



Agenda for the Board of Building and Zoning Appeals
Regular Meeting- Huron City Hall – Council Chambers
Monday, February 13, 2023 5:30p.m.

- I. Call to Order**
- II. Roll Call**
- III. Adoption of the Minutes** 12-12-22 & 1-9-23
- IV. Verification of Required Notice Period**

Notices were mailed to all affected property owners (within 100') on February 1, 2023
- V. Swearing in of those testifying before the Board**

*When testifying before the board, please step to the podium, **sign in**, and state your name and address for the record.
- VI. New Business**
 - 1) PPN 48-00020.000 R-1 430 Wyandot Place- Area Variance**
Side & Rear Yard Setback variances for an addition.
 - 2) PPN 42-00759.000 R-1 638 Taylor Ave- Area Variance**
Front Yard Setback variance for an addition.
- VII. Staff Report**
- VIII. Adjournment**



TO: Chairman Kath and Board Members
FROM: Erik Engle, Planning Director
RE: 430 Wyandot Place
DATE: February 13, 2023

Current Zoning District: R-1 **Parcel No.:** 48-00020.000

Existing Land Use: Pre-Existing/Nonconforming Residential

Property Size: 0 acres. 60' frontage, Depth 90'

Traffic Considerations: n/a

Project Description- Area Variance

The applicant is proposing a new covered front porch, addition to include an expansion of the existing kitchen, family room and garage on the first floor and a second-story addition to include two bedrooms and two bathrooms.

The two-story home was constructed in 1955 and is pre-existing/nonconforming to setback requirements in the R-1 Zoning District. According to the applicant, the hardships created include not being ADA friendly; multiple 1st floor levels, galley kitchen, narrow doorways, inadequate sized bathrooms, and a small one car garage.

Since the proposed variance falls under the “area variance” category, the following criteria should be examined in order to establish if there are practical difficulties in the use of the property (The Seven (7) Way Test-Duncan vs The Village of Middlefield):

- 1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.***
- 2. Whether the variance is substantial.***
- 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.***
- 4. Whether the variance would adversely affect the delivery of governmental services (for example, water, sewer, garbage).***
- 5. Whether the property owner purchased the property with knowledge of the zoning restriction or if the need for the variance is “self-imposed”. (The owner created the situation)***
- 6. Whether the property owner’s predicament feasibly can be obviated through some method other than a variance.***
- 7. Whether the spirit and intent behind the zoning requirement would be observed substantial justice done by granting the variance.***

Staff Analysis:

As noted the home is pre-existing/nonconforming to the existing R-1 Single Family Residential Zoning. Present footprint:

Front Setback 21'-2"	Required: 15'-0" reduced average front setback modification
Side Setbacks 2'-5" & 7'-3" (9'-8")	Required: 8' min./12' total 20'
Rear Setback <30'	Required: 30'

The applicant is proposing a new covered front porch that has a 15' front yard setback, a side setback of 2'-5"; 3'-10" (total 6'-3") and a rear yard setback of 16'-10". The applicant is also proposing to expand the second story of the structure and must meet the 35'-0" maximum height, which appears to be met based on the elevations presented.

As proposed, the following variances would be required:

- Side Yard Setback variance total of 13'-9"
- Rear Yard Setback variance of 13'- 2"

Motion Examples

[PLEASE STATE WHY YOU ARE APPROVING OR DENYING FOR THE RECORD]

Motion to **APPROVE** the variance request:

I make the motion to **approve** the request for area variances at 430 Wyandot Place, granting both the proposed side and rear yard setbacks. The testimony presented in this public hearing has shown that the granting of this variance is not significant, will not adversely affect the public health, safety, or welfare; will not alter the essential character of the neighborhood; will not cause a hazard or a nuisance to the public; and will serve the spirit and intent of the zoning regulations.

OR

Motion to **DENY** the variance request:

I make the motion to **deny** the request for an area variance at 430 Wyandot Place, granting both the proposed side and rear yard setbacks. Sufficient testimony has **not** been presented in this public hearing that the requested variance meets the criteria set forth in the seven-way test as the project:

(Choose one or more appropriate finding(s) and specific items based on the seven-way test)

- Variance hardship is self-imposed
- Can be feasibly obviated through some other method other than a variance(s)
- Will adversely affect the public health, safety, and welfare.
- Will alter the essential character of the neighborhood.
- Will cause a hazard or a nuisance to the public.
- Will be contrary to the public interest.



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 KRISTEN & DAVID SCIARAPPA

Property Owners' Name: KRISTEN SCIARAPPA

Address: 430 WYANDOTTE PL.

City, State, Zip: HURON, OH. 44839

Phone Number 440-320-8473 / 419-602-1614

Email: SCIARD10@gmail.com

Location of Project:

Lot/Parcel #: 48-00020.000 Zoning District: R-1

Address: 430 WYANDOTTE PL. Huron, OH 44839.

Year purchased: 2015. Year the existing structure was constructed: 1955

Single Story Home: ☐ Two Story Home: ☒

Provide a brief summary of your proposed project:

EXPAND KITCHEN, FAMILY ROOM AND GARAGE. ALSO
ADDING TWO BEDROOMS AND TWO BATHROOMS UPSTAIRS.

Type:

- Area Variance: Subdivision Regulations ☐ Parking ☐ Setbacks ☒
Height ☐ Size ☐ Flood Plain ☐
- 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)

REAR & SIDE 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:
RECENTLY MARRIED AND NEED TO EXPAND OUR HOME GIVEN OUR LARGE FAMILIES. ADDITIONALLY DUE TO KRISTEN'S MS WE WANT TO MAKE OUR HOME AS CLOSE AS WE CAN TO BEING ADA ACCESSIBLE.
2. The variance is substantial/insubstantial] because:
THE VARIANCE IS SUBSTANTIAL AS IT WILL ALLOW US TO MAKE THE NECESSARY CHANGES TO OUR HOME.
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 NEIGHBORHOOD WOULD NOT BE ALTERED AS WE PLAN TO KEEP THE COTTAGE FEEL OF THE NEIGHBORHOOD.
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: 2015. Year the structure(s) was constructed: 1955.

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*)

HARDSHIPS THAT EXISTS ARE: 1ST FLOOR MULTIPLE LEVELS,
GALLEY KITCHEN, NARROW DOORWAYS, INADEQUATE SIZE
BATHROOM & SMALL ONE CAR GARAGE.

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: 1/10/23 Signed Applicant: [Signature]

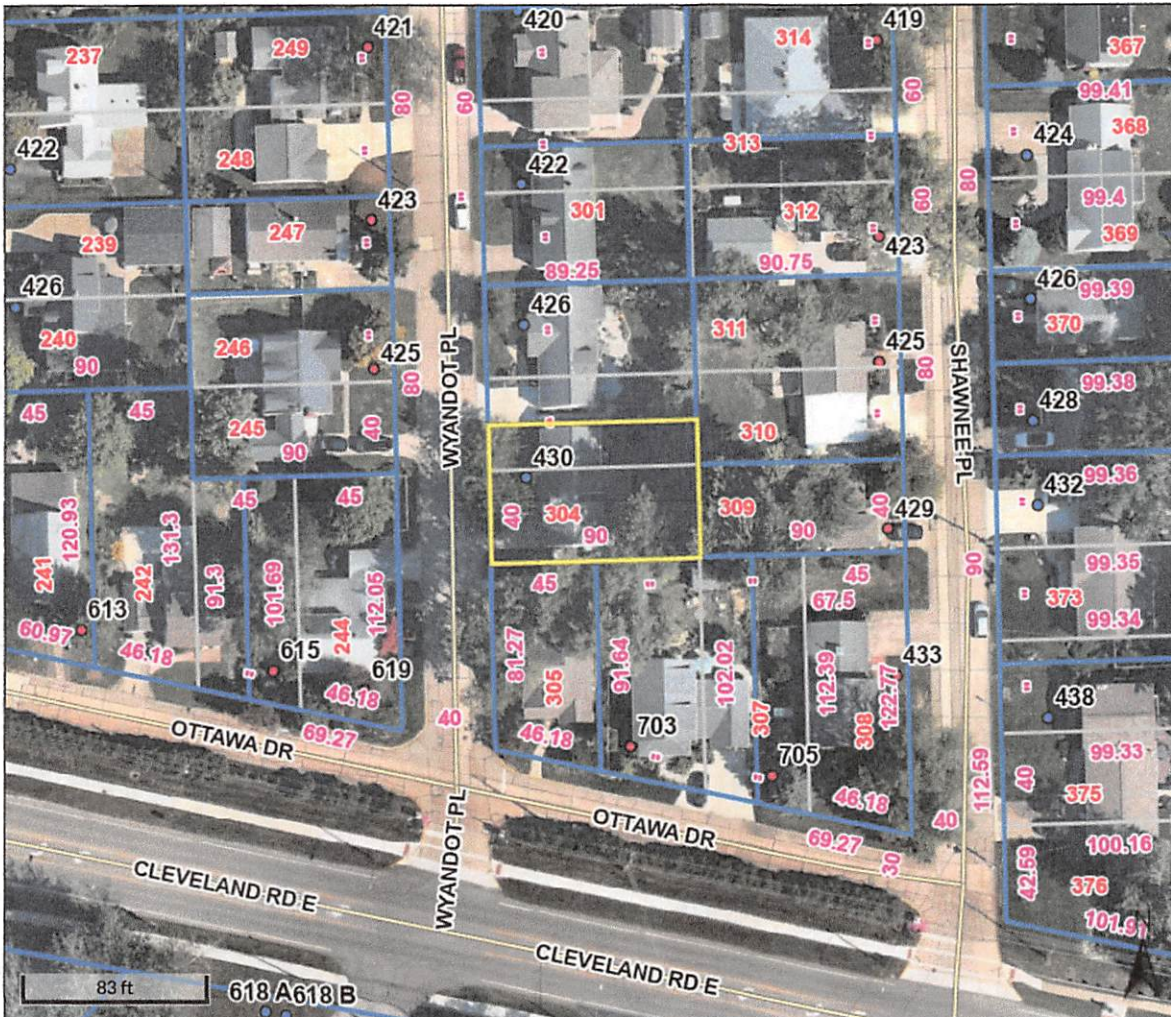
Date: 1/10/23 Signed Property Owner: Kristen L. Graham Sciarappa
 (REQUIRED) KH

