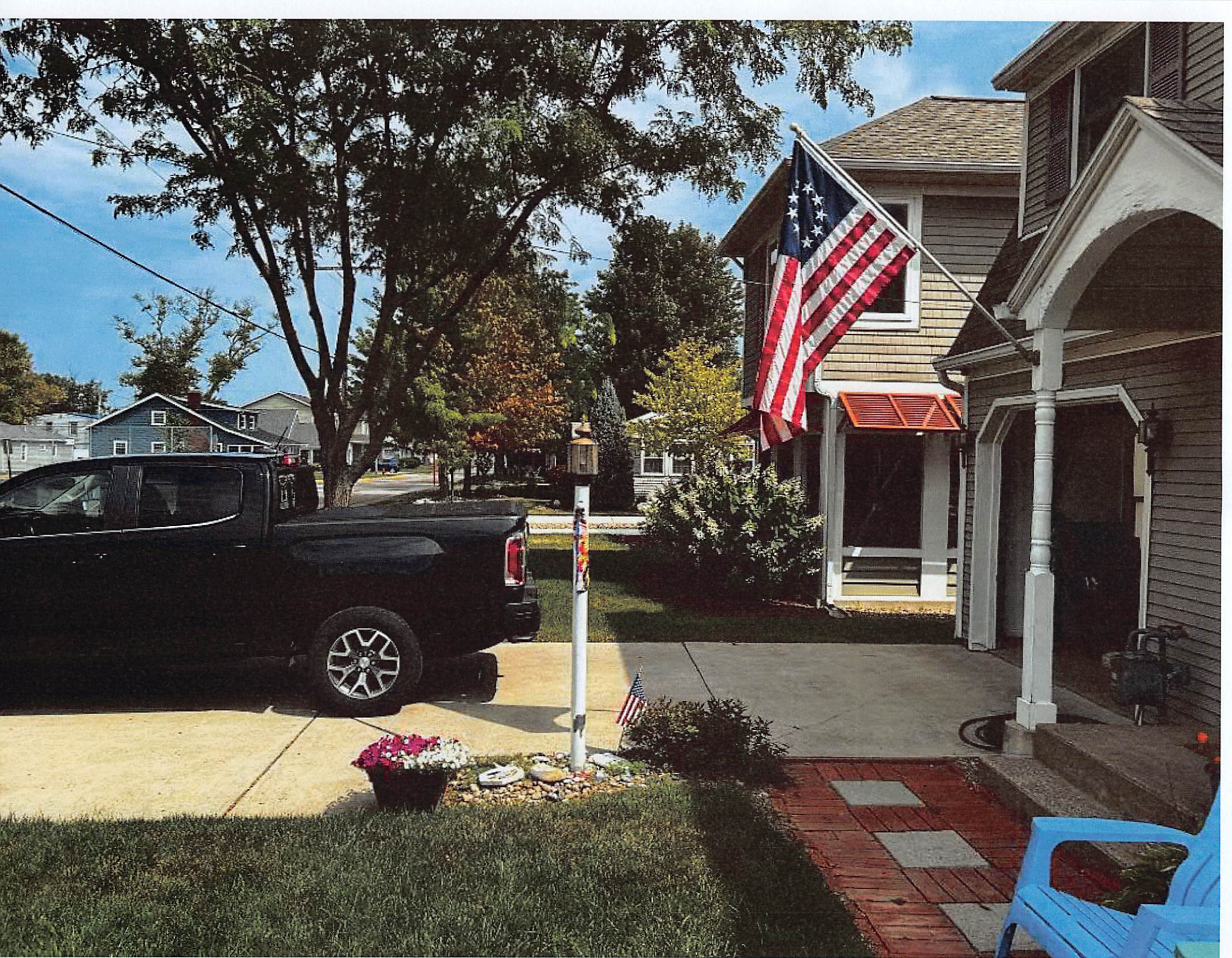
48-00132

250

310 Tecumseh PL Huron















Rendering



TO: Chairman Kath and Board Members
FROM: Christine Gibboney, Planning & Zoning Manager
RE: 317 Tecumseh- AREA VARIANCE
DATE: September 14, 2026

317 Tecumseh Zoning District: R-1 Parcel No.: 48-00107.000

Owner

Applicant

Robert Spademan	Bryan Roberts- Legends
56 Oak Road	
Rocky River, OH 44116	

Existing Land Use: **Single Family Residence**

Flood Zone: **X**

Property Size: **40 x 105 (undersized for frontage and area)**

Traffic Considerations: **N/A**



Type of Variance: Area

The proposed variance(s) fall under the “Area Variance” category, criteria should be reviewed to establish if there are practical difficulties in the use of the property applying The Seven (7) Way Test-Duncan vs The Village of Middlefield and including findings on the record.

Project Description

The applicant is proposing to add new dormer addition to the existing two-story dwelling. The existing home is pre-existing/nonconforming for lot frontage, lot area, and front, right side, and rear yard setbacks.

APPLICABLE CODE SECTIONS/SPECIFICATIONS

1123.01 R-1 One-Family Residence District

(e) Lot Area, Frontage and Yard Requirements. The following minimum requirements shall be observed, except as otherwise provided in this Zoning Ordinance:

<u>Dwelling</u> <u>(stories)</u>	<u>Lot Area</u> <u>(sq. ft.)</u>	<u>Lot Frontage</u> <u>(ft.)</u>	<u>Front</u> <u>Yard</u> <u>Depth</u> <u>(ft.)</u>	<u>Side Yards</u>		<u>Rear</u> <u>Yard</u> <u>Depth</u> <u>(ft.)</u>
				<u>Least</u> <u>Width</u> <u>(ft.)</u>	<u>Sum of</u> <u>Width</u> <u>(ft.)</u>	
1	9,000	75	30	7	15	30
2	9,000	75	30	8	20	30

1137. 01 (b) YARD REDUCTION BY ZONING INSPECTOR- found not applicable

(b) Yard Reduction by Zoning Inspector.

(1) Where there were substandard lots of record at the time of effectiveness of this Ordinance in districts permitting residences, the depth of the required rear yard and/or the minimum side yard width may be reduced by up to four inches for each foot by which the lot at the effective date of this Ordinance was less than 100 feet deep and/or less than fifty feet in width where this is necessary to provide the minimum site for one single car garage on the site, twelve feet wide by twenty-two feet deep.

(2) Where construction or enlargement of, or addition to, a one-family detached dwelling is to be undertaken on a lot that is substandard by virtue of lot area and/or lot width under the terms of subsection (a) hereof, and the application of the yard requirements of the district within which it is located results in a space available for construction that is less than the minimum ground floor area required for a two-story dwelling (see Section 1121.06 (n)) and/or a space available for construction of the residence that is less than twenty feet in width, the depth of the required rear yard and/or the minimum width of each side yard may be reduced by up to four inches for each foot by which the lot at the effective date of this Ordinance was less than 100 feet deep and/or less than fifty feet in width, in any combination of such reductions of side and rear yards, to the point where the minimum ground floor area and the minimum construction width of twenty feet has been attained but not exceeded.

(3) Side yards, where reduced under subsection (b)(2) hereof, shall be reduced uniformly at both sides. Side yards shall only be reduced, under both subsections (b)(1) and (b)(2) hereof, when rear yard reduction, within the limits specified herein, cannot result in the required minimum residential ground floor building area, or the minimum twenty-foot residential construction width. Under no condition shall a side yard provided for under the terms of this section, for either a residence or a garage, be less than three feet in width, or less than five feet in the case of a side yard along a side street lot line, and provided further that no rear yard shall be less than ten feet.

STAFF REPORT

This two-story residence was constructed by the owner in 1995 and remodeled in 2008 according to the Auditor's site. The home is pre-existing/nonconforming to the code for frontage, lot area, and setbacks to the front, right side and rear yards. Staff searched for available records to see if there had been variances granted, but no information was found. The current code, 1137.01 allows the Zoning Department to apply reductions to specified setbacks depending on the width and depth of a parcel and based on minimum building requirements; this code or something similar could

have been in existence and applied in 1995, however, no documentation is available. In applying Section 1137.01, the parcel would not have met the criteria for consideration of a reduction.

The proposed new 120sf second-story dormer addition to the left side of the structure will not change the footprint of the existing home, nor will it exceed the existing max height. The left side of the home has a setback of 5', the required minimum for a two-story home is 8'.

Current Setbacks

Proposed Setbacks

Front SB	25'		Front SB	25'
Rear SB	27.65'		Rear SB	27.65'
Left SB	5'		Left SB	5'
Right SB	15'		Right SB	15'

Because the home is pre-existing/nonconforming and while the second story 120sf addition will not change the existing footprint, the proposed improvement is an expansion/addition to the pre-existing/nonconforming home requiring a variance.

As proposed, the following variance is required:

- **3' side yard setback variance**

Motion Examples

I make the motion to **approve** the request for an area variance at 317 Tecumseh as submitted.



CITY OF HURON
Planning & Zoning Department
417 MAIN STREET, HURON, OH 44839

THE BOARD OF BUILDING AND ZONING APPEALS APPLICATION
Completion of all applicable sections required. Incomplete applications will not be accepted.

We, the undersigned represent that we are the title owners of the following described property situated in the City of Huron, OH:

Applicant's Name BRYAN ROBERTS

Property Owners' Name: ROB SPADEMAN

Address: 317 TECUMSEH

City, State, Zip: HURON, OHIO 44839

Phone Number XXXXXXXXXXXX

Email: XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Location of Project:

Lot/Parcel #: 159 / 48 - 00107 Zoning District: _____

Address: 317 TECUMSEH Huron, OH 44839.

Year purchased: 1995. Year the existing structure was constructed: 1995

Single Story Home: _____ Two Story Home: ☒

Provide a brief summary of your proposed project:

SECOND STORY ADDITION

Type:

- Area Variance: Subdivision Regulations _____ Parking _____ Setbacks ☒
Height _____ Size _____ Flood Plain _____ Sign Regulations _____
- Use Variance: _____
- Conditionally Permitted Use: _____

We request a Hearing before the Board of Building and Zoning Appeals of the City of Huron, Ohio, on the following question: (State the specific details of the variance being requested. Example: Area variance- 1' side setback variance is required for the proposed addition; Use Variance- State the type of use; or Conditionally Permitted Use approval)

EXISTING STRUCTURE IS NON CONFORMING, ALTHOUGH FOOTPRINT IS NOT CHANGING, THE ADDITION REQUIRES VARIANCE

Conditionally Permitted Use Approval

The following uses shall be permitted only if authorized by the Board of Building & Zoning Appeals in accordance with the provisions of Section 1139.02. State the type of use being proposed and the applicable code section:

Code Section: _____

(skip to Page 7, Sign and Date Application)

Use and/or Area Variance Questionnaire

1. The property in question [will/will not] yield a reasonable return and there [can/ cannot] be a beneficial use of the property without the variance because:

2. The variance is substantial ~~insubstantial~~ because:

WITHOUT THE VARIANCE THERE IS NO BUILD

3. The essential character of the neighborhood [would would not] be substantially altered or adjoining properties [would would not] suffer a substantial detriment as a result of the variance because:

THE HOUSE IS EXISTING, THE FINISHES ON THE ADDITION WILL MATCH THE HOUSE. IT WILL LOOK LIKE ITS BEEN THERE AT THE START

4. The variance [would would not] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)

NO CHANGE IN FOOTPRINT

5. The applicant purchased the property [with ~~without~~] knowledge of the zoning restriction. Year the property was purchased: 1995. Year the structure(s) was constructed: 1995.

