



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

- I. Call to Order**
- II. Roll Call**
- III. Adoption of the Minutes 2-13-23**
- IV. Verification of Required Notice Period**

Notices were mailed to all affected property owners (within 100') on March 3, 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 42-65006.000 R-3 710 Cleveland Rd W- Area Variance**

Commercial Sign- variances for size, height, electronic message board.
 - 2) PPN 45-00181.000 R-1 315 Laurel Road- Area Variance**

Height Variance for Accessory Structure.
- VII. Staff Report**
- VIII. Adjournment**



TO: Chairman Kath and Board Members
FROM: Erik Engle, Planning Director
RE: 710 Cleveland Road West- Huron High School
DATE: March 13, 2023

Current Zoning District: R-3 **Parcel No.:** 42-65006.000

Existing Land Use: Huron High School

Property Size: +/- 15 acres

Traffic Considerations: Corner Lot (Cleveland Road West/ Jim Campbell)

Project Description- Area Variance

The applicant is proposing the complete replacement of the existing ground sign. As existing the sign exceeds maximums for size and allowance of an electronic message board component. The proposed replacement signage will also exceed code regulations for an R-3 District.

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 existing signage (Exhibit A) is non-conforming to the code for height, area square footage, and electronic message board. Staff has not been able to locate BZA case files for the existing sign, but we assume that there would have been a case and variances granted. Under that assumption, the variances would have remained on the parcel and in the event of an exact replacement of signage, the applicant would not have had to seek variances. In this case however,

they are proposing to increase the height, overall sf, and electronic message board %. The applicant is proposing to place the new sign in the same location as the existing.

Code Reference : Chapter 1129-Signs (sections attached)

Section 1129.05 (d) Permanent Ground Signs

R-3 allows one (1) Permanent Ground Sign, Maximum area of 12 sq.ft., Maximum Height of 8 ft, Minimum Setback from the ROW of 7ft. and a minimum setback from the side lot line of 5 ft.

Section 1129.05 (d) (6) Message Boards

30% max sign area, no flashing, moving, scrolling, Electronic Message Boards to be activated between 6am- 10pm. Brightness regulations.

Section 1129.07 Sign Illumination Standards

Illumination not allowed in residential districts.

Present dimensions/setbacks of Existing Sign (Exhibit A):

40 sf area- Noncompliant

8'-6" Height- Noncompliant

5' from the ROW- Noncompliant

Side Setbacks at 30' and 60'- Compliant

Electronic Message Area- Noncompliant

Proposed dimensions/setbacks of New Sign (Exhibit B):

43.125 sf area- Noncompliant 1129.05 (d)

8'-7" Height- Noncompliant 1129.05 (d)

5' from the ROW- Noncompliant 1129.05 (d)

Side Setbacks at 35' and 60' Compliant

Electronic Message Area- Noncompliant 1129.05 (d) (6) & 1129.07

As proposed, the following variances would be required:

- 31.125 sq.ft. variance to the max sf area
- 7' variance for height
- 2' variance for ROW setback
- Electronic Message Board- Allow electronic message portion, variance to portion % of 26.6%, allow LED's, allow in a residential area.

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 710 Cleveland Road W granting the size, height, setback and electronic message board as submitted. 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 area variances for 710 Cleveland Road West, for size, height, setback and electronic message board. 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.

- (d) **Permanent Freestanding Ground Signs.** Permanent freestanding signs shall be permitted for business/service activities that front a public street and are accessible by vehicular or pedestrian traffic. These signs shall comply with the following regulations:

- (1) Maximum Number, Area and Height, Minimum Setback of Permanent Freestanding signs. Permanent freestanding signs shall comply with the maximum number, area, and height limitations and minimum setback from the street right-of-way set forth in Schedule 1129.05(d).