ZONING DEPT. USE ONLY

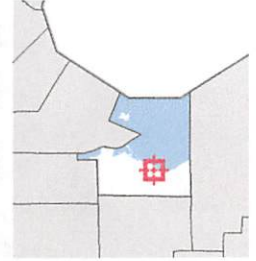
Date received: 1-10-23 Application Complete ✓

\$150 filing fee received: ✓

Comments _____ Hearing Date 2-13-23



Overview



Legend

- Parcels
- Parcel Dimensions
- Parcel Dimensions (Original)
- Lot Lines
- Lot Line Labels
- Streets
- Addresses
 - 0
 - 1
 - <all other values>

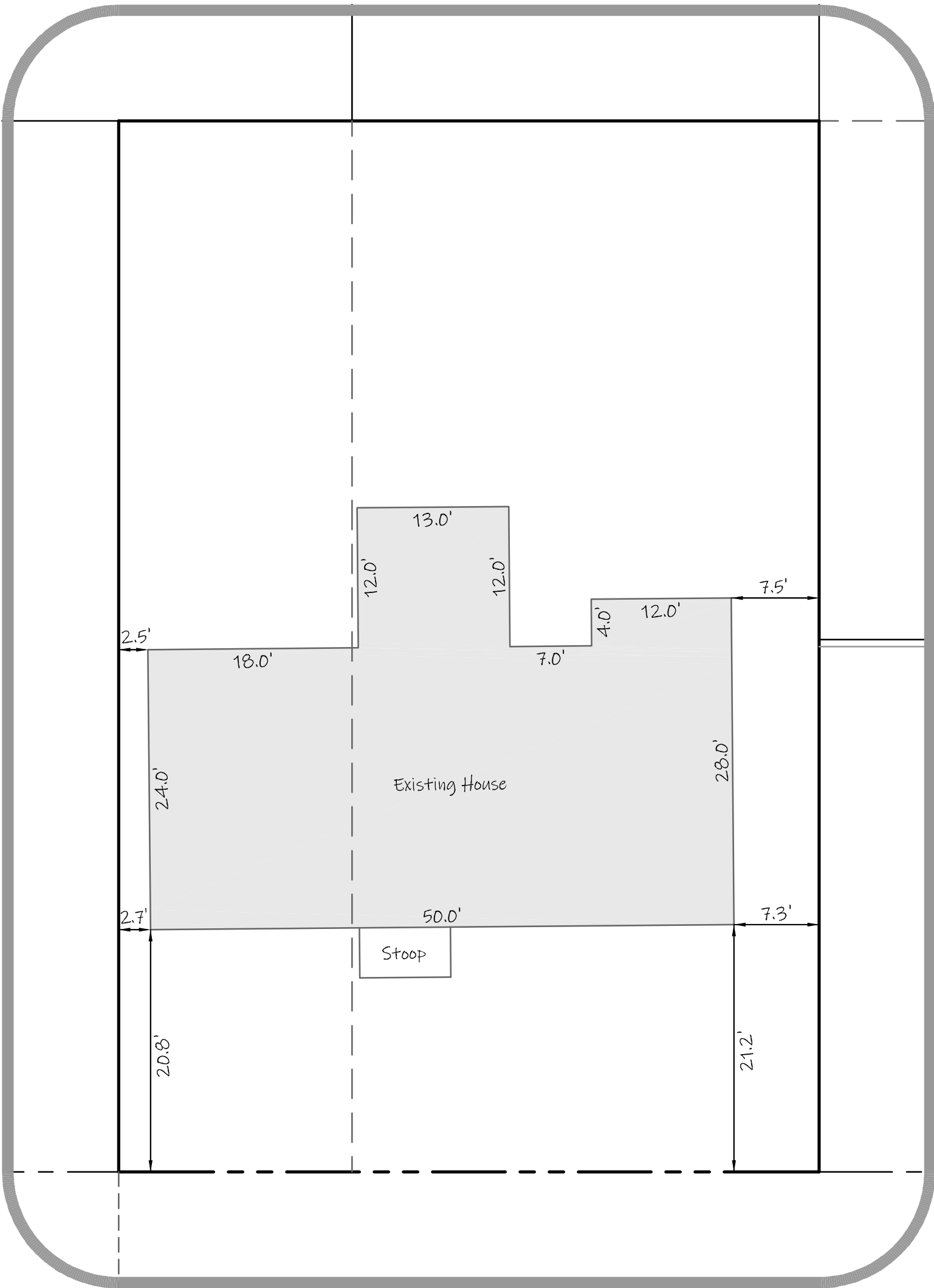
Parcel ID	48-00020.000	Acreage	0.124	Last 2 Sales	Date	Price	Vol/Page
Owner	GRAHAM KRISTEN L				7/22/2015	\$251000	
Property Address	430 WYANDOT HURON				11/21/2005	\$228700	

Date created: 12/30/2022

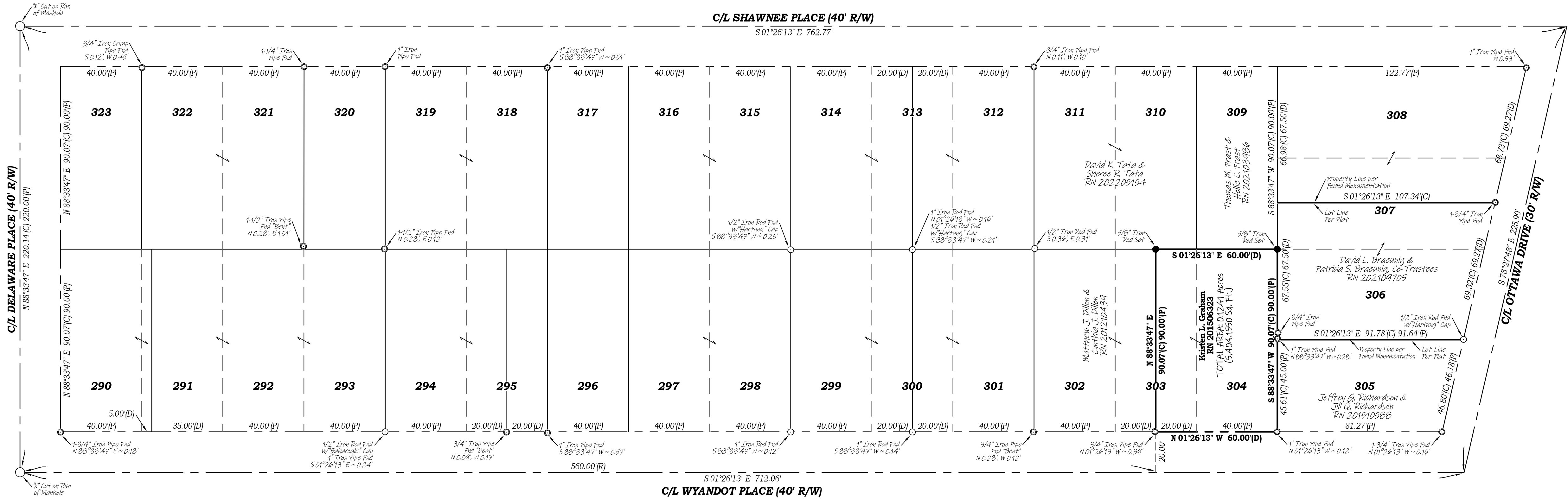
Last Data Uploaded: 12/30/2022 3:49:50 AM

Developed by Schneider
GEOSPATIAL

File Name: Z:\CD\Eng\2022\2022-536-Scarappa - Graham Survey - 430 Wyandot Place - City of Huron\2022-536 Survey.dwg



HOUSE DETAIL
SCALE: 1" = 10'



30 0 30 60
SCALE 1" = 30'

BEARINGS ARE BASED ON GRID NORTH
OF THE OHIO STATE PLANE COORDINATE SYSTEM,
NAD83 DATUM, GEOID 12A, BY ODOT VRS

LEGEND

SET	FOUND	DESCRIPTION
●	○	IRON PIN (ROD)
●	○	IRON PIPE
(D)		DEED
(P)		PLATTED
(R)		RECORD
(M)		MEASURED
(C)		CALCULATED
(S)		SURVEY

ALL 5/8" IRON RODS SET ARE 30" LONG REBAR WITH
YELLOW PLASTIC CAPS STAMPED "C.D. ENG 8456 & 8512"

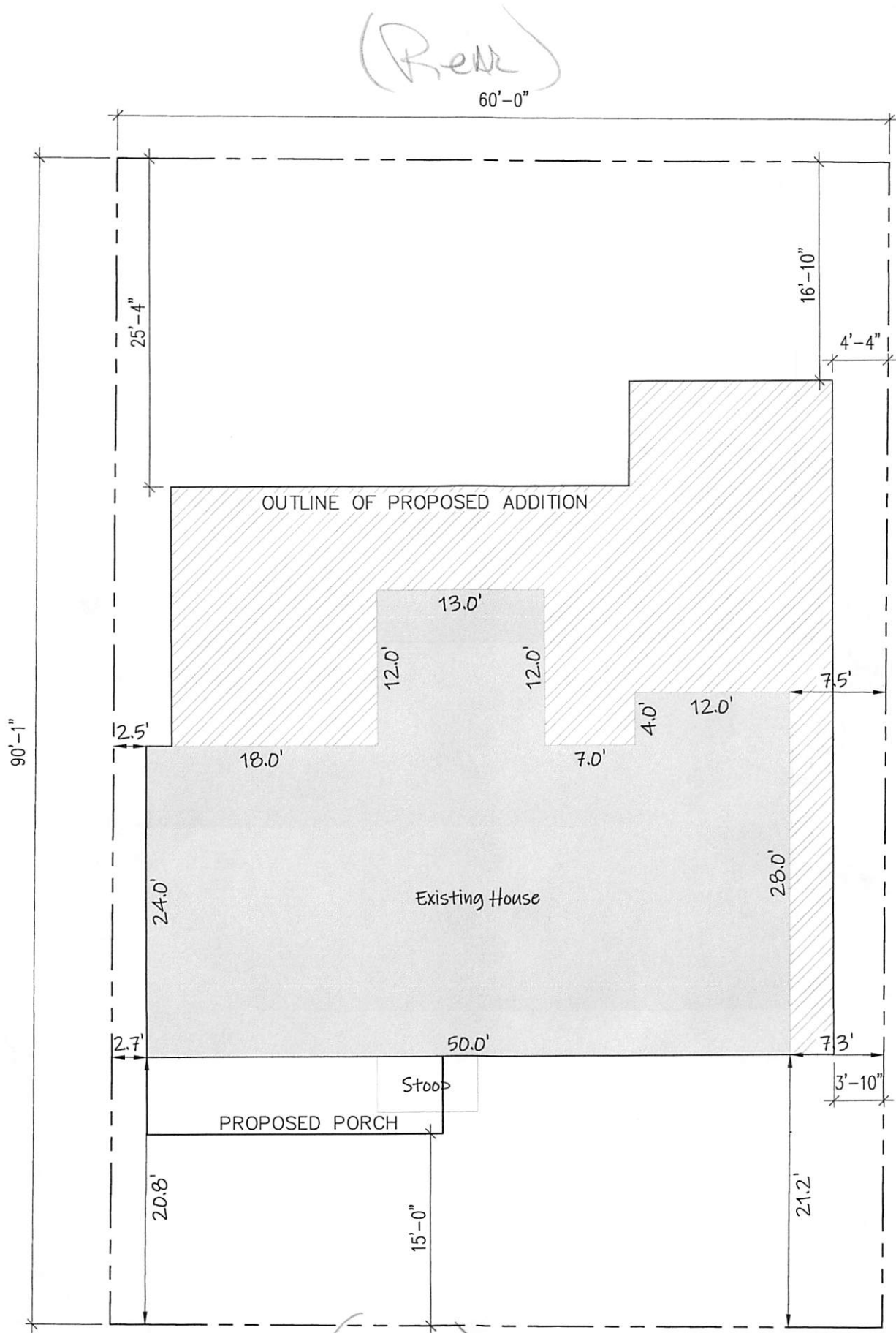
REFERENCE
Erie County Plat Records
Old Homestead-on-the-Lake Subdivision No. 2
Plat Volume 110, Page 5
Erie County Deed Records
Volume and Pages as Indicated