6. The applicant's predicament feasibly [~~can~~/cannot] be resolved through some method other than a variance.
7. The spirit and intent behind the zoning requirement [~~would~~/would not] be observed and substantial justice [~~done~~/not done] by granting the variance because
-
-

8. We believe the request should be granted due to the following hardship which is created by the property: (explain the hardship that exists *pursuant to the code*)

THE HOUSE WAS APPROVED + CONSTRUCTED WITHIN THE CURRENT SETBACK REQUIREMENTS, THE ADDITION WILL NOT CHANGE THAT

Note: If granted, Use or Area variances will expire within one (1) year from the date of approval. Refer to Section 1139.04 (e) for specifics to timeline regulations for commencement of construction or Use continuation.

I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent and agree to conform to all applicable laws, regulations, and ordinances of the city. I certify all information contained within this application and supplemental documents are true and accurate to the best of my knowledge and belief.

In addition, I, the undersigned responsible party (owner, occupant, tenant, or agent for the property owner) of the property described herein, do hereby consent to entry upon said property, at a reasonable time and to the extent necessary, by the City of Huron and its officers, employees, and/or agents for the purpose of inspecting said property for compliance with the City's Zoning and/or Building Codes. I further certify that I have authority to grant access to said property.

Date: 7-30-26 Signed Applicant



Date: _____ Signed Property Owner

(REQUIRED)

ZONING DEPT. USE ONLY

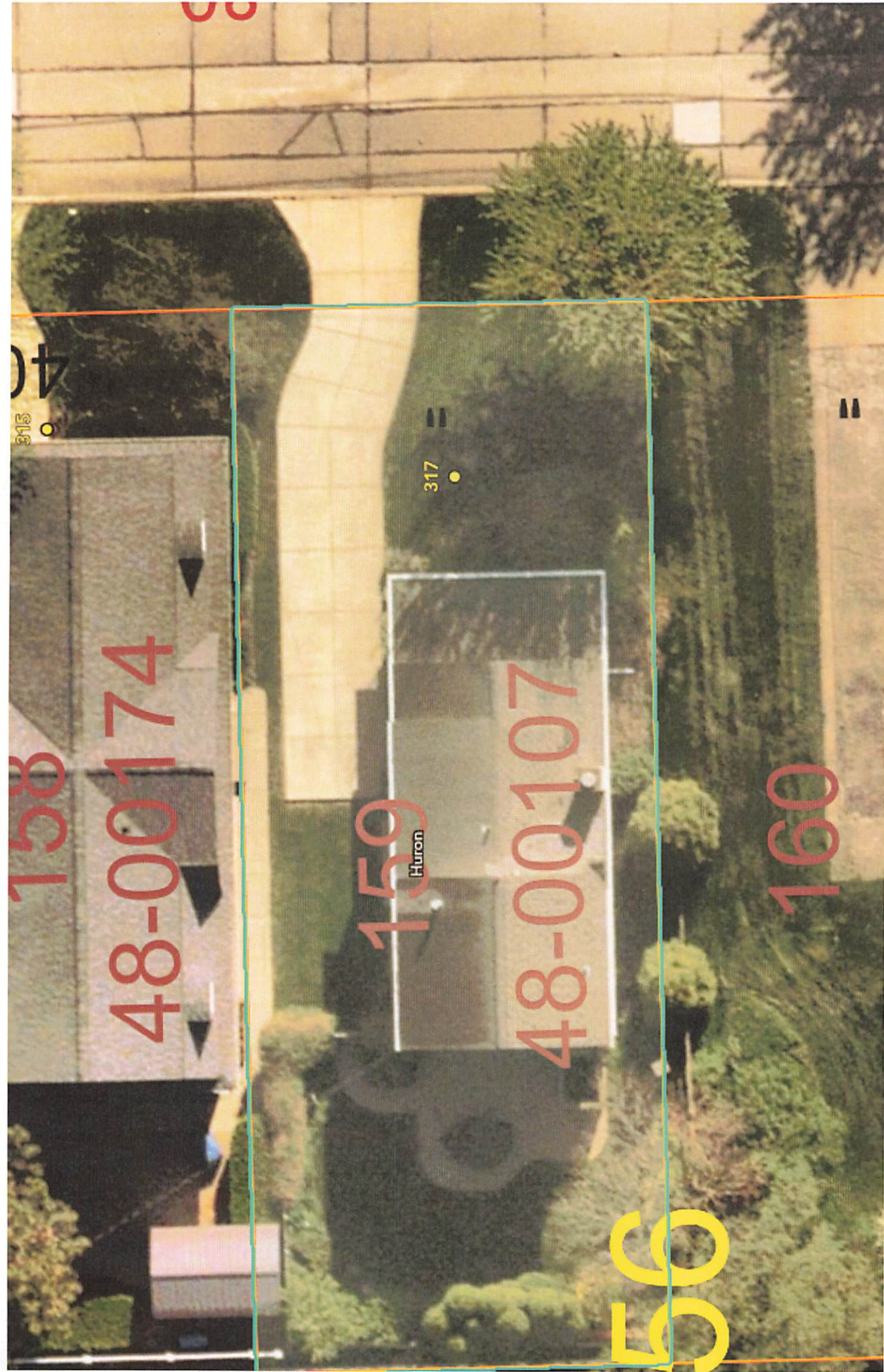
Date received: 7/31/26

Application Complete

\$150 filing fee receipted: yes

Comments _____

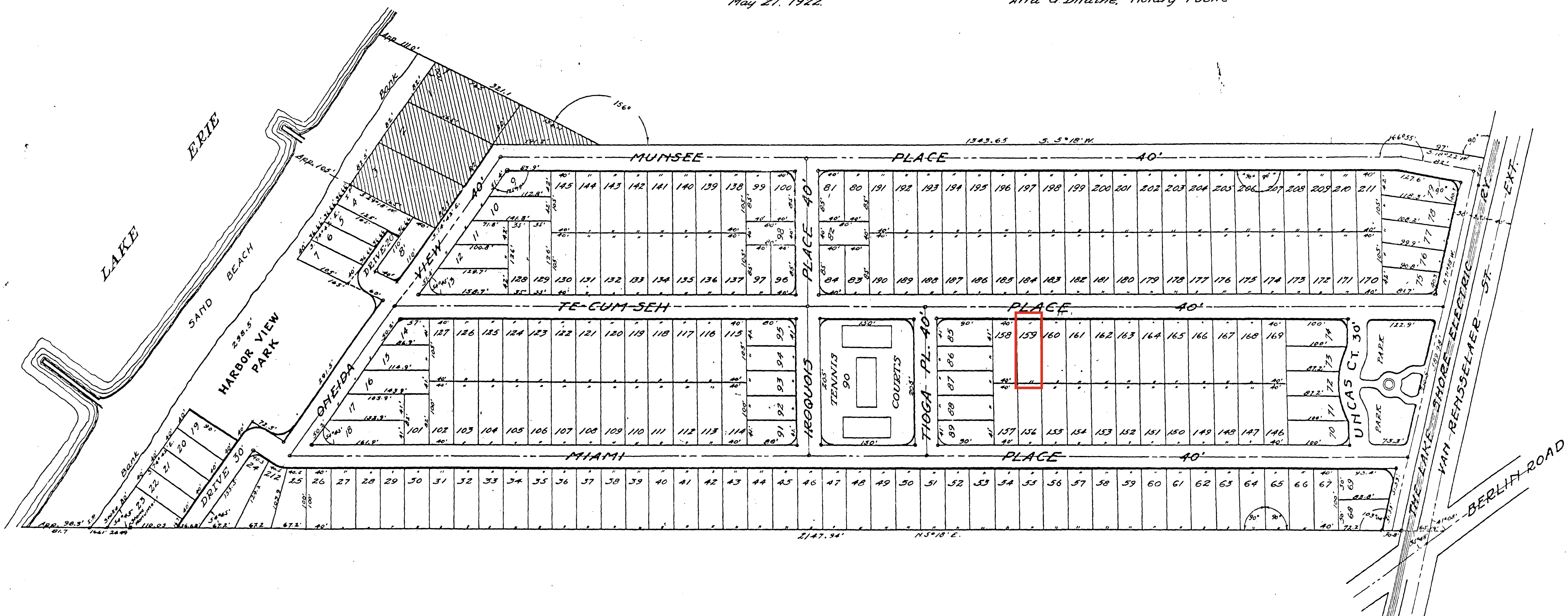
Hearing Date 9/14/26



OLD HOMESTEAD ON THE LAKE
Part Lot 32 Section 1 Huron Twp. Erie Co.
Green Leaf Realty Co.
Sandusky, Ohio
Scale: 1" = 100'

DEDICATION
Know all men by these presents: That I, R.A. Breckenridge, Trustee, as proprietor, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, and that the streets, alleys and drives as shown on said plat are hereby dedicated to the use of the public forever.
Witness: C. Wesley Moos. Karl B. Opp.
Signed: R.A. Breckenridge, Trustee.

State of Ohio, ss:
Erie County, ss:
Before me, Alta G. Dildine, a Notary Public in and for the said county came the proprietors named herein, personally, and acknowledged the dedication shown hereon to be their free act and deed.
May 27, 1922. Alta G. Dildine, Notary Public



RESERVATION.
The parks, tennis courts and beach shown hereon are reserved for the use of the owners only of the lots embraced in this plat.
Signed: R.A. Breckenridge, Trustee.

I certify that the above plat was duly accepted by the council of the Village of Huron by Ordinance passed on the 5th day of June, 1922.
Henry C. Hahn, Jr.
President of the Village Council
Attest: F.H. Dryer
Village Clerk.

I hereby certify that the plat hereon delineated is a correct one, and in accordance with the recorded deeds and plats on file at the offices of the auditor and recorder of Erie County, Ohio.
Signed: John Dean Stively
Civil Engineer.

No. 18810
Received for Record
10:30 A.M. June 14, 1922.
Recorded June 26, 1922
Fee, \$35.00 Paid
Richard E. Riegger
County Recorder.
Transferred June 6, 1922.
Fee \$1.50 Paid
C. F. Breining
County Auditor.