SCHEDULE 1129.05(d) PERMANENT GROUND SIGNS					
DISTRICT	Maximum Number Permitted	Maximum Area (sq. ft.)	Maximum Height (ft.)	Minimum Setback from ROW (ft.)	Minimum Setback from Side Lot Line (ft)
R-1	1 per subdivision	8	6	7	5
R-1A	1 per subdivision	8	6	7	5
R-2	1 per subdivision	8	6	7	5
R-3	1	12	8	7	5
MU-RFD					
MU-COD	1	12	8	7	5
MU-GD					
B-1	1 per lot	24	8	7	5
B-2	1 per lot	24	8	7	5
B-3	1 per lot	40	12	7	10
Green/ Recreation	1 per entrance from public street	40	6	7	10
I-1	1 per lot	100	8	7	30
I-2	1 per lot	100	8	7	30
P-I	1 per lot	30	6	7	30
Entrance/Exit Signs	2 per driveway	6	3	0	0

- (2) Public Safety Impact. Notwithstanding the preceding, the Planning Commission reserves the ability to review each sign application on the basis of the potential impact to public safety with regards to safe pedestrian and vehicular traffic flow.
- (3) Minimum Setback from Intersections. On corner lots, freestanding signs shall comply with the minimum sign setback from both street rights-of-way, as set forth in Schedule 1129.05 (d). In addition, these signs are subject to the approval by the Chief of Police to ensure proper sight lines are maintained.
- (4) Landscaping. The base and foundation area of each freestanding ground sign shall be landscaped with plant material. Landscape plans for signs shall be prepared in conformance with planting guidelines established by the City and shall be included with and reviewed as part of each application for signage and are subject to the following:
 - A. Freestanding signs shall be erected in a landscaped setting and not on sidewalks or drives. Signs may be located in parking lots, but must be within a landscaped island area.
 - B. No part of a freestanding sign, the wall or entry feature on which a sign is mounted, or the landscaping shall obstruct the view of vehicles entering or exiting the property.
 - C. For residential subdivisions, the freestanding sign shall have a maximum of two (2) sign faces per entrance and be either a double-faced freestanding sign or two (2) single-sided sign faces attached to walls or entry features located one on each side of the street entrance.
- (5) Multi-Occupant Facilities. When a freestanding sign is permitted on a site that has more than one occupant, it is the property owner's responsibility to determine if the sign area shall be devoted to identification of the building(s), the anchor occupant, all occupants, or some combination thereof. Total area of signs erected or displayed within a given development shall not exceed two square feet for each lineal foot of street frontage.
- (6) Message Boards. All signs with electronic message boards / changeable copy are subject to the following limitations:
 - A. Signs with electronic message boards / changeable copy are permitted as ground signs only.
 - B. The electronic message board portion of a sign shall not exceed thirty (30%) percent of the sign area
 - C. Under no circumstance shall any type of on-premises sign allowable under this section contain a message or display that appears to flash, undulate, pulse, move, scroll, portray explosions, fireworks, flashes, blinking or flashing light, appear to move toward or away from view, expand or contract, rotate, twist or display any other comparable movements as to distract drivers or pedestrians.
 - D. Electronic message boards can only be activated or displayed from 6:00 a.m. until 10:00 p.m.
 - E. Brightness.
 - i. All digital displays shall be illuminated at a level no greater than 0.3 foot candles over ambient light levels for location and time when measured at the recommended distance based on the digital display size, and shall employ light cut-off devices, such as but not limited to louvers, in order to minimize light escaping above a horizontal plane.

- ii. All digital displays must be equipped with both a dimmer control and photo sensor, which will automatically adjust the display intensity according to natural ambient light conditions.
 - iii. The use of Light Emitting Diodes (LED) bulbs or other technology that emits light in a highly concentrated intensity in electronic message boards is prohibited.
 - iv. Digital displays may not display light of an intensity or brilliance to cause glare or otherwise impair vision of the operator of a motor vehicle.
 - v. Color of lighting shall be designated in the permit application and be subject to approval by the Planning Commission.
 - vi. No electronic message boards shall be placed within one-hundred and twenty-five (125) feet of a residential district.
- F. Sound Prohibited. Signs or signage devices that project sound are prohibited.
- (7) Temporary Signs. The following regulations for temporary signs are in addition to the maximum sign area and height regulations set forth in Appendix A - Maximum Signage Area
- A. Temporary / Political / Real Estate / Contractor: Temporary signs announcing any proposed building, a building under construction, remodeling or reconstruction, advertising the sale, rental or lease of any building, buildings, or a part thereof, or political / special event signs shall comply with the following:
- i. Such signs shall be located on private property. Any signs announcing a proposed building, a building under construction or remodel, or advertising the sale, rental or lease of any building, buildings, or part thereof shall be located on the lot to be occupied or occupied by the building or use advertised.
 - ii. Such signs cannot be placed within the City Right-of-way.
 - iii. Garage or Home Sale Sign. One temporary sign promoting a garage sale shall be permitted on the site of the sale. Such sign shall be posted on private property for a period not to exceed three (3) calendar days or the length of the sale, whichever is less, on not more than two separate occasions in any given calendar year. Such sign shall not exceed a total of six (6) square feet. If the sale is to take place at a property that is within a residential subdivision, one (1) additional temporary directional sign may be placed at the logical entrance point to the subdivision. Such sign shall not be affixed to any utility poles or other infrastructure within the Right-of-Way and is limited to three (3) square feet. Any garage or home sale signs shall not be located within the Right-of-way or affixed to any infrastructure within the Right-of-way, including utility poles and street signs. Placement of a garage or home sale sign will be authorized through the issuance of a garage or home sale permit. Signs must include the property address of the sale and must be collected once sale is completed