Retracement Survey Plat for
THE GRAHAM FAMILY
Being a parcel of land located in Lot 304 & the southerly half of Lot 303
in Old Homestead-on-the-Lake Subdivision No. 2, Plat Volume 10, Page 5,
City of Huron, Erie County, Firelands Connecticut Western Reserve State of Ohio

CONTRACTORS
DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

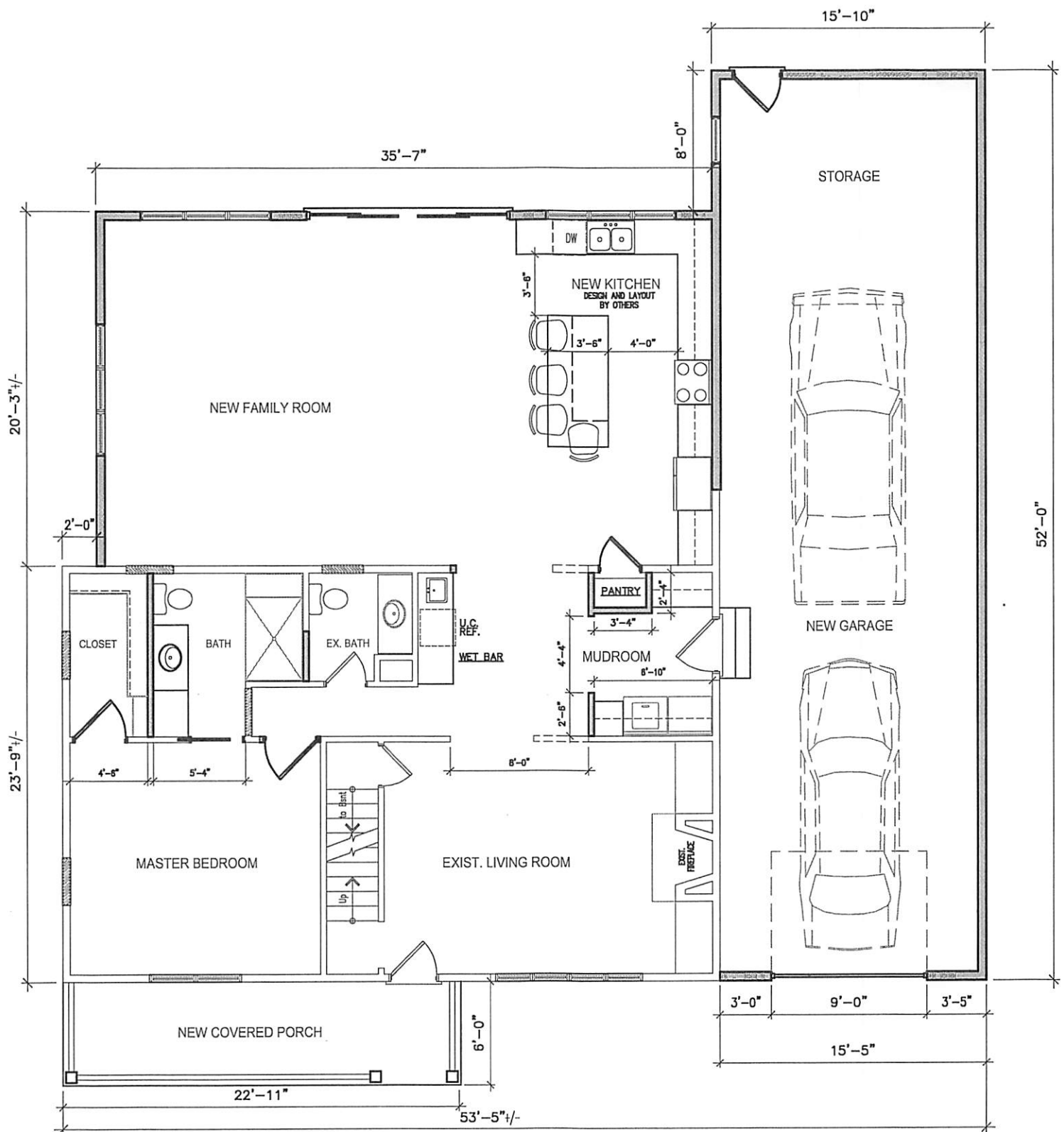
SCALE: 1"=30'	DATE: DECEMBER, 2022	BY: DMIM	CHK'D: ABE	PROJECT NO. 22-536
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1,588 TOTAL Sq. Ft.