I hereby certify that the within plat is a correct copy of the original.
Edward L. Feick, Erie County Engineer
Date 11/2/22 General L. State

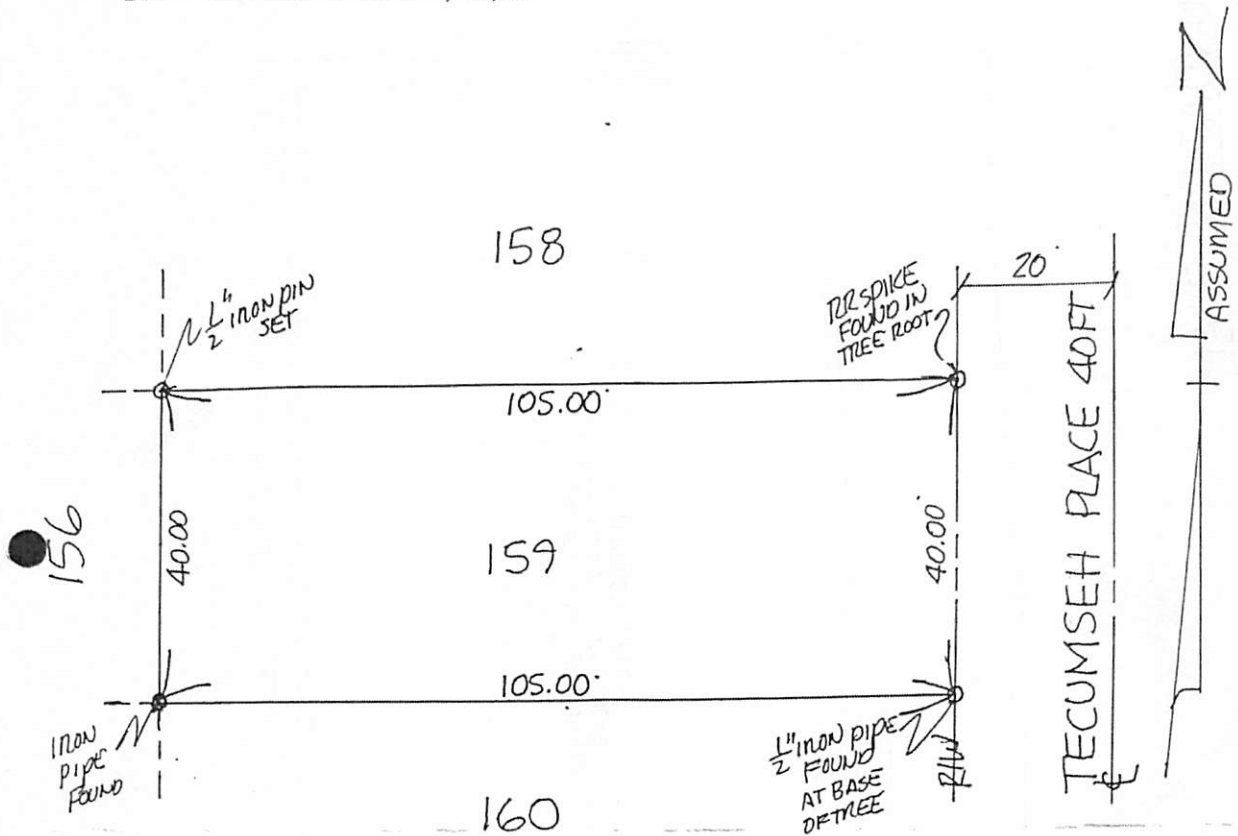


HARTUNG & ASSOCIATES
ENGINEERS & SURVEYORS

P.O. BOX 426, 421 WILLIAMS ST., HURON, OH 44839-0426
(419) 433-4321 • FAX (419) 433-7879

DANIEL E. HARTUNG JR., PE, PS

8/21/95



"SURVEY"
FOR

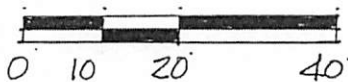
ROB SPADEMAN

SUBLOT 159 OLD HOMESTEAD-ON-THE-LAKE
CITY OF HURON ERIE COUNTY, OHIO
JULY 1995 SCALE 1"=20'



REV. 8/21/95

I HEREBY CERTIFY THE WITHIN
TO BE A TRUE REPRESENTATION
OF A SURVEY MADE BY ME.

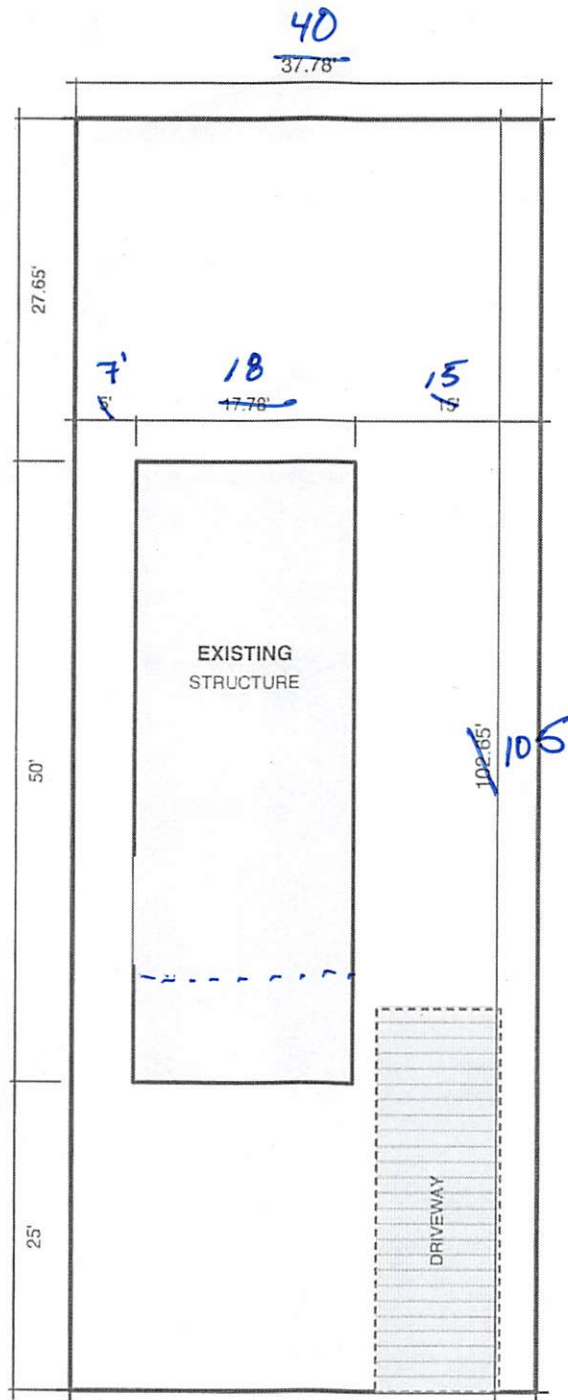


Daniel E. Hartung Jr.
DANIEL E. HARTUNG JR., PE, PS

8/31/26

SITE PLAN

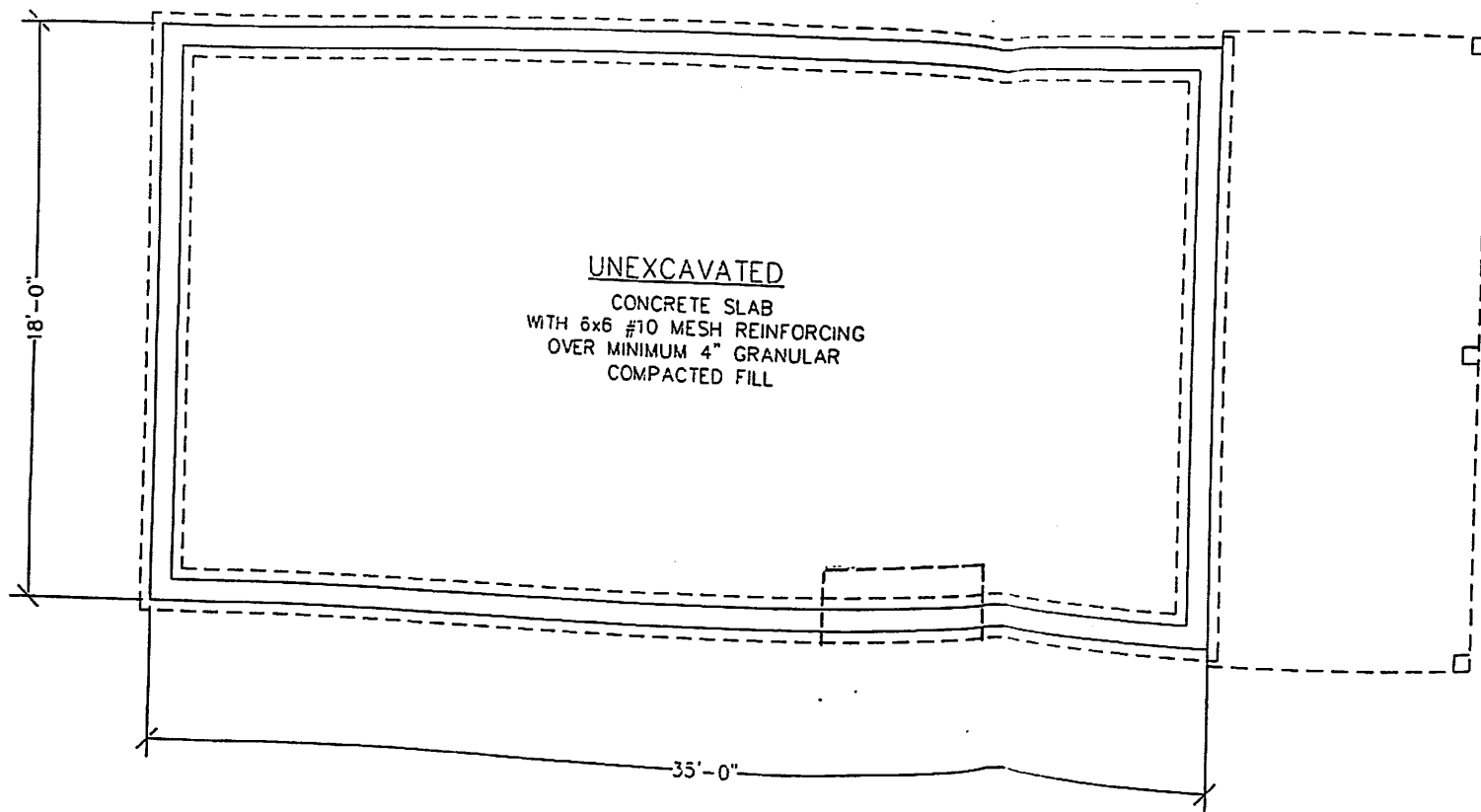
Spademan Property



LEGEND	
	Existing Bldg
	Proposed Add.
	Driveway
	Prop. Line

0 10 20 ft SCALE: 1" = 15.0'

PROJECT Spademan Plot Site Plan – Proposed Addition	BUILDING Existing: 17.78' x 50' Proposed: Addition (shown)	NOTES 1. Dimensions taken from provided sketch. 2. Addition shown in red. 3. Driveway indicated. 4. Not a certified survey. 5. Verify all dimensions in field prior to work.
	SETBACKS Front: 25' Rear: 27.65' Left: 5' Right: 15'	
PROPERTY Width: 37.78' Depth: 102.65' Drawn from sketch For conceptual / planning use		Sheet 1 of 1