- (e) **Supplementary Sign Regulations.** The following sign regulations are in addition to the maximum sign area and height regulations set forth in Sections 1129.04:
 - (1) **Freestanding Signs for Gasoline Stations.** Freestanding commercial identification signs are permitted for gasoline stations in compliance with the following regulations:
 - A. One (1) freestanding identification sign with a maximum area of thirty-six (36) square feet per sign face is permitted per development. The area of the freestanding sign shall be in addition to the maximum area permitted by Appendix A - Maximum Signage Area.
 - B. No portion of any freestanding sign shall project into the public right-of-way. (Ord. 2015-8. Passed 8-25-15.)

1129.06 DESIGN AND CONSTRUCTION STANDARDS.

In addition to assuring compliance with the numerical standards of these regulations, the Planning Commission, when approving signs, shall consider the proposed general design, arrangement, texture, material, colors, lighting placement and the appropriateness of the proposed sign in relationship to other signs and the other structures both on the premises and in the surrounding areas, and only approve signs which are consistent with the intent, purposes, standards and criteria of the sign regulations. Specific standards for determining the appropriateness of the sign shall include, but not be limited to the following conditions:

- (a) The lettering shall be large enough to be easily read from the public street but not out of scale with the building, site or streetscape.
- (b) The number of items (letters, symbols, shapes) shall be consistent with the amount of information which can be comprehended by the viewer, reflect simplicity, avoid visual clutter and improve legibility.
- (c) The shape of the sign shall not create visual clutter.
- (d) Signs shall have an appropriate contrast and be designed with a limited number of, and with the harmonious use of, colors. Signs and awnings, if seen in series, shall have a continuity of design with the style of sign generally consistent throughout the building or block. Continuity of design means uniformity of background colors or harmonious use of a limited range of complementary background colors.
- (e) The size, style and location of the sign shall be appropriate to the activity of the site as prescribed elsewhere in these regulations.
- (f) The sign shall complement the building and adjacent buildings by being designed and placed to enhance the architecture. The sign shall reflect the primary purpose of identifying the name and type of establishment.
- (g) The sign should be consolidated into a minimum number of elements.
- (h) Instructional signs shall contain the minimum information and the minimum area necessary to convey the message and instruct the viewer in the safe and efficient use of the facility.
- (i) A sign should be constructed with a minimum of different types of material so as to provide a consistent overall appearance.
- (j) All signs in business and industrial districts may be illuminated provided that light sources to illuminate such signs shall be shielded from all adjacent residential buildings and streets, and shall not be of such brightness so as to cause glare hazardous to pedestrians or motorists, or as to cause reasonable objection from adjacent residential districts.
- (k) No flashing or moving parts shall be permitted for any sign or advertising display within the City.