PROPOSED SITE PLAN

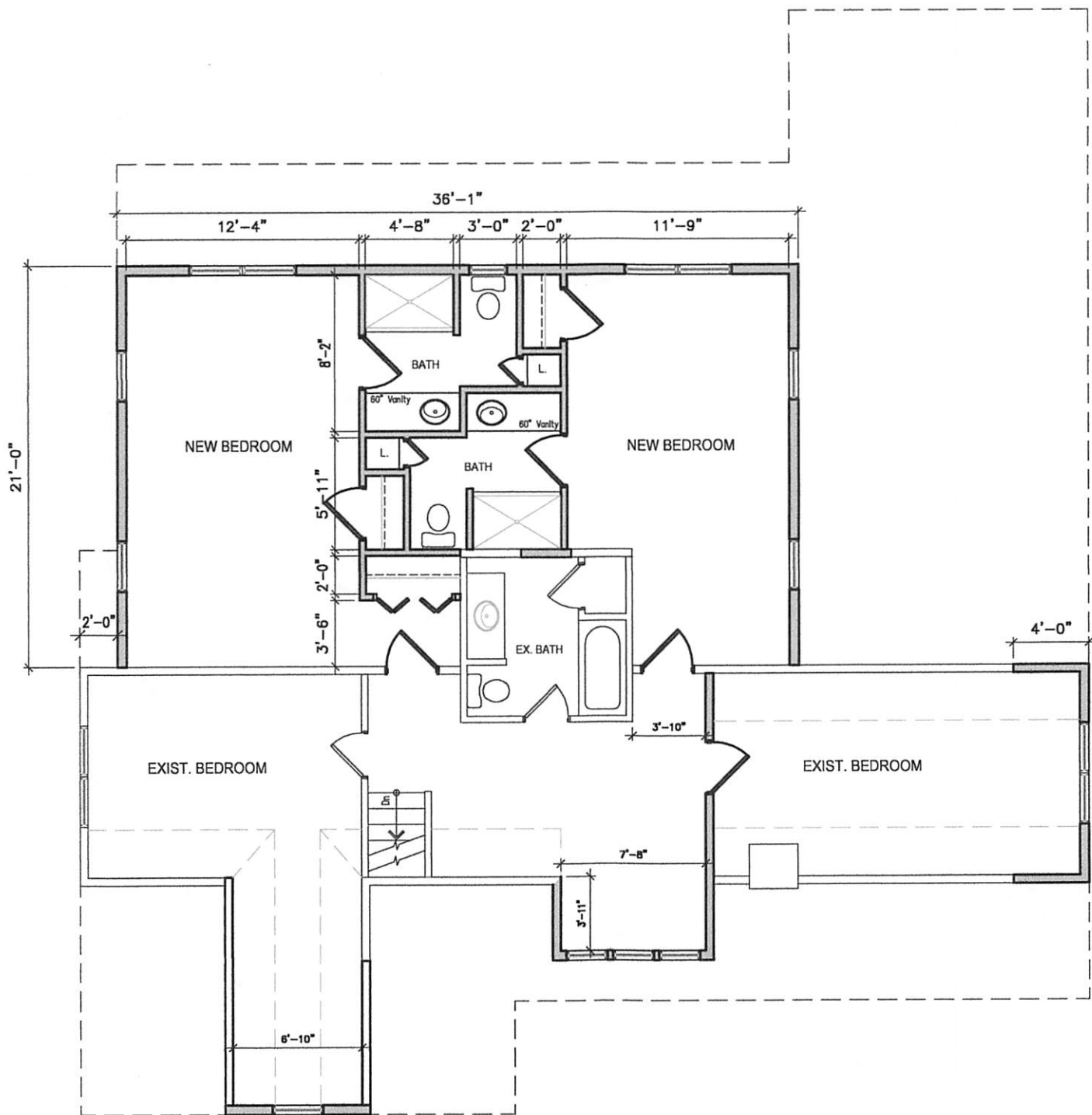
12-20-2022



PROPOSED FIRST FLOOR PLAN

12-20-2022

1,084 1ST FLOOR SqFT
8' HEIGHT



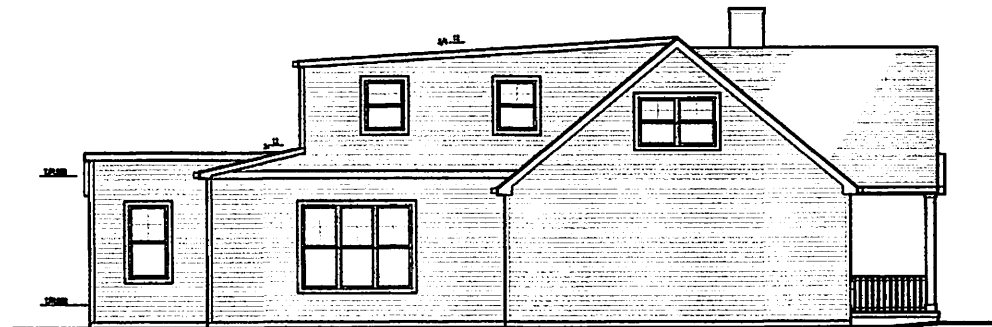
PROPOSED SECOND FLOOR
PLAN

504 Sq FT
8' HEIGHT

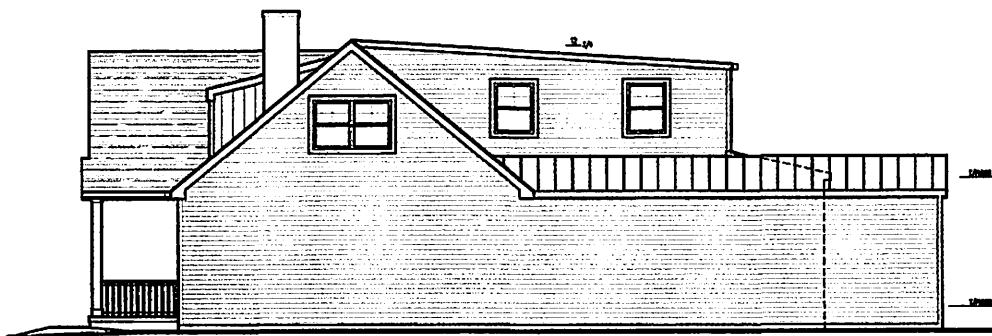
12-22-2022



PROPOSED FRONT
(WEST) ELEVATION



PROPOSED LEFT
(NORTH) ELEVATION



PROPOSED RIGHT
(SOUTH) ELEVATION



PROPOSED REAR
(EAST) ELEVATION

MATT DILLON
426 WYANDOT PLACE
HURON, OHIO 44839
CELL 1-679-9493

ERIK ENGLE
PLANNING & ZONING MRG.
HURON OHIO 44839

1/8/2023

MR. ENGLE,

MY NAME IS MATT DILLON AND MY WIFE AND I HAVE LIVED NEXT TO
KRISTEN FOR 8 YEARS NOW.
NEWLY MARRIED TO DAVE THEY ARE LOOKING TO EXPAND AND IMPROVE
THEIR PROPERTY.
I HAVE REVIEWED THE PLANS AND FEEL THIS IS A GOOD FIT NOT JUST
FOR THEM BUT FOR THE NEIGHBORHOOD AS WELL.
I FEEL LIKE I KNOW THESE TWO WELL AND I AM CERTAIN THEY WILL
EXECUTE THIS PROJECT WITH EXCELLENCE.

I HAVE BEEN A REMODELING CONTRACTOR FOR 41 YEARS TO DATE.

ANY QUESTIONS PLEASE FEEL FREE TO CALL

1-614-679-9493

THANK YOU,

MATT DILLON

A handwritten signature in blue ink, appearing to read 'Matt Dillon', is written below the printed name.

K



Barb & Ed Beer

419/610-3560 315 Wyandotte Place Huron, OH 44839-1861

January 10, 2020

City of Huron
Planning & Zoning Department
417 Main Street
Huron, OH 44839

RE: Variance Request

Dear Zoning Board...

We have seen the proposed changes Kristen and Dave Sciarappa have had drawn up for their existing home at 430 Wyandotte Place. We are heartened to learn this recently married couple have chosen Old Homestead Two to make this their permanent residence. As a 28 year homeowner in OH2, Barb & I fully support their plan to upgrade the property and thereby improve our neighborhood.

Old Homestead Two, in the city of Huron, OH was plotted for residential development early in the 1950's. In the early days these lots provided space for campsites and small fishing cottages. Over the years it has matured into one of the most desirable residential locations in the City.

One of the principle reasons for it's success is the on-going personal investment our homeowners continue to make in improving their property. This in turn preserves and extends the value of our Old Homestead Two community of 98 homes not to mention adding the the city's tax base.

We hope the you approve the proposed improvement. It's a WIN... WIN!

Kindest regards,

January 8, 2023

Dear Mr. Engle,

We are writing in support of the proposed changes for 430 Wyandot Place. We have owned the property on the south side of 430 Wyandot PI (703 Ottawa) for 15 years. The property owners, Kristen and Dave, have shared with us the plans for the variances, and we fully support both. Old Homestead II is made stronger by full-time residents who are active and engaged members of our community, and we are so excited that they are making changes to their home so that they will continue to live in our neighborhood.

Thank you for your time,
Jeff and Jill Richardson
703 Ottawa

248.990.4358 (Jeff)
248.990.4359 (Jill)



TO: Chairman Kath and Board Members
FROM: Erik Engle, Planning Director
RE: 638 Taylor Ave
DATE: February 13, 2023

Current Zoning District: R-1 **Parcel No.:** 42-00759.000

Existing Land Use: Pre-Existing/Nonconforming Residential

Property Size: 0 acres. 62' Frontage, 166' Depth

Traffic Considerations: Corner Lot (Taylor & Adams Ave) n/a

Project Description- Area Variance

The applicant is proposing a two-story bathroom and kitchen addition to be approximately 20 ft. from the front lot line. The house was constructed in 1910 predating any modern zoning ordinance. As it exists currently, the house is only 23'-0" from the Wilbur Ave. property line with a nonconforming garage situated only 10'-0" from the property line. It should be noted the addition will be not adversely visually impact the incongruous nonconforming setbacks as none of the front setbacks meet the 30'-0" requirement.

Since the proposed variance falls under the "area variance" category, the following criteria should be examined in order to establish if there are practical difficulties in the use of the property (The Seven (7) Way Test-Duncan vs The Village of Middlefield):

- 1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.*
- 2. Whether the variance is substantial.*
- 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.*
- 4. Whether the variance would adversely affect the delivery of governmental services (for example, water, sewer, garbage).*
- 5. Whether the property owner purchased the property with knowledge of the zoning restriction or if the need for the variance is "self-imposed". (The owner created the situation)*
- 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.*
- 7. Whether the spirit and intent behind the zoning requirement would be observed substantial justice done by granting the variance.*

Staff Analysis:

The addition will be not adversely visually impact the incongruous nonconforming setbacks as none of the front setbacks meet the 30'-0" requirement. Based on the average setback rule with adjacent properties, the modified reduced setback is around 22'-0". Thus, the applicant is seeking a front yard variance of 2'-0".

It should be noted, the surrounding houses along Wilbur Ave range in front setbacks from 0'-0" to 25'-0".

As proposed, the following variance would be required:

- Front Yard Setback variance of 2'-0"

Motion Examples**[PLEASE STATE WHY YOU ARE APPROVING OR DENYING FOR THE RECORD]**

Motion to **APPROVE** the variance request:

I make the motion to **approve** the request for a 2'-0" front setback area variance at 638 Taylor Ave. The testimony presented in this public hearing has shown that the granting of this variance is not significant, will not adversely affect the public health, safety, or welfare; will not alter the essential character of the neighborhood; will not cause a hazard or a nuisance to the public; and will serve the spirit and intent of the zoning regulations.

OR

Motion to **DENY** the variance request:

I make the motion to **deny** the request for a 2'-0" front setback area variance at 638 Taylor Ave. Sufficient testimony has **not** been presented in this public hearing that the requested variance meets the criteria set forth in the seven-way test as the project:

(Choose one or more appropriate finding(s) and specific items based on the seven-way test)

- Variance hardship is self-imposed
- Can be feasibly obviated through some other method other than a variance(s)
- Will adversely affect the public health, safety, and welfare.
- Will alter the essential character of the neighborhood.
- Will cause a hazard or a nuisance to the public.
- Will be contrary to the public interest.



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 Jessica Seip

Property Owners' Name: Jessica Seip

Address: 447 Gary Drive

City, State, Zip: Huron Ohio 44839

Phone Number 419-706-1298

Email: Jessicaseip56@gamil.com

Location of Project:

Lot/Parcel #: 42.00759.000 Zoning District: Res 1

Address: 638 Taylor Ave Huron, OH 44839.

Year purchased: 2022. Year the existing structure was constructed: 1910

Single Story Home: Two Story Home: x

Provide a brief summary of your proposed project:

A two story addition requiring a variance first floor setback because of an addition extending 3' beyond the existing house.

Type:

- **Area Variance:** Subdivision Regulations Parking Setbacks x
Height Size Flood Plain
- **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- 5' front setback variance pursuant to the reduced average
set back of 25'

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:

For residential area

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 home is not compatible with current lifestyles or Ohio codes. Ohio rule 5122-30-14, states that no single occupancy bedroom shall be less than 80sqft. 2 of the 3 bedrooms do not meet this requirement. The addition will also move the laundry room and bathroom out of the kitchen.
2. The variance is [substantial/insubstantial] because:
We are only extending the home 3' beyond the existing structure.
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:
Nothing the the neighborhood is compliant. This home was built in 1910. The existing garage is only 10' off the property line. After the addition, the house will still be significantly farther from the road than the garage and many other homes in the neighborhood.
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: 2022. Year the structure(s) was constructed: 1910.

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 This home is already nonconforming. We will be taking a neglected and outdated property and making it an updated, safe and a beautiful family home.
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 Home is on a corner lot and already noncompliant. No variance would be needed if this was not a corner lot. The home can not be extended in any other direction due to the existing floorplan, roof line, distance to neighbors and large old growth trees.