FOUNDATION PLAN

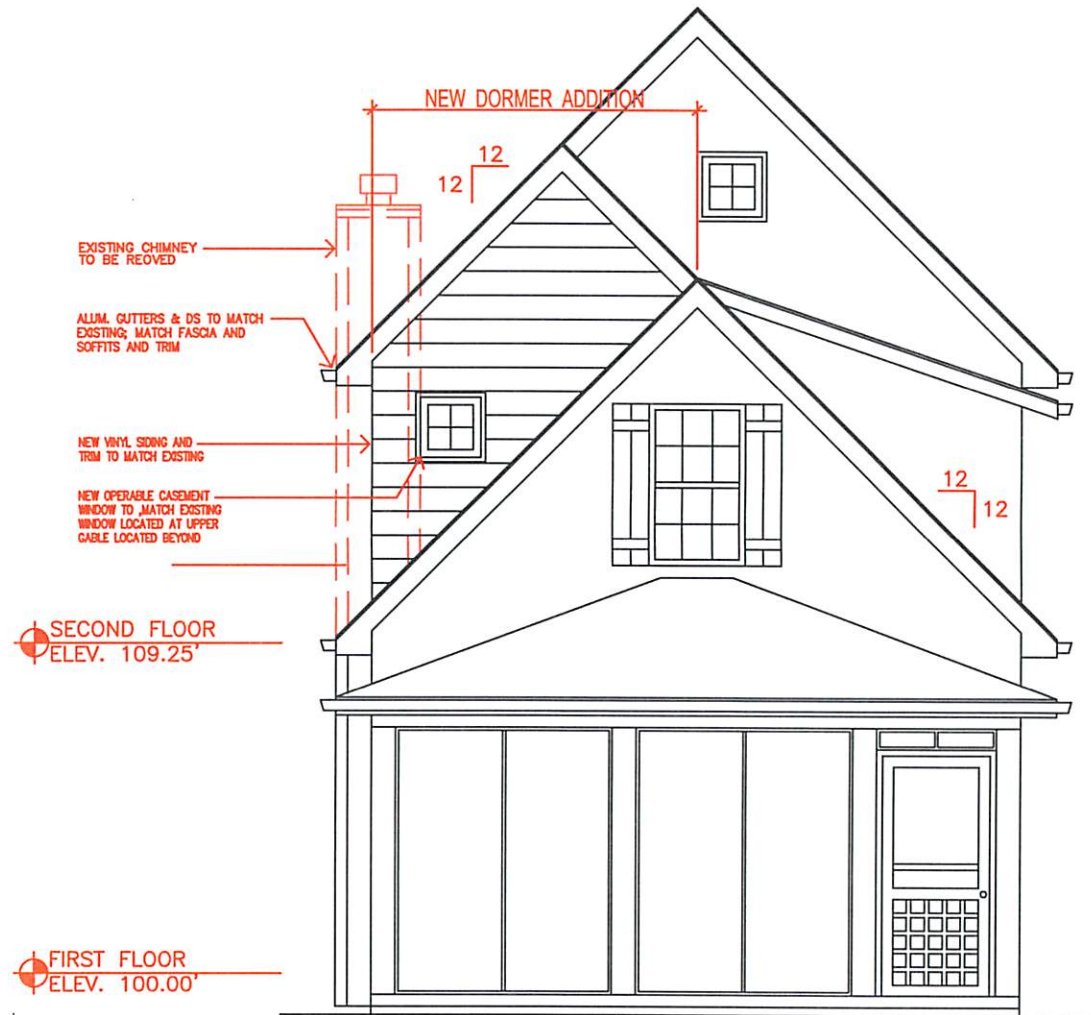
SLAB

SCALE: 1/4"=1'-0"

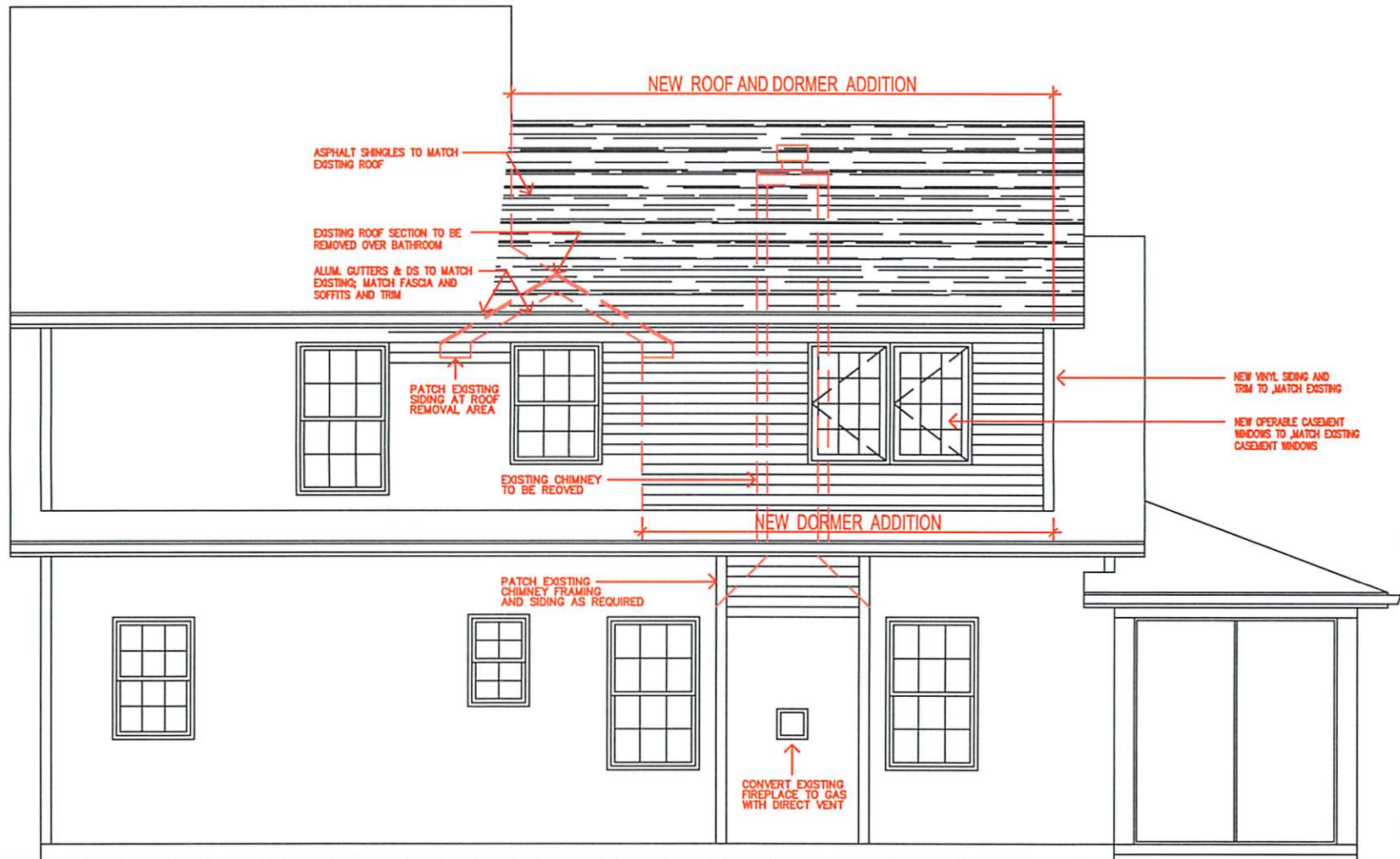
JOB NO. COTTAGE
DATE 08/10/95
DRAWN BY M.J.N.
APPROVED BY
REVISIONS

SHEET NO.
3





EAST ELEVATION



SOUTH ELEVATION



TO: Chairman Kath and Board Members
FROM: Christine Gibboney, Planning & Zoning Manager
RE: 354 Ontario- AREA VARIANCE
DATE: September 14, 2026

354 Ontario

Zoning District: R-2

Parcel No.: 42-00143.000

Owner

Applicant

Patrick & Kirsta Lagando	Robert Howell, Architect
354 Ontario Street	
Huron OH 44839	

Existing Land Use: Single Family Residence

Flood Zone: X

Property Size: 66 x 140

Traffic Considerations: Corner Lot- Ontario/A Street



Type of Variance: Area

The proposed variance(s) fall under the “Area Variance” category, criteria should be reviewed to establish if there are practical difficulties in the use of the property applying The Seven (7) Way Test-Duncan vs The Village of Middlefield and including findings on the record.

Project Description

The applicant is proposing an addition of a 428sf 2nd floor Master Bedroom suite above the existing kitchen of this home. The improvement will have no change to the existing footprint of the pre-existing/nonconforming home.

APPLICABLE CODE SECTIONS/SPECIFICATIONS

1123.03 R-2 ONE AND TWO-FAMILY RESIDENCE DISTRICT.

(e) Lot Area, Frontage and Yard Requirements. The following minimum requirements shall be observed, except as otherwise provided herein:

	Lot Area (Sq. Ft.)	Lot Frontage (Ft.)	Lot Area Per Family (Sq. Ft.)	Front Yard Depth (Ft.)	Side Yards		Rear Yard Depth (Ft.)
					Least Width (Ft.)	Sum of Width (Ft.)	
One Family Dwelling (Stories)							
1 and 1-1/2	7,000	60		25	7	15	30
2 and 2-1/2	7,000	60		25	8	20	30
Two Family Dwellings (Stories)							
1 and 1-1/2	7,000	60	3,500	25	8	20	30
2 and 2-1/2	7,000	60	3,500	25	10	24	30
Dwelling Groups	9,000	70	4,500	25	12	30	30

STAFF REPORT

This two-story residence was constructed in 1910, purchased by the current owners in 2001, and remodeled in 2017 according to the Auditor's site. The home is on a corner lot, Ontario/A Street, and is pre-existing/nonconforming to the left side yard setback which is 5'. All other setbacks meet or exceed the required minimum setbacks. The applicant is proposing a second story addition to add a 428sf Master Bedroom above the existing kitchen located to the rear of the structure and aligning with the existing left exterior wall.

Current Setbacks

Proposed Setbacks

Front SB	33'		Front SB	33'
Rear SB	65' (Auditor)		Rear SB	65'
Left SB	5'		Left SB	5'
Right SB	30' (Auditor)		Right SB	30'

Because the home is pre-existing/nonconforming to the left side yard, and while the second story 428sf addition will not change the existing footprint, the proposed improvement is an expansion/addition to the pre-existing/nonconforming home requiring a variance.

As proposed, the following variance is required:

- A 3' side yard setback variance

Motion Examples

I make the motion to **approve** the request for an area variance at 354 Ontario St. as submitted.





CITY OF HURON
Planning & Zoning Department
417 MAIN STREET, HURON, OH 44839

THE BOARD OF BUILDING AND ZONING APPEALS APPLICATION
Completion of all applicable sections required. Incomplete applications will not be accepted.

We, the undersigned represent that we are the title owners of the following described property situated in the City of Huron, OH:

Applicant's Name ROBERT HOWELL

Property Owners' Name: Kirsta and Patrick Lagando

Address: 354 Ontario St

City, State, Zip: 44839

Phone Number: (330) 810-5957

Email: klagando@xxxxxxxxxx

Location of Project:

Lot/Parcel #: 42-00143.000 Zoning District: R354 Ontario St-1

Address: 354 Ontario St Huron, OH 44839.

Year purchased: 2001. Year the existing structure was constructed: 1958

Single Story Home: Two Story Home: X

Provide a brief summary of your proposed project:

The addition of a 428 sf 2nd floor Master Bedroom suite sitting directly above the kitchen.

The entire addition work will be build upon the existing house footprint.

Type:

• Area Variance: Subdivision Regulations Parking Setbacks X

Height Size Flood Plain Sign Regulations

• Use Variance:

• Conditionally Permitted Use:

We request a Hearing before the Board of Building and Zoning Appeals of the City of Huron, Ohio, on the following question: *(State the specific details of the variance being requested. Example: Area variance- 1' side setback variance is required for the proposed addition; Use Variance- State the type of use; or Conditionally Permitted Use approval)*

Area variance - 3' north side yard setback variance is required for the proposed addition.

Conditionally Permitted Use Approval

The following uses shall be permitted only if authorized by the Board of Building & Zoning Appeals in accordance with the provisions of Section 1139.02. State the type of use being proposed and the applicable code section:

Code Section: _____
(skip to Page 7, Sign and Date Application)

Use and/or Area Variance Questionnaire

1. The property in question [will/~~will not~~] yield a reasonable return and there [can/ ~~cannot~~] be a beneficial use of the property without the variance because:

2. The variance is [~~substantial~~/insubstantial] because:
The entire addition proposed will be completely within the house footprint.

3. The essential character of the neighborhood [~~would~~/would not] be substantially altered or adjoining properties [~~would~~/would not] suffer a substantial detriment as a result of the variance because:
The character of the house is and will continue to be in keeping with the neighbor style and charm

4. The variance [~~would~~/would not] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)

5. The applicant purchased the property [~~with~~/without] knowledge of the zoning restriction. Year the property was purchased: 2001. Year the structure(s) was constructed: 1958.

