

CITY OF HURON
BOARD OF BUILDING AND ZONING APPEALS
June 8, 2026, Regular Meeting – 5:30p.m.

Chairman Frank Kath, called the regular meeting to order at 5:30p.m. on Monday, June 8, 2026, in the Council Chambers of the City Building, 417 Main Street Huron, Ohio.

Members in attendance: Frank Kath, JoAnne Boston, Scott Slocum, & Chris Harlan.

Also, in attendance, Planning & Zoning Manager, Christine Gibboney and Planning & Zoning Secretary, Carolyn Boger.

Mr. Kath explained that the board treats each variance case as its own separate public hearing; Ms. Gibboney reads the specifics of the variance case, then applicant may come forward to make statements and testify, there is a question answer session, then it is opened up to the public for statements and comments. After with the hearing is closed and the board makes their decision. Mr. Kath asked that whomever comes to the podium to testify state their name and address for the record.

Mr. Kath asked that phones be turned off, reviewed the format of the meeting, and swore in those in attendance wishing to testify before the Board on the case(s) appearing on the agenda.

Approval of Minutes (4-13-26, 5-11-26, & 5-13-26)

Motion by Mr. Slocum to approve the minutes of 4-13-26, 5-11-26, & 5-13-26 as submitted.

Motion was seconded by Ms. Boston. All in favor, minutes approved.

Verification of Notifications

Mr. Kath asked for verification of the notices that had been mailed. Ms. Gibboney confirmed that notices were mailed on 5/29/26.

Swearing in of Those Testifying Before the Board

Mr. Kath administered the oath to all individuals intending to testify. The applicant was sworn in prior to providing testimony.

New Business

208 Woodside Ave

Zoning District: R-1A

Parcel No.: 44-00050.000

Owner

Applicant

Natalie Danhoff	
208 Woodside	
Huron OH 44839	

Existing Land Use:

Single Family Residence

Flood Zone:

X

Property Size:

80 x 84

Traffic Considerations: N/A

Project Description- Area Variance

The applicant is proposing to add a 16 x 8 deck to the front of the home. As proposed the deck will require a front yard setback variance.

As proposed the following variances are required:

- *5'- 7" Front Yard Setback Variance*

Motion by Mr. Harlan_ to open the public meeting.

Motion seconded by Ms. Boston. Roll call on the motion:

Yeas: (4) Boston, Kath, Slocum, Harlan

Nays: (0)

Abstain: (0)

With three or more votes in the affirmative, motion passes. Mr. Kath called the public hearing to order at 5:33p.m.

Staff Report:

Ms. Gibboney read from the staff report, noting that this single-story residence was constructed in 1957. She noted that the lot area and frontage are code-compliant, and the existing front yard setback is 20 feet. Using the Auditor's site for an estimate, the two abutting neighboring properties have setbacks of 17' and 18.5', providing an average of 17.75' (17'-9").

Ms. Gibboney explained that section 1137.04 allows for the projection of uncovered stairs and landings a distance not to exceed 6' which is not subject to the front yard setback requirements.

The applicant's proposal, however, is to replace the existing stoop with an 16' x 8' deck attached to the front of the residence. Because the structure would be classified as a deck rather than a necessary landing, the front yard setback requirement would apply, resulting in a proposed setback of 12'-2". Which would require a 5'-7" variance.

Ms. Gibboney referenced the hardship justification on the application ("inadequate access to the front of the house") and recommended the board ask the applicant to better articulate the hardship. Staff also suggested an alternative: retaining a code-compliant landing and staircase and using an at-grade patio or decorative pavers at the base of the stairs to provide additional outdoor living space without triggering a setback variance.

Ms. Gibboney reported that no statements from neighbors had been received.

Board Questions:

Mr. Kath asked some clarification questions regarding code section 1137.04 with regard to the projection of the uncovered stair and the allowed width of the uncovered stair. Ms. Gibboney explained that the code allows for necessary landings, which as defined by the building code is 36".

Applicant/Owner Statements:

Natalie Danhoff, whose address is 208 Woodside Ave, Huron, OH 44839, confirmed the proposed dimensions of the deck as 8' deep by 16' wide and clarified that stakes and string visible in the submitted photographs represented the proposed deck outline.

Audience Comments: None

Board Discussion:

The board engaged in a functional discussion about alternatives to the variance. Mr. Kath raised concerns about precedent, noting that approving encroachments into front yard setbacks particularly on a street where homes are roughly aligned could undermine the purpose of the code and invite similar requests from neighbors. Mr. Slocum echoed this concern and characterized the requested variance as substantial.

Ms. Boston both described personal experience with at-grade patio solutions. Ms. Boston explained that her own home featured a compliant stoop and stairs with a generous at-grade poured concrete patio and paver walkway extending outward; achieving the desired outdoor space without any setback variance. Ms. Gibboney noted that such at-grade improvements are not

subject to the front yard setback requirements. Board members reinforced that this approach would give the applicant effectively the same usable outdoor area she was seeking, without requiring a variance.

Ms. Danhoff asked whether the paver option would still allow for the depth she wanted, and board members confirmed that an at-grade patio could extend as far as desired, subject only to other applicable code sections. Ms. Boston offered her address as a reference property the applicant could visit to visualize the concept.

After discussion Ms. Danhoff determined that pursuing a redesigned plan that would not require a variance was preferable to tabling the matter and returning at a future hearing. **Ms. Danhoff formally withdrew her application.** Mr. Kath and Ms. Gibboney clarified that if the applicant submits a revised site plan to the Planning & Zoning office and the design meets all code requirements, no further board appearance would be necessary.

Motion by Mr. Harlan to close the public meeting.

Motion seconded by Ms. Boston. Roll call on the motion:

Yeas: (4) Boston, Kath, Slocum, Harlan

Nays: (0)

Abstain: (0)

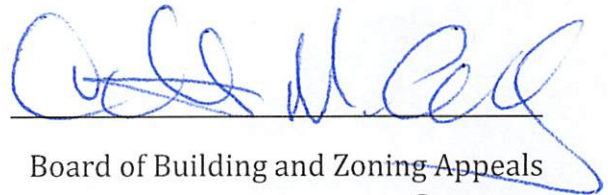
With three or more votes in the affirmative, motion passes. Mr. Kath closed the public hearing at 5:48p.m.

Other Matters

- Meeting Reminder- July 15, 2026

Adjournment

With no further business, motion by Ms. Boston to adjourn. Motion seconded by Mr. Harlan. All in favor, meeting adjourned at 5:52p.m.



Board of Building and Zoning Appeals
Secretary

ADOPTED: July 13, 2026

/cmb