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: 1-10-23 Signed Applicant Jessica Ship
 Date: _____ Signed Property Owner _____

(REQUIRED)

ZONING DEPT. USE ONLY

Date received: 1-10-23 Application Complete _____

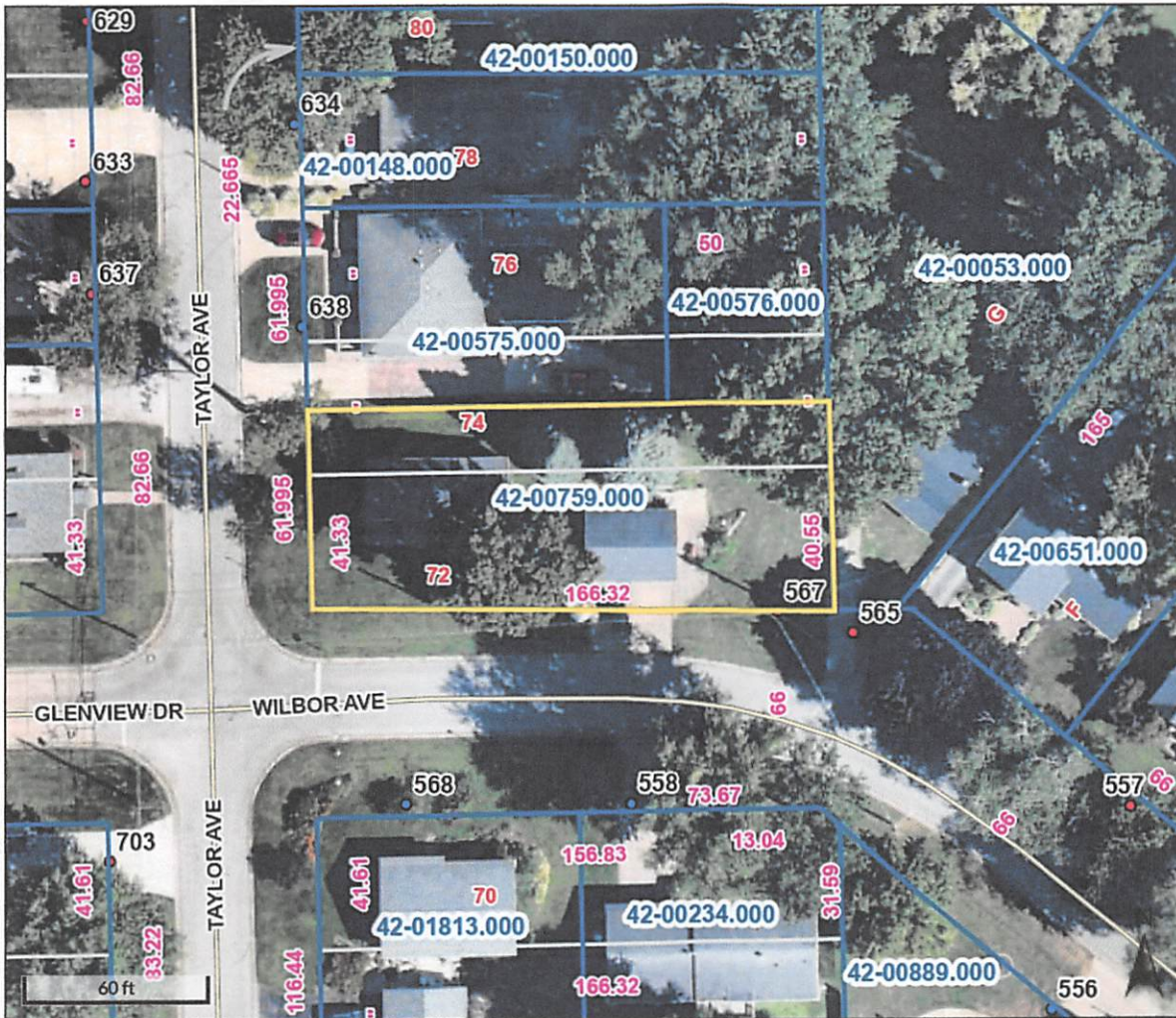
\$150 filing fee receipted: ✓

Comments _____ Hearing Date 2-13-23

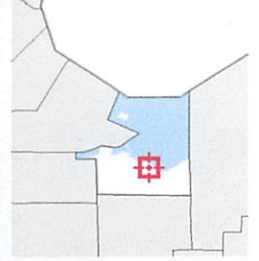








Overview



Legend

- Parcels
- Parcel Numbers
- Parcel Dimensions
- Parcel Dimensions (Original)
- Parcel Dimension Lines
- Lot Lines
- Lot Line Labels
- Streets
- Addresses
 - 0
 - 1
 - <all other values>

Parcel ID	42-00759.000	Acreage	0.2363	Last 2 Sales	Date	Price	Vol/Page
Owner	SEIP JESSICA				10/28/2022		
Property Address	638 TAYLOR HURON				8/8/2022	\$100100	

Date created: 12/19/2022
Last Data Uploaded: 12/19/2022 5:02:26 AM

Developed by Schneider
GEOSPATIAL

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
10/28/2022	\$0	SEIP	SEIP JESSICA	1
8/8/2022	\$100,100	BARTZEN JEFFREY R	SEIP	1
1/23/2013	\$89,900	BERG KAREN & KRISTIN MALDONADO	BARTZEN JEFFREY R	1
3/29/2011	\$36,000	FEDERAL HOME LOAN MORTGAGE CORPORATION	BERG KAREN & KRISTIN MALDONADO	1
1/4/2011	\$45,000	SLISHER KYLE S	FEDERAL HOME LOAN MORTGAGE CORPORATION	1
12/28/2001	\$62,000	JACOBS LAURA S	SLISHER KYLE S	1
1/1/1950	\$0	unknown	JACOBS LAURA S	0

Recent Sales In Area

Sale date range:

From:

12/19/2019

To:

12/19/2022

Sales by Neighborhood

1500

Feet



Sales by Distance

Historical Grand List

[Browse all Erie County Historical Grand List Documents](#)

42-00759.000 (PDF)

Sketches

Note: Sketch items labeled O1 through O9 are Other Improvements and more detail about these items can be found under the Improvements tab.
Click [HERE](#) for Sketch Codes and Descriptions





Richard H. Jeffrey

ERIE COUNTY AUDITOR | ERIE COUNTY, OHIO

Summary

Parcel Number **42-00759.000**
 Map Number 42192306010
 Location Address 638 TAYLOR
 HURON OH 44839
 Acres 0.2363
 Legal Description 72 TAYLOR AVE WH 74 WHOLE EX N 1/2
 (Note: Not to be used on legal documents.)
 Neighborhood 4254218 - Oklahoma Sub-Adams-Taylor
 City HURON CITY
 Township HURON TWP
 School District HURON CSD
 Homestead Reduction: No
 Owner Occupancy Credit: Yes
 Foreclosure No
 Board of Revision No
 Land Use 510 - Single family residence
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)

[Download Land Use descriptions](#)

Notes

Map Number: 027
 Personal Property District: 22-0130

Owners

Owner Address	Tax Payer Address
SEIP JESSICA	SEIP JESSICA
638 TAYLOR AVE	638 TAYLOR AVE
HURON OH 44839	HURON OH 44839

Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adjusted Rate	Appraised Value (100%)
F - FRONT LOT [DEPTH A]	0.2363	62	62	166	105%	400	400	420	\$26,040
Total	0.2363								\$26,040

Dwellings

Card	1	Exterior Wall	Alum/Vinyl
Number of Stories	2	Heating	Central Heat
Style	Single Family	Cooling	None
Year Built	1910	Basement	Pt Basement
Year Remodeled	0	Attic	None
Rooms	7	Finished Living Area	1344
Bedrooms	3	First Floor Area	864
Full Baths	1	Upper Floor Area	480
Half Baths	0	Half Floor Area	0
Family Rooms	0	Finished Basement Area	0
Dining Rooms	0	Total Basement Area	144
Basement Garages	0	Fireplace Openings	0
Grade	C-	Fireplace Stack Count	0
Grade Adjustment	90%	Value	
Condition	Fair		

Additions

Card 1

Addition Code	Description	Base Area	Year Built	Appraised Value (100%)
STP	Stoop	12	0	\$220

Improvements

Card 1

Improvement Code	Description	Length	Width	Total Area	Year Built	Appraised Value (100%)
DGARFR	Detch Fr Garage	25	20	500	1910	\$2,880
Total						\$2,880

Appraised Value

If the value information is unavailable or does not display, it may be due to this being a new parcel and the information will be available in a future year. If you have questions please contact the Erie County Auditor's Office by email at ecao@eriecounty.oh.gov or by phone at (419) 627-7746.

Assessed Year	2021	2020	2019	2018	2017
Land Value	\$26,040	\$26,040	\$26,040	\$26,040	\$31,900
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$68,870	\$54,830	\$54,830	\$54,830	\$32,300
Total Value (Appraised 100%)	\$94,910	\$80,870	\$80,870	\$80,870	\$64,200

Taxable Value (35% of Appraised Value)

If the value information is unavailable or does not display, it may be due to this being a new parcel and the information will be available in a future year. If you have questions please contact the Erie County Auditor's Office by email at ecao@eriecounty.oh.gov or by phone at (419) 627-7746.

Assessed Year	2021	2020	2019	2018	2017
Land Value	\$9,110	\$9,110	\$9,110	\$9,110	\$11,170
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$24,100	\$19,190	\$19,190	\$19,190	\$11,310
Total Value (Assessed 35%)	\$33,210	\$28,300	\$28,300	\$28,300	\$22,480

Tax History

Tax Year (click for detail)	Delinquent	1st Half	2nd Half	Total Due
2021 Pay 2022	(\$1,301.63)	\$1,051.53	\$687.14	\$0.00
2020 Pay 2021	\$0.00	\$600.85	\$600.85	\$0.00
2019 Pay 2020	\$0.00	\$627.38	\$627.37	\$0.00
2018 Pay 2019	\$0.00	\$1,615.28	\$630.68	\$0.00
2017 Pay 2018	\$0.00	\$989.13	\$515.42	\$0.00
2016 Pay 2017	\$0.00	\$510.92	\$510.92	\$0.00

If no tax bill is available online, please contact the Erie County Treasurers Office at (419) 627-7701

Special Assessments

Every assessment code begins with a letter C - County, M - City or Village or T - Township. This represents the type of entity who established the assessment.