6. The applicant's predicament feasibly [~~can~~/cannot] be resolved through some method other than a variance.
7. The spirit and intent behind the zoning requirement [would/~~would not~~] be observed and substantial justice [done/~~not done~~] by granting the variance because
The addition is in keeping with the look and feel of the neighborhood
8. We believe the request should be granted due to the following hardship which is created by the property: (explain the hardship that exists *pursuant to the code*)
It is not feasible to add a master bedroom suite anywhere other than directly above the kitchen

Note: If granted, Use or Area variances will expire within one (1) year from the date of approval. Refer to Section 1139.04 (e) for specifics to timeline regulations for commencement of construction or Use continuation.

I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent and agree to conform to all applicable laws, regulations, and ordinances of the city. I certify all information contained within this application and supplemental documents are true and accurate to the best of my knowledge and belief.

In addition, I, the undersigned responsible party (owner, occupant, tenant, or agent for the property owner) of the property described herein, do hereby consent to entry upon said property, at a reasonable time and to the extent necessary, by the City of Huron and its officers, employees, and/or agents for the purpose of inspecting said property for compliance with the City's Zoning and/or Building Codes. I further certify that I have authority to grant access to said property.

Date: 8/11/2026 Signed Applicant



Date: _____ Signed Property Owner

(REQUIRED)

ZONING DEPT. USE ONLY

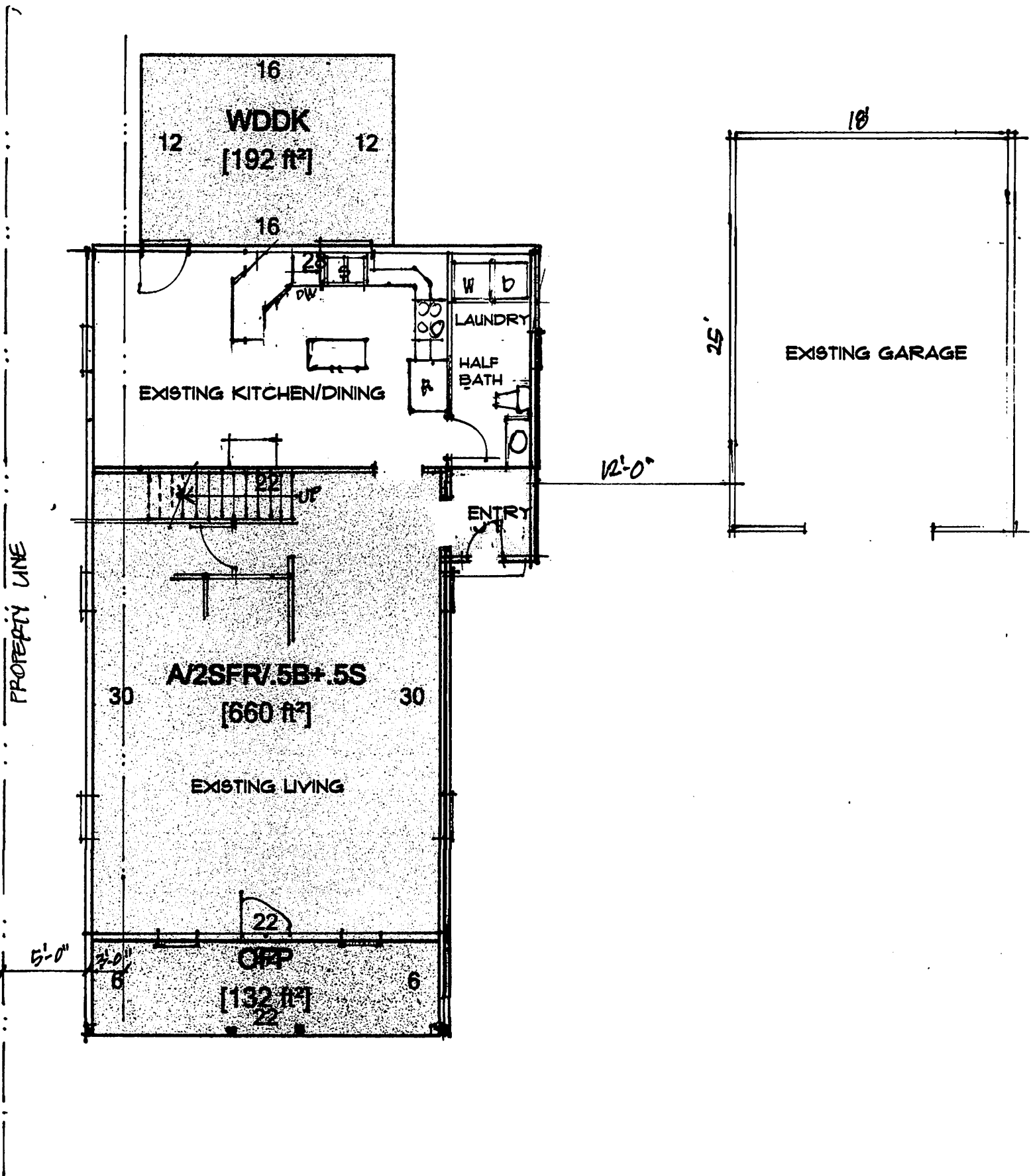
Date received: 8/11/26 Application Complete ☒

\$150 filing fee receipted: ☒

Comments _____

Hearing Date

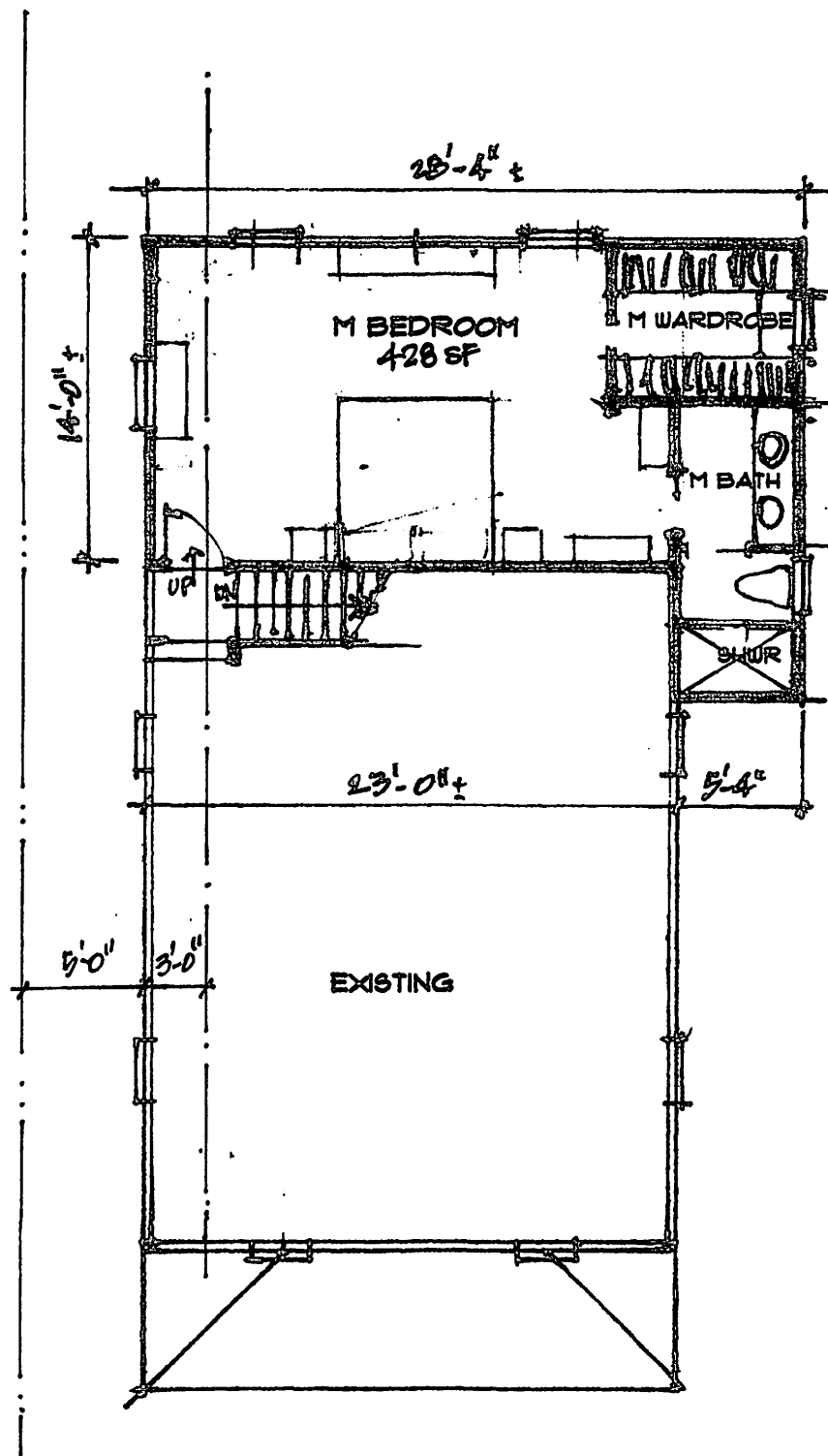
9-14-26



EXISTING 1ST FLOOR PLAN

SCALE 1/8" = 1'-0"

LAGANDO RESIDENCE
354 ONTARIO STREET
HURON, OH 44839



PROPOSED 2ND FLOOR ADDITION PLAN SCALE 1/8" = 1'-0"

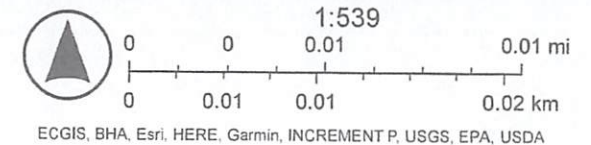
LAGANDO RESIDENCE
354 ONTARIO STREET
HURON, OH 44839

Erie County Ohio



7/28/2026, 2:12:24 PM

- | | | |
|--|---|---|
|  Corporate |  Parcels |  Parcel |
|  Townships |  Addresses |  Lot |
|  Road Centerlines |  ROW |  Citations |







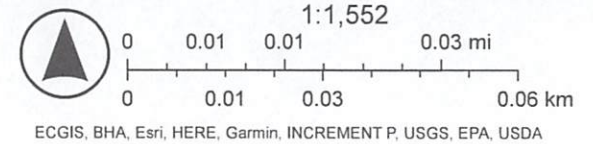


Erie County Ohio



8/11/2026, 1:28:58 PM

	Override 1		Road Centerlines		ROW	Citations
	Override 1		Symbols		GreatLot	
	Corporate		Parcels		Parcel	
	Townships		Addresses		Lot	



#	Map Number	Taxpayer Contact Name	Taxpayer Contact Address	Taxpayer Contact City
1	42193200033	LAGANDO PATRICK J & KIRSTA K	354 ONTARIO STREET	HURON
2	42193200032	LAMARSH RICHARD W & IRENE A	350 ONTARIO ST	HURON
3	42193200034	STRAUSE TRUSTEE LORI A	349 BERLIN RD	HURON
4	42193200035	THOMAS SHANNON LEIGH & HEATHER & ROBERT	355 BERLIN RD	HURON
5	42193200027	MAJOY AGNES R	810 LINCOLN AVE	HURON
6	42193200026	STOUT SIMON	353 ONTARIO ST	HURON
7	42193200025	BOLLINGER DOUG	6 MCKINLEY ST	HURON
8	42193200036	GILBERT RONALD E & LYNNETTE D CO TRUSTEES	116 MICHIGAN AVE	HURON
9	42193200041	WHITE JEFFERY L & STEPHANIE J	401 BERLIN RD	HURON
10	42193200024	FLEMING ANTHONY F & DAWN M	416 TIFFIN ST	HURON
11	42192478014	NOLAN LINDY J & JODY	345 BERLIN ROAD	HURON
12	42193200031	LAGANDO SARAH E	346 ONTARIO ST	HURON
13	42193200037	MINTON JOHNNY A & ANNA E	408 ONTARIO STREET	HURON
14	42193200042	MORGAN DAVID A & LISA M	639 BROADVIEW CIR	EAST LIVERPOOL
15	42193200023	CULLER LORETTA MARY	C/O LORETTA MAJOY 414 TIFFIN ST	HURON
16	10747	VILLAGE OF HURON	417 MAIN ST	HURON
17	42192478013	BELL MICHAEL O & JENNIFER A	337 BERLIN RD	HURON
18	42193200030	DVORAK DOUGLAS E & EVELYN M	340 ONTARIO ST	HURON



TO: Chairman Kath and Board Members
FROM: Christine Gibboney, Planning & Zoning Manager
RE: 830 Lakeway- AREA VARIANCE
DATE: September 14, 2026

830 Lakeway

Zoning District: R-1

Parcel No.: 4900024.000

Owner

Applicant

Jennette Chatlain	Robert Howell, Architect
1477 Lucas Road	
Mansfield, OH 44903	

Existing Land Use: Single Family Residence

Flood Zone: X

Property Size: 44 x 88 (undersized lot)

Traffic Considerations: N/A



Type of Variance: Area

The proposed variance(s) fall under the “Area Variance” category, criteria should be reviewed to establish if there are practical difficulties in the use of the property applying The Seven (7) Way Test-Duncan vs The Village of Middlefield and including findings on the record.