Click [HERE](#) for a list of Entity and Assessment Codes

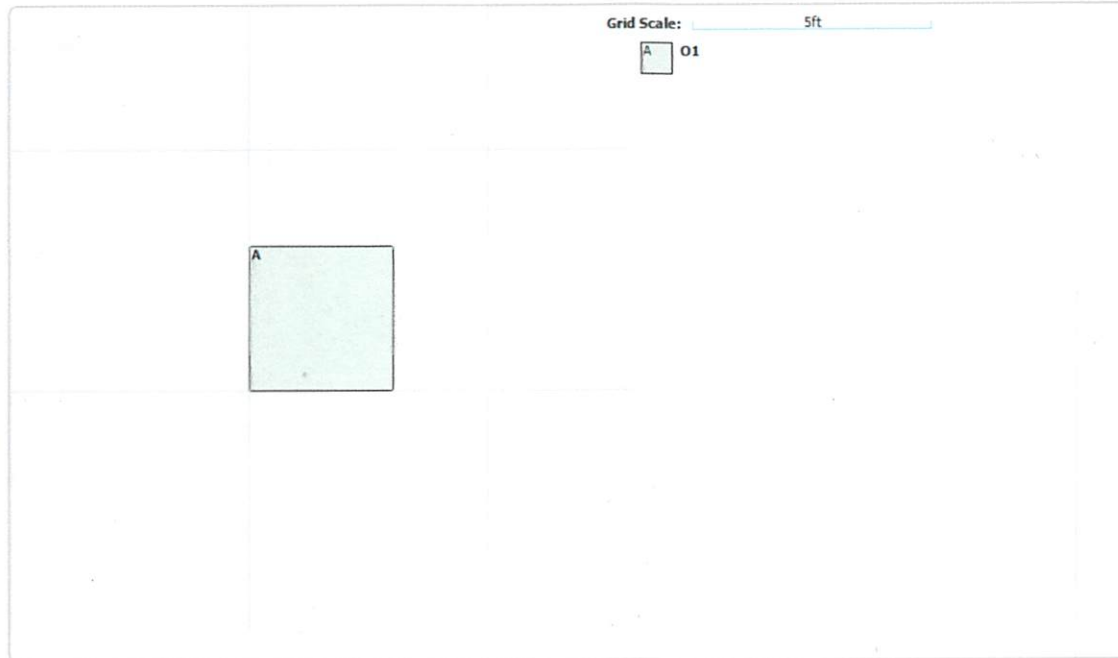
Special Assessments Project (click for detail)

- [C134242001 - DELQ SEWER - HURON CITY - Delinquent Net: \\$0 - First Half Net: \\$364.39 - Second Half Net: \\$0](#)
- [M204249000 - HURON CITY STREET LIGHTS - Delinquent Net: \\$0 - First Half Net: \\$12.36 - Second Half Net: \\$12.36](#)

Click to expand the 2021 Pay 2022 to see the Tax Details in the Tax History section above for the current payments and balances.

Payments

Detail:			
Tax Year	Payment Date	Paid By	Amount
2022 Pay 2023	8/8/2022		\$1,301.63
2021 Pay 2022	6/30/2022	CoreLogic	\$687.14
2021 Pay 2022	2/11/2022	CoreLogic	\$1,051.53
2020 Pay 2021	7/1/2021	07/01/21 CoreLogic FMS XXAPFMSINV ACH Credit Entry Memo	\$600.85
2020 Pay 2021	2/12/2021	02/12/21 CoreLogic FMS XXAPFMSINV ACH Credit Entry Memo	\$600.85
2019 Pay 2020	7/2/2020	7/02/20 CoreLogic FMS XXAPFMSINV ACH Credit Entry Memo	\$627.37
2019 Pay 2020	2/11/2020	2/10/20 CoreLogic FMS XXAPFMSINV ACH Credit Entry	\$627.38
2018 Pay 2019	6/26/2019	6/26/19 CoreLogic FMS XXAPFMSINV ACH Credit Entry	\$630.68
2018 Pay 2019	2/8/2019	2/8/19 CoreLogic FMS XXAPFMSINV ACH Credit Entry	\$1,615.28
2017 Pay 2018	7/10/2018	CoreLogic (7/10/18 FMS XXAPFMSINV ACH Credit Entry Memo)	\$515.42
2017 Pay 2018	2/16/2018	FIFTH THIRD BANK	\$989.13
2016 Pay 2017	6/29/2017	CoreLogic (6/29/17 FMS EDI PYMNTS ACH Credit Entry Memo)	\$510.92
2016 Pay 2017	2/8/2017	CoreLogic - (2/08/07 FMS XXAPFMSINV ACH Credit Entry Memo)	\$510.92
Total:			
Tax Year		Amount	
2022 Pay 2023		\$1,301.63	
2021 Pay 2022		\$1,738.67	
2020 Pay 2021		\$1,201.70	
2019 Pay 2020		\$1,254.75	
2018 Pay 2019		\$2,245.96	
2017 Pay 2018		\$1,504.55	
2016 Pay 2017		\$1,021.84	



Map



Property Card

Property Card

No data available for the following modules: Buildings, Ag Soil, Tax Bills, Photos.

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[GDPR Privacy Notice](#)

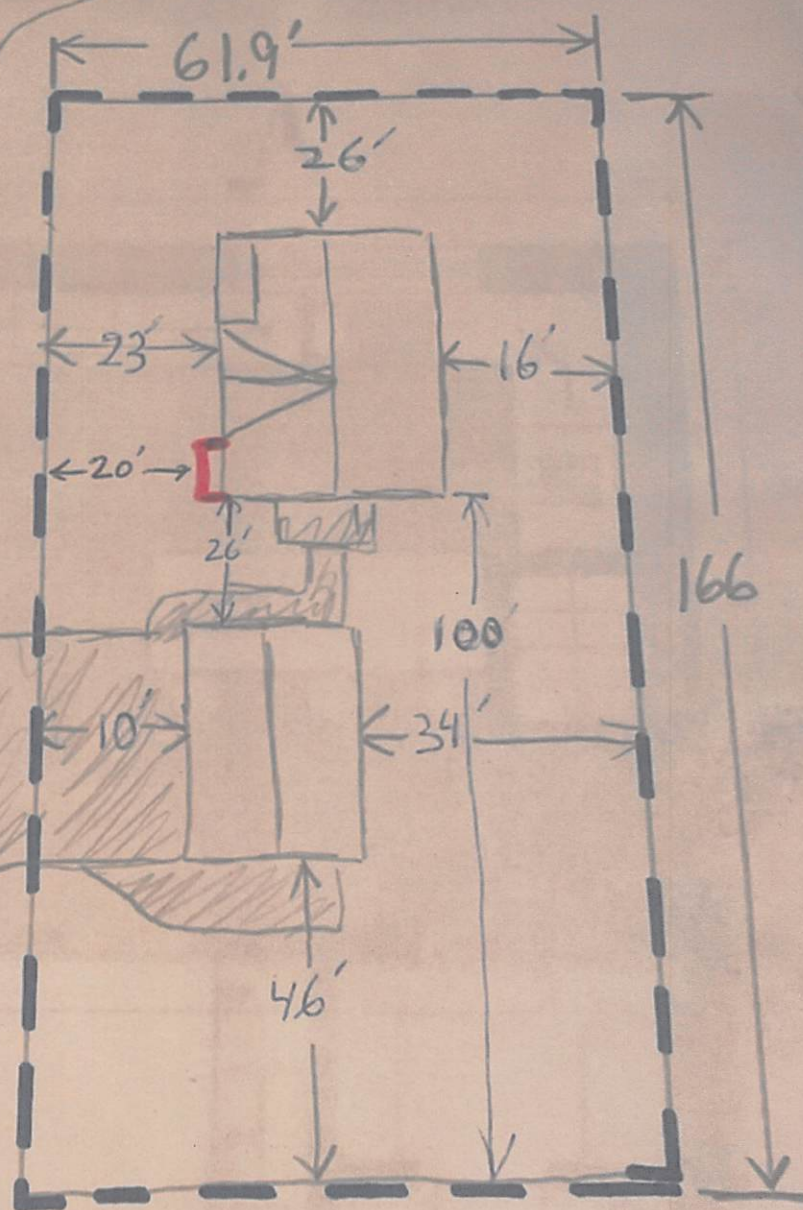
Last Data Upload: 12/19/2022, 5:02:26 AM

Version 2.3.234

Developed by
 Schneider
 GEOSPATIAL

Taylor Ave

Wilbur Ave



638 Taylor Ave
Huron, OH.

Variance
applied for

— 54 sq. ft. 8' ^{height} ~~width~~

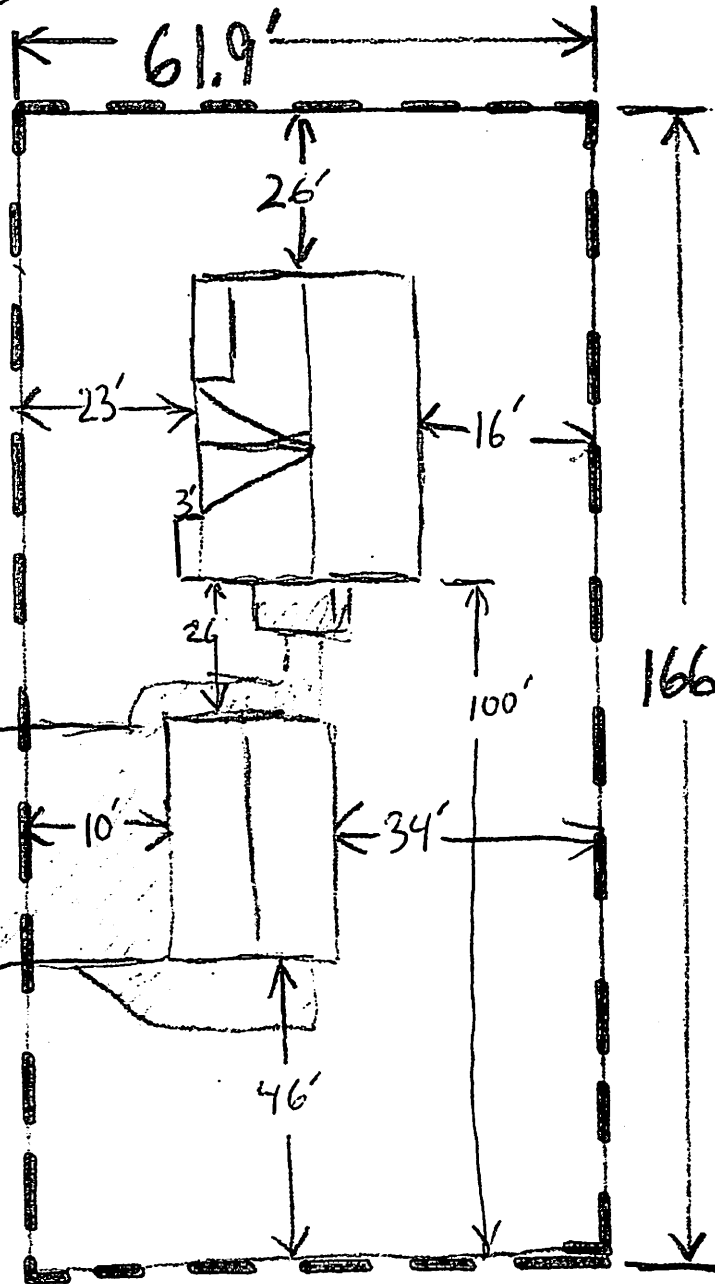
Proposed Addition
for
638 Taylor Ave.
Huron, OH.

SEIP RESIDENCE

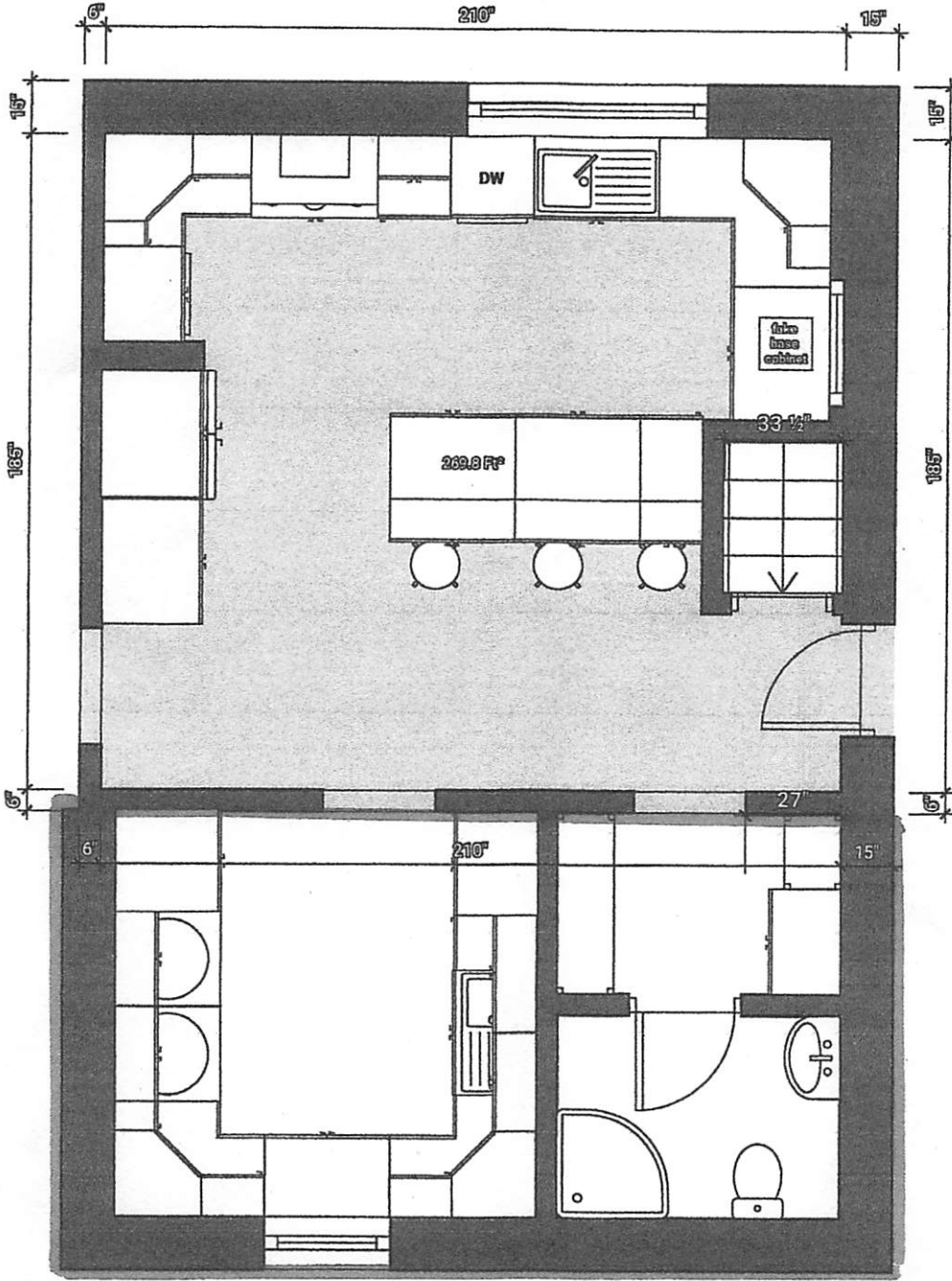
Submitted by
MINGUS BUILDERS
ERIC MINGUS
708 COLD CREEK BLVD.
SANDUSKY, OH 44870