Project Description

The applicant is proposing a whole-house remodel including enlarged attic space, a partial 1st and 2nd floor addition to be built beyond the current footprint. The addition will include part of the added garage & entry, and entry porch, and a 2nd floor bedroom with balcony. The home is pre-existing/nonconforming to setbacks.

APPLICABLE CODE SECTIONS/SPECIFICATIONS**1123.01 R-1 ONE-FAMILY RESIDENCE DISTRICT**

(e) Lot Area, Frontage and Yard Requirements. The following minimum requirements shall be observed, except as otherwise provided in this Zoning Ordinance:

				<u>Side Yards</u>		
Dwelling (stories)	<u>Lot Area</u> (sq. ft.)	<u>Lot Frontage</u> (ft.)	<u>Front Yard Depth</u> (ft.)	<u>Least Width</u> (ft.)	<u>Sum of Width</u> (ft.)	<u>Rear Yard Depth</u> (ft.)
1	9,000	75	30	7	15	30
2	9,000	75	30	8	20	30

1137.03 YARD MODIFICATIONS.

(a) Average Depth of Front Yards. The required minimum front yard depth of any lot in any R District shall be modified to be at least equal to the average front yard depth of lots immediately adjoining it and within the same block front. Such modification will be made only if such average front yard depth is not equal to the required minimum front yard depth. The modified required minimum front yard depth of such lot shall be at least ten feet and not exceed fifty feet. If any immediately adjoining lot is vacant, then the front yard depth of such immediately adjoining lot will be presumed to be the required minimum front yard depth.

1137.04 YARD PROJECTIONS

(a) Projection of Architectural Features. Certain architectural features may project into required yards or courts as follows:

- (1) Into any required front yard, or side yard adjoining a side street lot line;
- (2) Cornices, canopies, eaves or other architectural features may project a distance not exceeding two feet six inches;
- (3) Fire escapes may project a distance not exceeding four feet six inches;
- (4) An uncovered stair and necessary landings may project a distance not to exceed six feet, provided such stair and landings do not extend above the entrance floor of the building except for a railing not exceeding three feet in height;
- (5) Bay windows, balconies and chimneys may project a distance not exceeding three feet provided that such features do not occupy, in the aggregate, more than one-third of the length of the building wall in which they are located;

- (6) The above named features may project into any required side yard adjoining an interior side lot line, a distance not to exceed one-third of the required least width of such yard, but not exceeding three feet in any case;
- (7) The above named features may project into any required rear yards to the same distance they are permitted to project into the front yard.

1137. 01 (b) YARD REDUCTION BY ZONING INSPECTOR

(b) Yard Reduction by Zoning Inspector.

(1) Where there were substandard lots of record at the time of effectiveness of this Ordinance in districts permitting residences, the depth of the required rear yard and/or the minimum side yard width may be reduced by up to four inches for each foot by which the lot at the effective date of this Ordinance was less than 100 feet deep and/or less than fifty feet in width where this is necessary to provide the minimum site for one single car garage on the site, twelve feet wide by twenty-two feet deep.

(2) Where construction or enlargement of, or addition to, a one-family detached dwelling is to be undertaken on a lot that is substandard by virtue of lot area and/or lot width under the terms of subsection (a) hereof, and the application of the yard requirements of the district within which it is located results in a space available for construction that is less than the minimum ground floor area required for a two-story dwelling (see Section 1121.06 (n)) and/or a space available for construction of the residence that is less than twenty feet in width, the depth of the required rear yard and/or the minimum width of each side yard may be reduced by up to four inches for each foot by which the lot at the effective date of this Ordinance was less than 100 feet deep and/or less than fifty feet in width, in any combination of such reductions of side and rear yards, to the point where the minimum ground floor area and the minimum construction width of twenty feet has been attained but not exceeded.

(3) Side yards, where reduced under subsection (b)(2) hereof, shall be reduced uniformly at both sides. Side yards shall only be reduced, under both subsections (b)(1) and (b)(2) hereof, when rear yard reduction, within the limits specified herein, cannot result in the required minimum residential ground floor building area, or the minimum twenty-foot residential construction width. Under no condition shall a side yard provided for under the terms of this section, for either a residence or a garage, be less than three feet in width, or less than five feet in the case of a side yard along a side street lot line, and provided further that no rear yard shall be less than ten feet.

STAFF REPORT

This two-story residence was constructed in 1922, current owner purchased the home in 2025 but it appears the home may have been in the family for years, and the home was remodeled in 2000, according to the Auditor's site. The proposed improvements will be a major remodel to the home; the applicant has advised that this would not be demo/rebuild project.

Due to the close proximity of the existing structure to the property lines and the neighboring homes to the abutting property lines, staff consulted the Fire Chief and the Building Official for comment. The Fire Chief advised the circumstances are not uncommon; plenty of other structures in the neighborhood and community are this close as well. The Building Official deferred to the Fire Chief's reply.

The parcel and home are pre-existing/nonconforming to lot size, frontage, and setbacks:

Current Setbacks

Proposed Setbacks

Front SB	26'		Front SB	17'
Rear SB	7'		Rear SB	5'-6"
Left SB	4'		Left SB	4'
Right SB	0'		Right SB	0'

The home currently has no garage, the proposed plans include a garage as well as a golf cart garage- these would align with the existing right exterior wall which has a setback of 0' but due to the angle property line, would have a side yard setback of 2'. The garage will also extend into the front yard as will the proposed new front porch with second floor balcony changing the front yard setback from 26' to 17'. There is only one (1) abutting property to this home, it has a front yard setback of 17'- front yard averaging cannot be applied here. Further noted is the location of the front property lines on each of the parcels, even though both would be 17' from their respective property lines, the structures would be less in alignment than they are currently.

The expansion of the rear right side of the home encroaches further into the rear yard changing the current setback from 7' (30" required) to 5'-6".

The attic expansion/roofline changes would be compliant at a height of 35'.

Staff applied the criteria in 1137.01 to verify if any reduction to setbacks would apply to the existing structure setbacks as well as the proposed setbacks and found that they do not:

Applying (b) (1) pertaining to adding a 1 car garage would provide for a 2' reduction to the required side yard setback; using the 8' min. setback, this would only provide for a setback of 6'- the new garage addition is 2' from the property line at its closest point.

Applying (b)(2), for the enlargement/additions to the side yard setbacks would not be applicable when taking the width of the lot (44') subtracting the required total side yard setback of (20') leaves a buildable width of 24'. Relief only applies if this number is under 20'.

Applying this same section for the rear yard setback relief provides for a reduction of 4' from the required rear yard setback (resulting in a setback of 26'), the existing rear yard is at 7'. Additionally this code section notes that "*Under no condition shall a side yard provided for under the terms of this section, for either a residence or a garage, be less than three feet in width, or less than five feet in the case of a side yard along a side street lot line, and provided further that no rear yard shall be less than ten feet*"

Note: The second story balconies being proposed on the front and rear of the home can only project 3' and cannot occupy more than 1/3 of the length of the building wall they occupy; while the site plan appears to show the balconies exceeding 1/3 of the length of the wall and do not show the width, the applicant has advised the city that the balconies will comply with this code and is not seeking variances on either of these balconies. This would be verified for compliance at the time of plan review for the zoning permit application and would have to be denied if non-compliant.

As with many homes in this neighborhood and the community in general, the lot and existing structure are pre-existing/non-compliant. According to the application, the home is in need of updating and has certain structural issues; the interior remodeling portion of the project does not require a variance. The proposed upward -attic expansion/roofline change do not affect the footprint, but because the existing home is pre-existing/nonconforming a variance is required to acknowledge this expansion. The proposed additions extending out from the current noncompliant footprint will require variances to the front, sides, and rear yard setbacks.

The practical difficulty/hardship to the parcel itself must be established; the application does not provide this. Staff would recommend the owner/applicant be asked to define this at the time of testimony.

The variance requests should be looked at as two separate requests- one being the expansion of the attic/roofline changes that do not change the current footprint, and the new additions that are beyond the current footprint.

As proposed, the following variance(s) are required:

- **Front, Rear, Side yard setbacks for an Expansion/Remodel upwards (Attic expansion/roofline changes) not affecting the current footprint**

New Additions altering the existing footprint:

- **Rear Yard setback variance 24'-6"**
- **Front Yard setback variance 13'**
- **Side Yard setback variances 6' Right / 6'-6" left side**

Motion Example

I make the motion to **approve** the request for the area variance(s) at 830 Lakeway Drive as submitted.





CITY OF HURON
Planning & Zoning Department
417 MAIN STREET, HURON, OH 44839

THE BOARD OF BUILDING AND ZONING APPEALS APPLICATION
Completion of all applicable sections required. Incomplete applications will not be accepted.

We, the undersigned represent that we are the title owners of the following described property situated in the City of Huron, OH:

Applicant's Name Robert Howell

Property Owners' Name: Jennette Chatlain

Address: 830 Lakeway Drive

City, State, Zip: Huron, Ohio 44839

Phone Number (419) 564-4456

Email: jchatlain@att.net

Location of Project:

Lot/Parcel #: 49-00024.000 Zoning District: R-1

Address: 830 Lakeway Drive Huron, OH 44839.

Year purchased: 2025 Year the existing structure was constructed: 1940

Single Story Home: Two Story Home: X

Provide a brief summary of your proposed project:

Whole-house 2-story remodel including enlarged attic space built upon the existing footprint.

A partial 1st and 2nd floor addition will be built beyond the current footprint on the south side.

The addition will include part of the added garage & entry & entry porch & 2nd floor BR w/ balcony.

Type:

- **Area Variance:** Subdivision Regulations Parking Setbacks X
Height Size Flood Plain Sign Regulations
- **Use Variance:**
- **Conditionally Permitted Use:**

We request a Hearing before the Board of Building and Zoning Appeals of the City of Huron, Ohio, on the following question: *(State the specific details of the variance being requested. Example: Area variance- 1' side setback variance is required for the proposed addition; Use Variance- State the type of use; or Conditionally Permitted Use approval)*

Area variance: 24'-6" max rear (north side) setback variance (20'-6" average setback) required

8'-0" max side yard (east side) setback variance (4'-6" average setback) required.