Taylor Ave

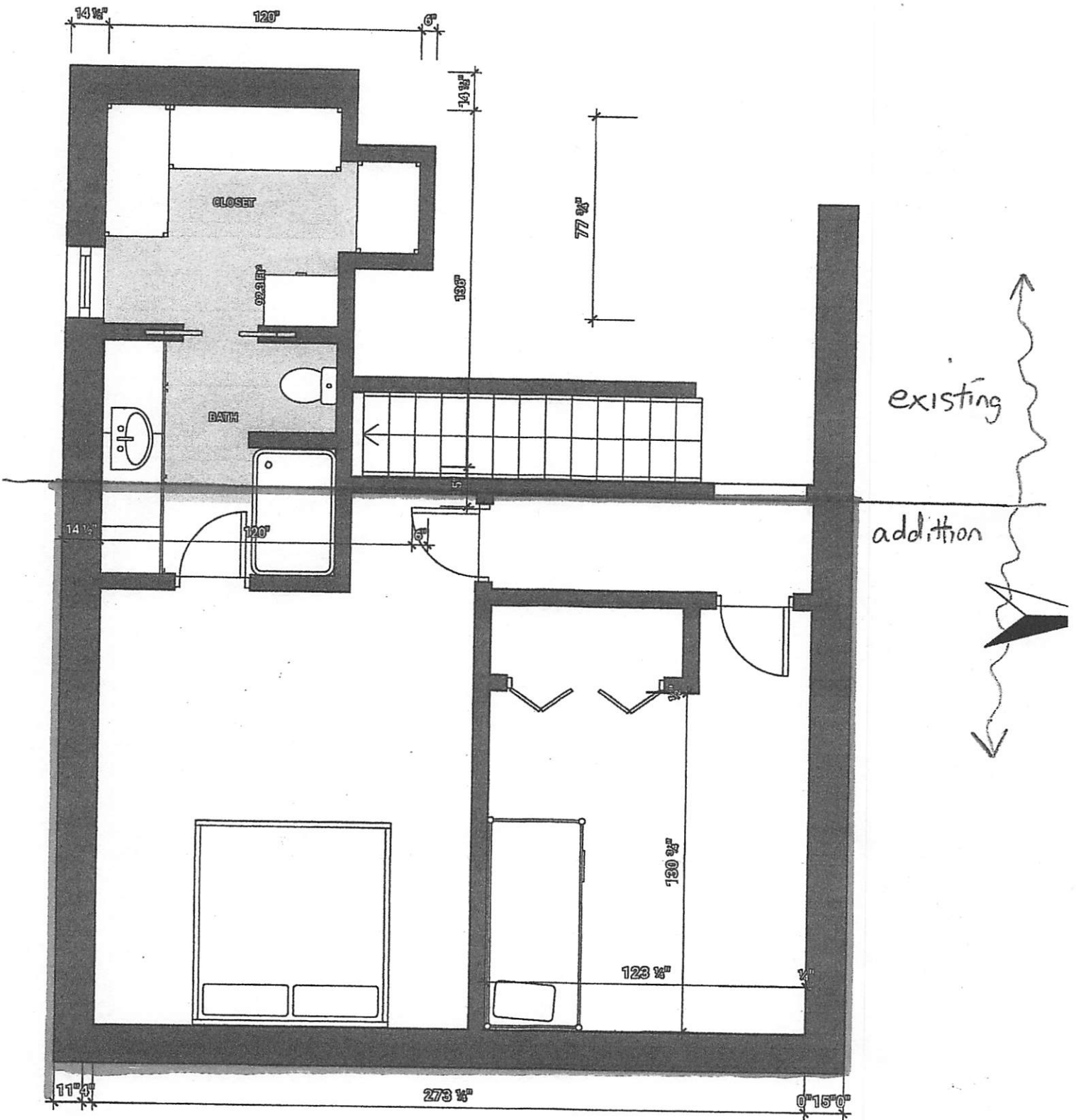
Wilbur Ave



638 Taylor Ave
Huron, OH.

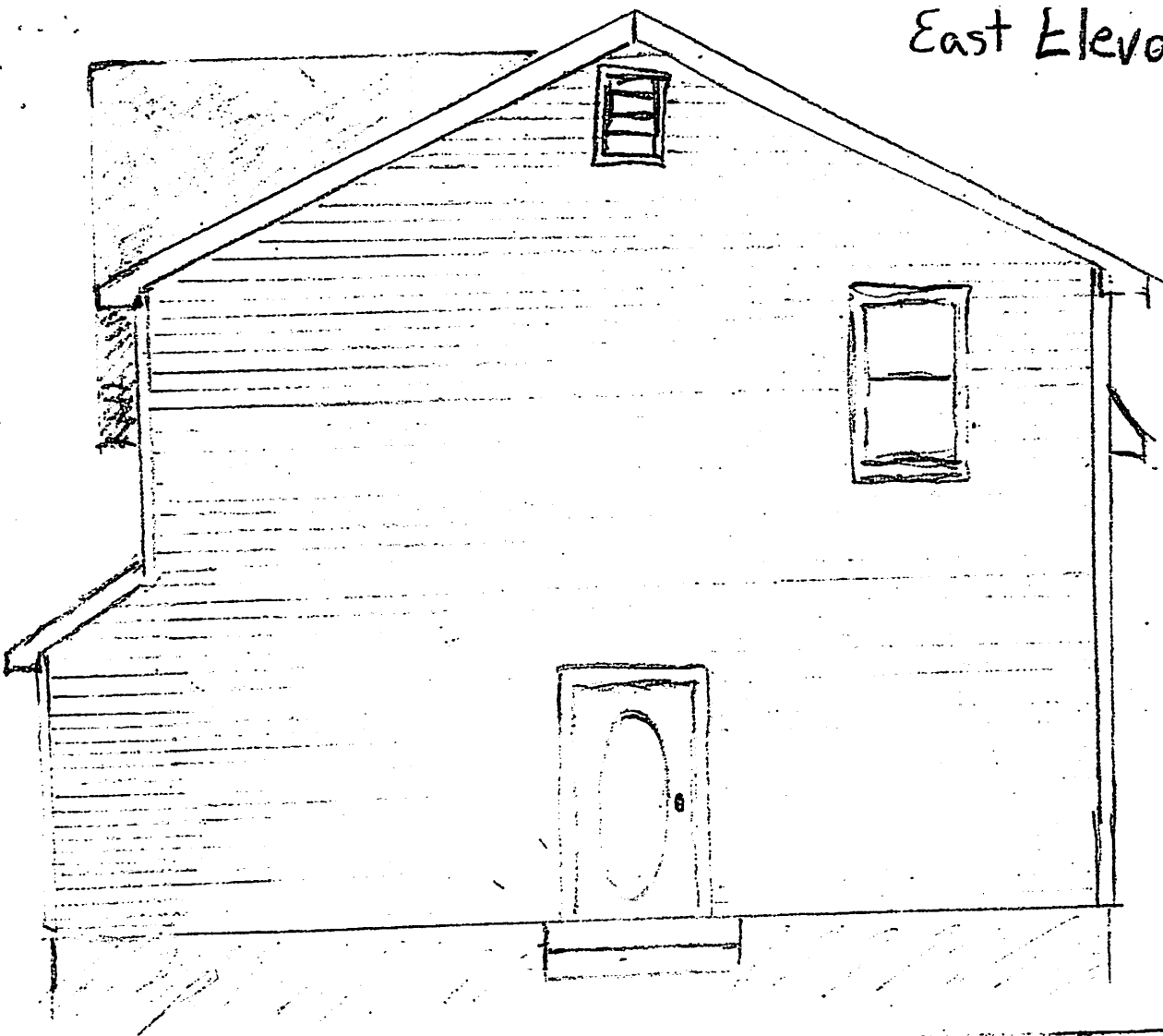

$$\frac{1}{4}'' = 1'$$

2nd + 100r layout — Proposed addition



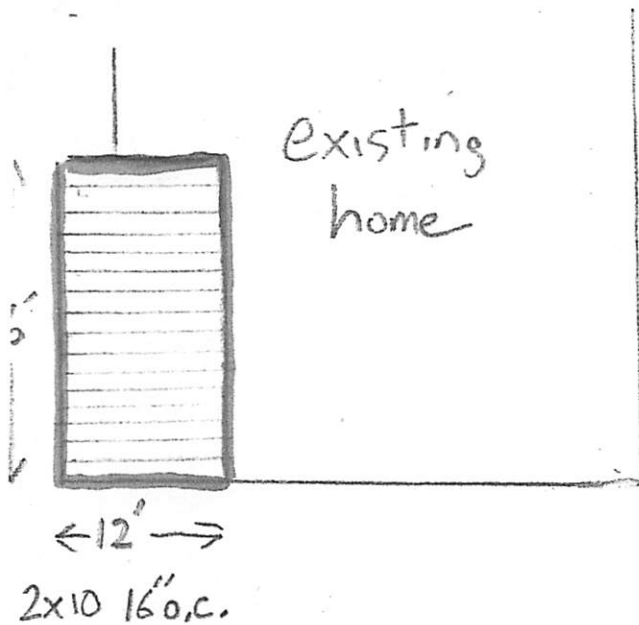
1/4" = 1'

East Elevation

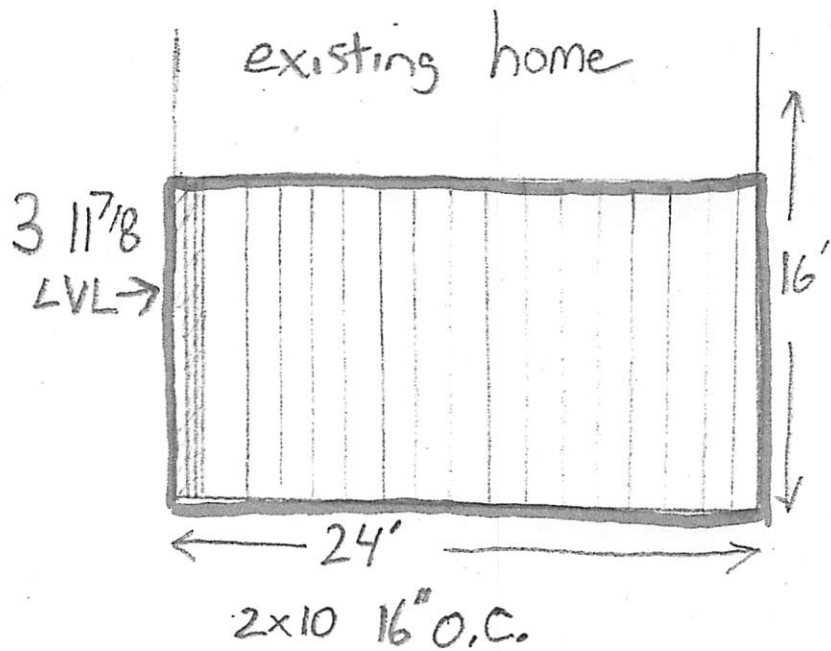


South Elevation

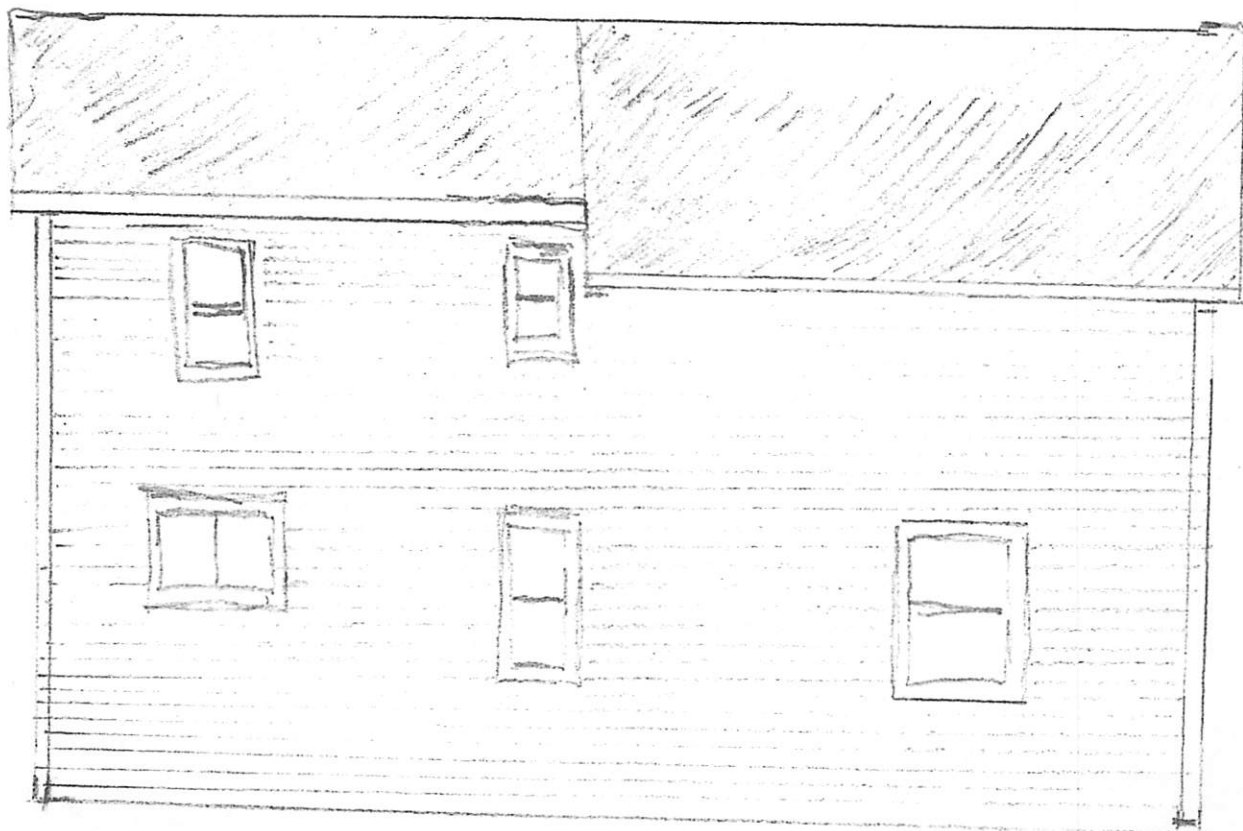
1st floor floor frame



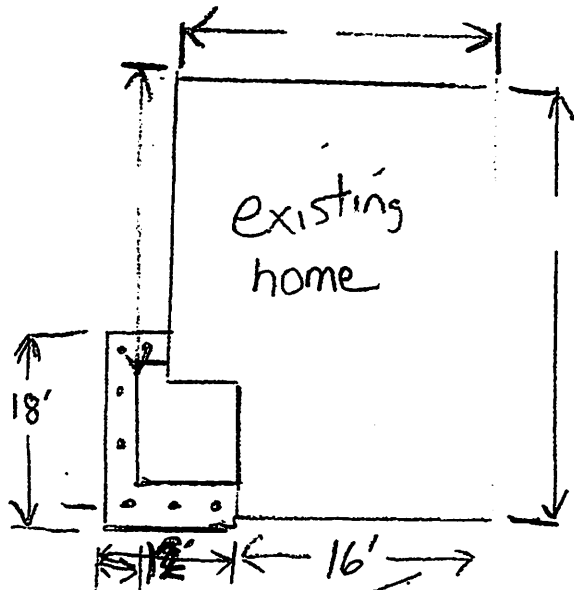
2nd floor floor frame



North Elevation



footer plan



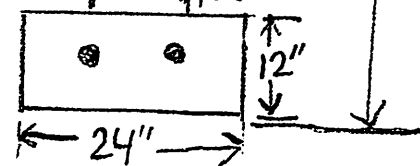
2 1/2 rebar

8" block
Tar Waterproofing
1" foam
#57 backfill

16" Anchor bolts

grade

36"



24"
4/12
12"
Simpson Hurricane clips
Installed Simpson hanger nails

7/16
walls

2x6 wall studs

2x10 floor joist

2x12 Headers

2x6 wall studs

x6
1/4 T&G OSB
1 sealer

2x10

2x4 interior walls

2x6 exterior walls

2x10 floor joists

2x12 All Headers

3/4 OSB T&G. Floors, glued

5/8 roof sheeting with H clips

7/16 wall sheeting.

4/12 trusses roof by others

Tyvek, vinyl siding exterior

Iceguard valleys and eaves

Synthetic felt

Dimensional Owens Corning
Shingles to match existing