8'-0" side yard (west side) setback variance required.

Conditionally Permitted Use Approval

The following uses shall be permitted only if authorized by the Board of Building & Zoning Appeals in accordance with the provisions of Section 1139.02. State the type of use being proposed and the applicable code section:

Code Section: _____

(skip to Page 7, Sign and Date Application)

Use and/or Area Variance Questionnaire

1. The property in question [will/~~will not~~] yield a reasonable return and there [can/ ~~cannot~~] be a beneficial use of the property without the variance because:

Although the current home has not been updated in many, many years and has certain structural issues, it still has tremendous value as a Chaska Beach lakeside home.

2. The variance is [~~substantial~~/insubstantial] because:

The vast majority of the remodel is done within the footprint of the home as it has existed for more than 85 years.

The east and west setback encroachments are just extensions of the existing east & west walls

The east and west setback encroachments are just extensions of the existing east & west walls

3. The essential character of the neighborhood [~~would~~/would not] be substantially altered or adjoining properties [~~would~~/would not] suffer a substantial detriment as a result of the variance because:

The character of the remodel will match the charm and style of Chaska.

4. The variance [~~would~~/would not] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)

5. The applicant purchased the property [~~with~~/without] knowledge of the zoning restriction. Year the property was purchased: 2025. Year the structure(s) was constructed: 1940.

6. The applicant's predicament feasibly [~~can~~/cannot] be resolved through some method other than a variance.
7. The spirit and intent behind the zoning requirement [would/~~would not~~] be observed and substantial justice [done/~~not done~~] by granting the variance because

8. We believe the request should be granted due to the following hardship which is created by the property: (explain the hardship that exists *pursuant to the code*)

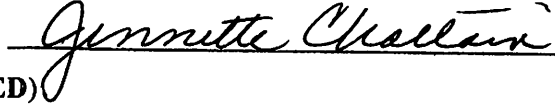
The original cottage had no garage which is essential for the homeowner and children who intend year-long use.
 The original cottage was built long before any zoning requirements were even considered.

Note: If granted, Use or Area variances will expire within one (1) year from the date of approval. Refer to Section 1139.04 (e) for specifics to timeline regulations for commencement of construction or Use continuation.

I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent and agree to conform to all applicable laws, regulations, and ordinances of the city. I certify all information contained within this application and supplemental documents are true and accurate to the best of my knowledge and belief.

In addition, I, the undersigned responsible party (owner, occupant, tenant, or agent for the property owner) of the property described herein, do hereby consent to entry upon said property, at a reasonable time and to the extent necessary, by the City of Huron and its officers, employees, and/or agents for the purpose of inspecting said property for compliance with the City's Zoning and/or Building Codes. I further certify that I have authority to grant access to said property.

Date: 8/11/20 Signed Applicant 

Date: 8/11/20 Signed Property Owner 

(REQUIRED)

ZONING DEPT. USE ONLY

Date received: _____ Application Complete

\$150 filing fee receipted: _____

Comments _____ Hearing Date _____

CHASKA BEACH SUB-DIVISION
 OF PART OF LOTS 22 & 32 SECTION 1
HURON TWP — ERIE CO. OHIO
 SCALE: 1"=80 JULY, 1920
G. B. JUDSON CIVIL ENGINEER
 SANDUSKY, O.

ENGINEER'S CERTIFICATE
 I certify that the within plat conforms to surveys made by me and is correct.
 Signed this 10th day of July, 1920
G. B. Judson
 Civil Engineer

DEDICATION
 I, Hannah H. Stearns, owner of the land embraced in the within plat do hereby accept and adopt the same and dedicate the Streets, Avenues, Drives and alleys shown or indicated thereon to public use.
 Hannah H. Stearns
 State of Ohio }
 Erie County ss }
 Before the undersigned, a Notary Public in and for said county, personally appeared Hannah H. Stearns owner of the land embraced in the within plat and acknowledged the signing of the foregoing to be her free act and deed for the purposes therein expressed.
 Dated July 26, 1920. (Notarial Seal) **G. A. Judson**
 Notary Public.

CERTIFICATE OF ACCEPTANCE OF PLAT, ETC.
 I hereby certify that an ordinance was passed by the Council of the Village of Huron, Erie County, Ohio on August 5, 1920 providing for the acceptance, confirmation, and approval of the plat and the dedication of the Streets, Avenues, Drives and alleys shown thereon.
 Dated August 12, 1920
E. H. Dyer
 Clerk of the Village of Huron.

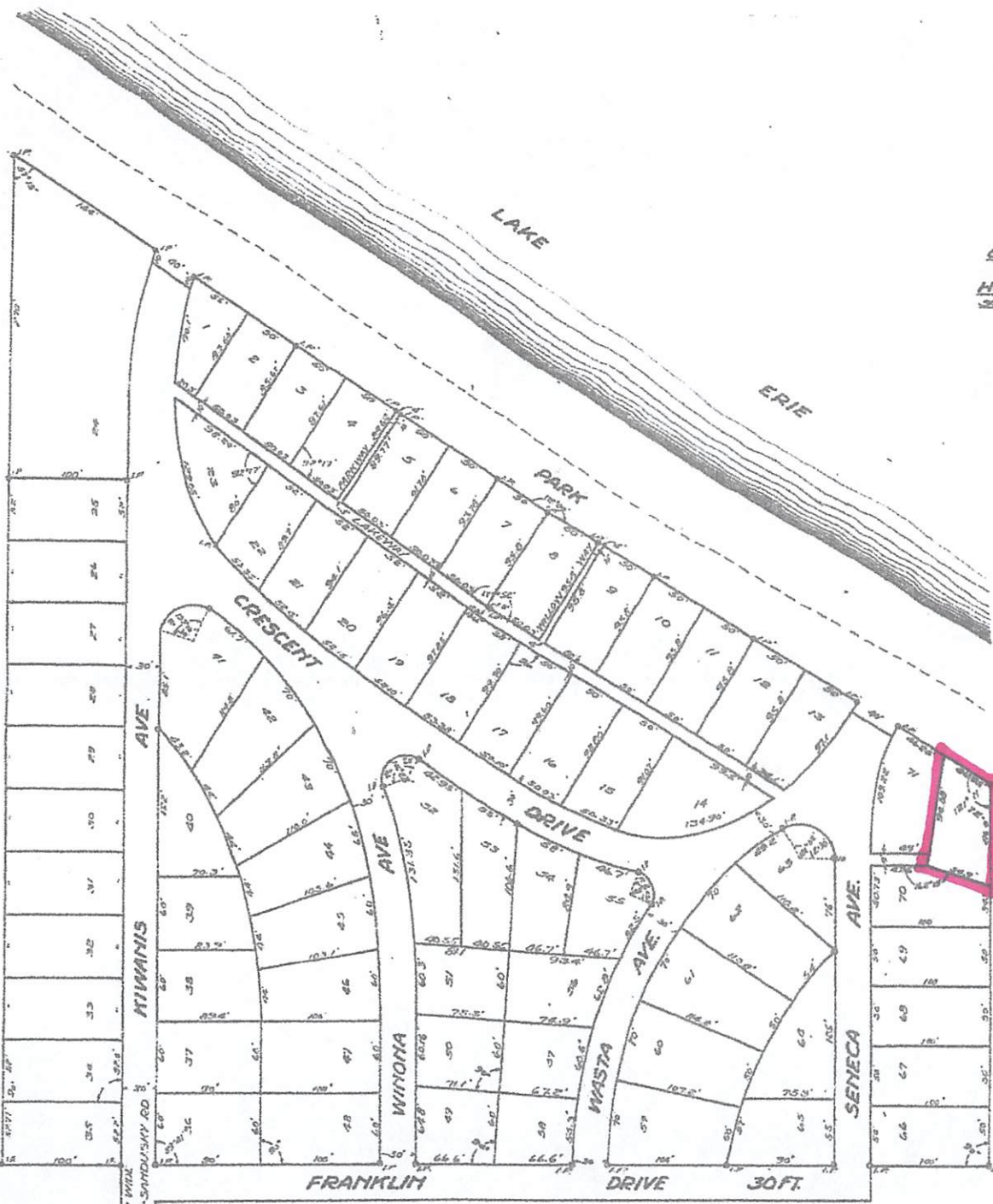
Transferred August 31, 1920 and fees of \$1.25 collected.
G. E. Brunning
 County Auditor.

11th 13536
 Received Sept. 1st 1920
 Recorded Sept. 7th 1920
 Fees \$1.25
Geo. E. Burmeister
 County Recorder.

Total Area included within limits of Plat. 13.21 Acres

In Dedication of Park, see Min. Vol. 3, Pg. 497.

I hereby certify that the within plat is a correct copy of the original.
Edward L. Peck, Erie County Engineer
 Date 7/15/20 **Edward L. Peck**





MEGA

iron

100.73

40

10

70

49-00049

49-00024

49-00108

828

314

46.25

46.25

54.9

175.94

10

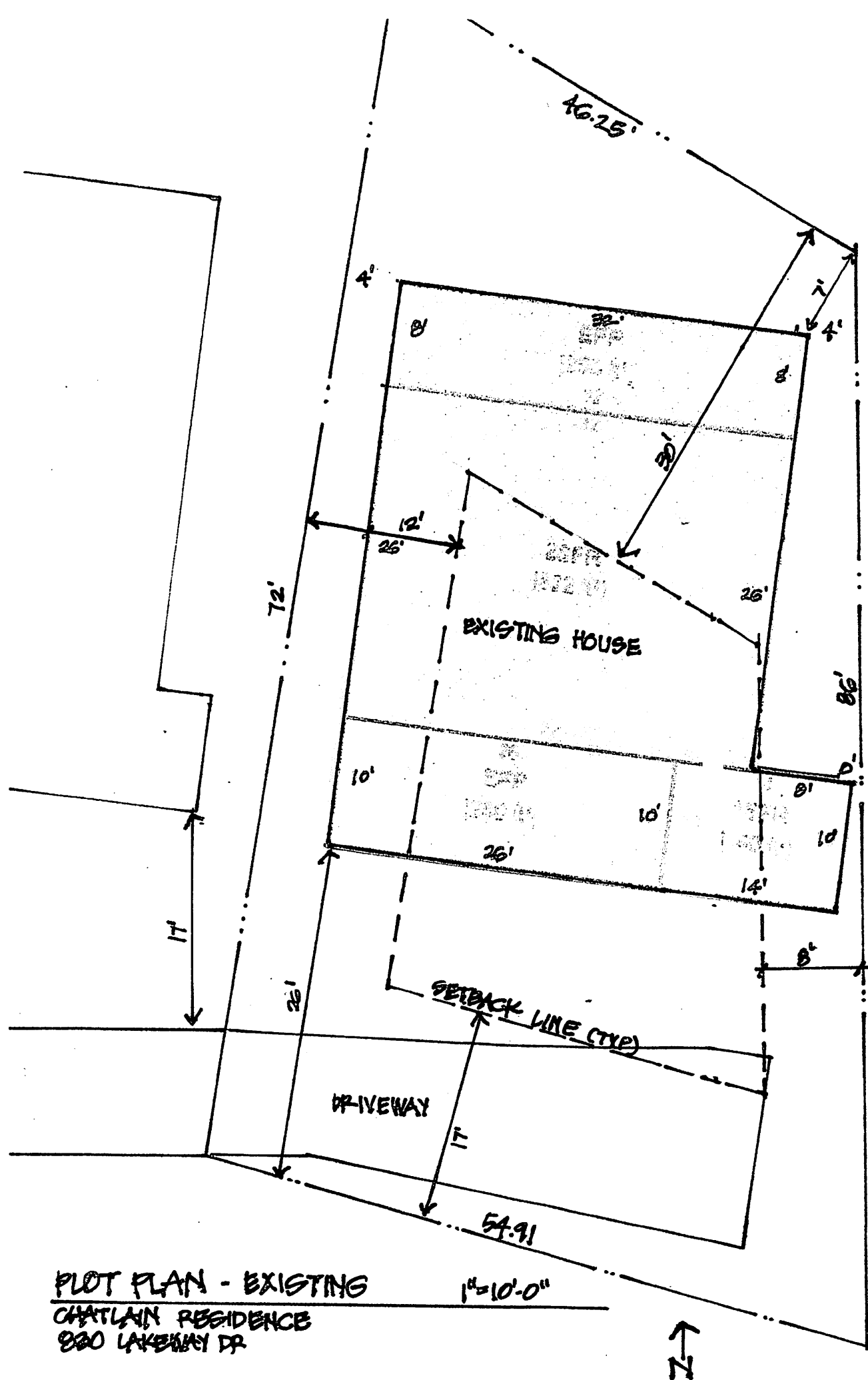
50.73

100

72

86

1"=10'



PLOT PLAN - EXISTING
CHATLAIN RESIDENCE
880 LAKEWAY DR

1"=10'-0"





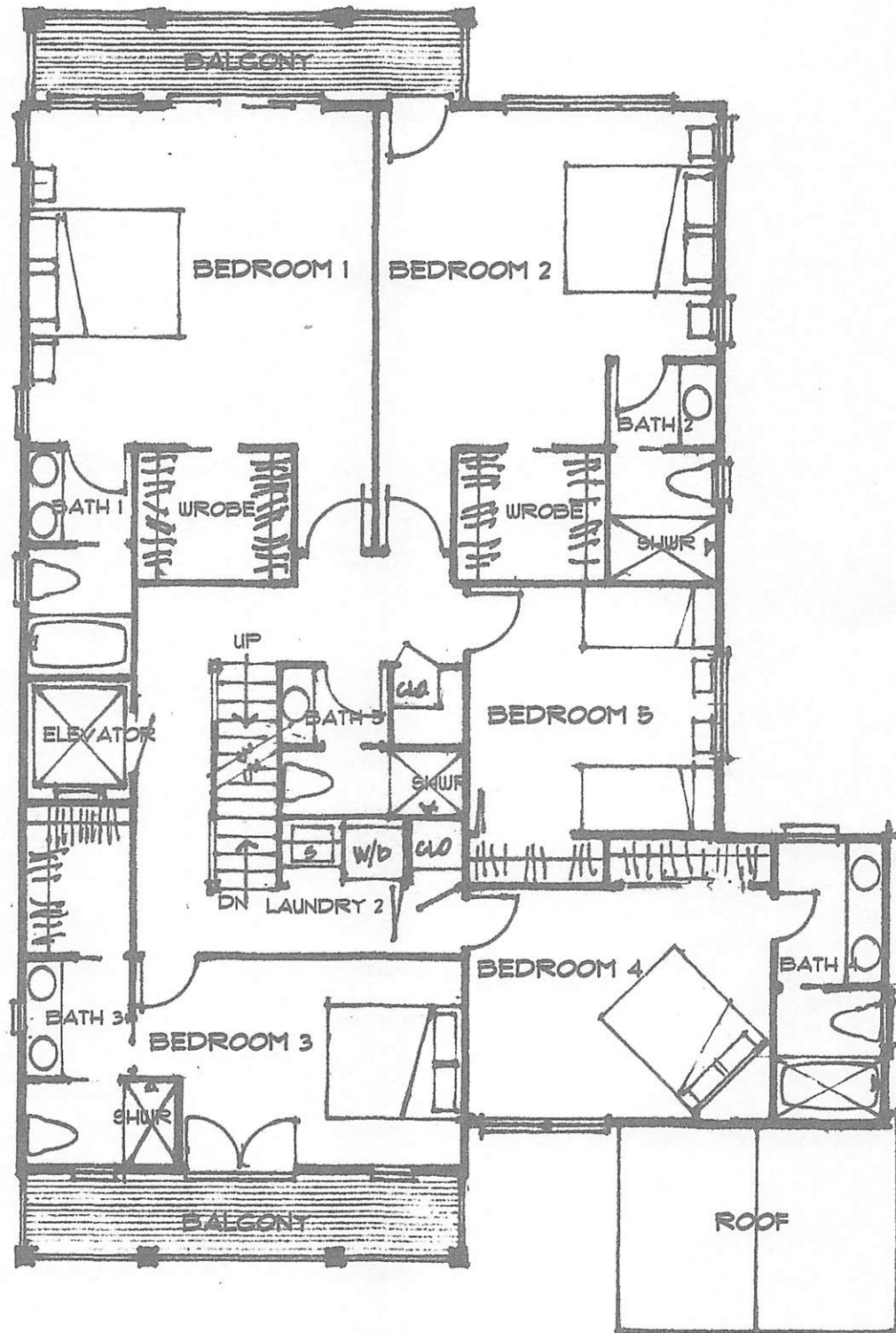


830





1ST FLOOR PLAN - PLOT PLAN **SCALE 10'-0" = 1'-0"**
 CHATLAIN RESIDENCE ADDITION
 830 LAKEWAY DRIVE HURON, OHIO

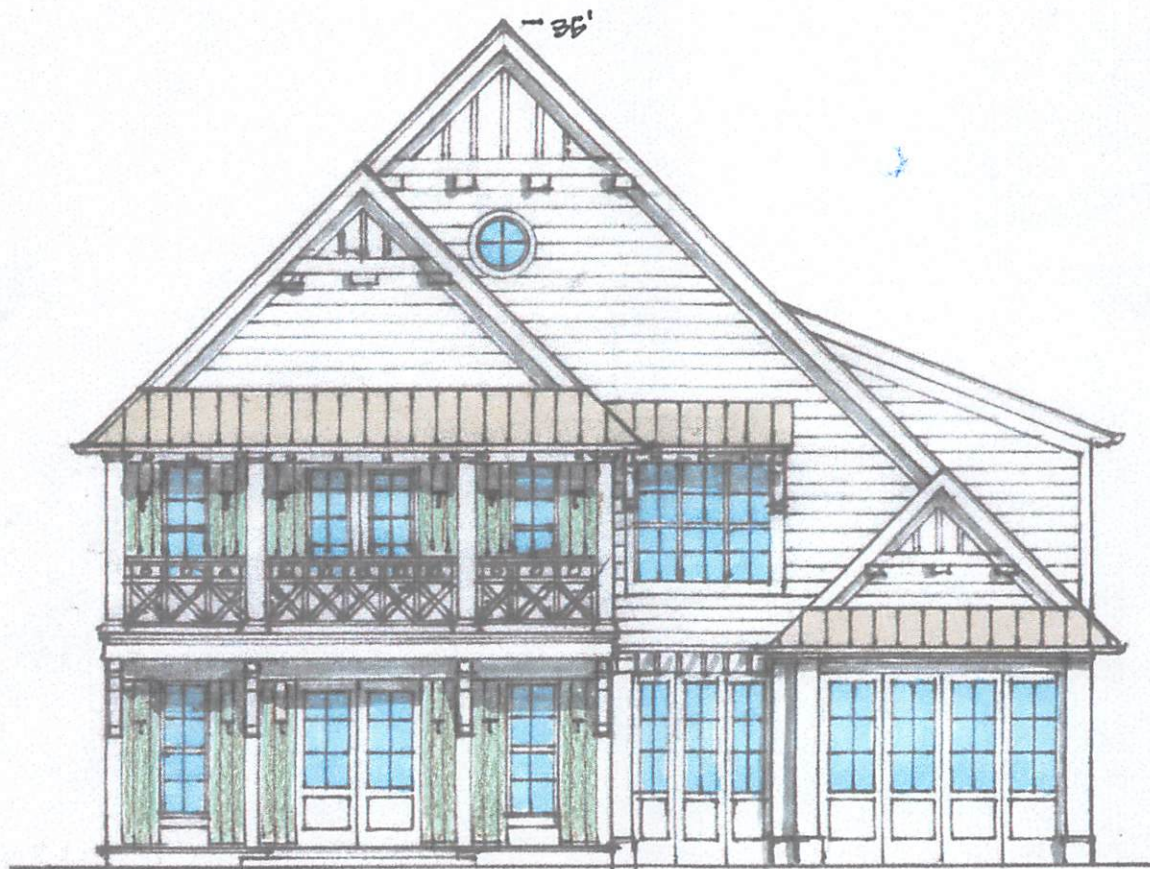


2ND FLOOR PLAN

SCALE $1/8" = 1'-0"$

CHATLAIN RESIDENCE ADDITION

8BATH 130 LAKEWAY DRIVE HURON, OHIO



SOUTH ELEVATION
CHATLAIN RESIDENCE ADDITION
830 LAKEWAY DRIVE HURON, OHIO

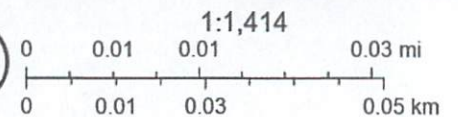
SCALE 1/8" = 1'-0"

Erie County Ohio



8/10/2026, 11:20:05 PM

	Override 1		Road Centerlines		County		Parcel
	Override 1		Symbols		ROW		Lot
	Corporate		Parcels		Township		Hydro
	Townships		Addresses		GreatLot		Citations



ECGIS, BHA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Parcel Nurr	Zip Code	Full Site Ad Subdivision	Owner Con	Owner Con	Owner Con	Owner
42-00938.(	44839	901 BEACHSIDE HURON	MURRAY SI	901 BEACH	HURON	OH
49-00022.(	44839	KIWANIS HURON OH 4	CHASKA BE	414 SENE	HURON	OH
49-00024.(	44839	830 LAKEWAY HURON	CHATLAIN .	1477 LUCA	MANSFIELD	OH
49-00108.(	44839	314 SENECA HURON (	SEMPLE PE	2950 PEBB	ANN ARBO	MI
49-00049.(	44839	828 LAKEWAY HURON	ZENO ANNI	1211 SLOA	ASHLAND	OH
42-00979.(	44839	313 GATEWAY HURON	DAVIS JULII	313 GATEW	HURON	OH
42-00070.(	44839	BEACHSIDE HURON O	BEACHWO	PO BOX 23	HURON	OH
49-00079.(	44839	829 CRESCENT HURO	SAZDANOF	680 WOOD	MANSFIELD	OH
49-00054.(	44839	318 SENECA HURON (	ISPHORDIN	318 SNEA /	HURON	OH
49-00088.(	44839	826 LAKEWAY HURON	SIEGENTH/	826 LAKEW	HURON	OH
42-00486.(	44839	903 BEACHSIDE HURC	CHASKA P/	433 GLEN /	PITTSBURG	PA
49-00126.(	44839	317 SENECA HURON (	BALDWIN S	11744 W D.	SUN CITY	AZ
42-00809.(	44839	BEACHSIDE HURON O	DAVIS JULII	313 GATEW	HURON	OH
49-00059.(	44839	822 LAKEWAY HURON	NORTON C	822 LAKEW	HURON	,OH
49-00061.(	44839	821 CRESCENT HURO	BACON MA	1886 LAKE	COLUMBU	OH