- (l) No paper or similarly pliable material posters shall be applied directly to the wall, building or pole or other support. Letters or pictures in the form of advertising that are printed or painted directly on the wall of a building are prohibited, except for window signs pursuant to this chapter and conditionally permitted murals.
- (m) No sign shall be erected, located or maintained in a location where it interferes with free vision of traffic approaching any intersection of streets, roads, alleys, private drives or other vehicular ways; not where it may interfere with, obstruct the view, or be confused with an authorized traffic sign or safety device. No sign or advertising device shall be permitted which, by color, location or design, resembles or conflicts with traffic control signs or devices.
- (n) No signs shall be placed, erected or maintained so as to obstruct, in any manner, any fire escape or window, door, exit or entrance to or from any building, or otherwise be placed in the City's right-of-way.
- (o) No sign shall be placed, erected or maintained in a manner which will interfere with the proper and convenient protection of property by the Division of Fire.
- (p) Pennants, banners, streamers, whirligig devices, balloons, inflatable devices, and other similar devices are prohibited except for banners and pennants when part of public information signs installed by the City.
- (q) Billboards and other off-premise signs are prohibited.
- (r) Signs of any type may not be affixed or attached to any utility infrastructure or public infrastructure within the public right-of-way.
- (s) All signs shall be designed, constructed, and erected in a professional and workmanlike manner, in conformance with all applicable building codes, and with materials which are durable for the intended life of the sign. Signs shall be designed, constructed, fastened or anchored to withstand various weather elements.
- (t) For any sign which projects above a public right-of-way, the sign owner shall obtain and maintain in force liability insurance for such sign in such form and in such amount as the Law Director may reasonably determine. Proof of such insurance shall be required prior to obtaining a permit.
- (u) Freestanding signs shall be designed and located so as not to obstruct a driver's visibility entering or exiting property or to be a safety hazard to pedestrians or vehicles, and shall comply with the requirements set forth by the Chief of Police for maintaining clear sight at an intersection.
- (v) "Feather Signs" are prohibited.
- (w) The City Council has full review and approval authority for any sign erected in the median of State Route 6 between the walk-over bridge and Williams Street.
(Ord. 2021-36. Passed 10-26-21.)

1129.07 SIGN ILLUMINATION STANDARDS.

- (a) Illumination.
 - 1. Permitted are the following types of illumination for all activities in all areas, except residential districts, subject to the limitations indicated in this Section.
 - A. Colored light.
 - B. Flashing signs which consist of a light which is intermittently on and off are prohibited.

- C. Illuminated surface colors, internal illumination, such as a light source concealed or contained within the sign, and which becomes visible in darkness through a translucent surface.
 - D. Indirect illumination, such as a light source not seen directly. Floodlight illumination, provided that the floodlight or spotlight is positioned so that none of the light shines onto an adjoining property or in the eyes of pedestrians or motorists.
 - E. Neon tube illumination such as a light source applied by a neon tube which is bent to form letters, symbols or other shapes.
 - F. Illumination controls. Flashing, moving, rotating intermittently lighted signs or other mechanically rotated or eye-catching devices shall be prohibited. Display signs illuminated by electricity, or equipped in any way with electric devices or appliances, shall conform with respect to wiring and appliances to provisions of the Chapter relating to electrical installations. Signs shall not be illuminated by fluorescent lamps using more than four hundred twenty-five (45) milliamperes or by transformers of more than thirty (30) milliamperes capacity. Fluorescent lamps of eight hundred (800) milliamperes may be used provided the spacing between such lamps is no less than nine (9) inches from center to center of lamp and such lamps are not closer than five (5) inches from center of lamp to inside face or faces of sign. Neon tubing may be powered by milliamperes transformers only when such tubing is used to back light silhouetted letters or for the internal illumination of plastic faced signs or letters. Such tubing shall not be visible to the eye and shall not be closer than one (1) inch to the plastic face or letter of any sign.
- 2. Signs shall be permitted to be illuminated in compliance with the following:
 - A. Light sources shall be shielded from all adjacent buildings and streets.
 - B. Lights shall not be of such brightness so as to cause glare that is hazardous to pedestrians or motorists.
 - C. Light shall be directed in a way to reduce glare and light distribution or trespass onto adjacent properties. Light intrusion and dispersion efforts shall be in effect to mitigate adverse effects of light trespass and glare onto residential properties.
 - D. The illumination of signs shall not obstruct traffic control or any other public informational signs. Signs visible from sight lines along streets shall not contain symbols or words, or red and green lights that resemble highway traffic signs or devices.
 - 3. In single and two-family residential districts, temporary signs shall not be illuminated. Permanent, freestanding signs shall only be externally illuminated using white light only and must be positioned so that none of the light shines onto an adjoining property or in the eyes of pedestrians or motorists. (Ord. 2015-8. Passed 8-25-15.)

1129.08 MAINTENANCE.

All signs shall be maintained in accordance with the following:

- (a) The property owner, owner of the sign, tenant, and agent are required to maintain the sign and building in a condition fit for the intended use and in good repair, and such person or persons have a continuing obligation to comply with all Building Code requirements.



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:

0 - 330-628-5807 x123

Applicant's Name ALBERT HADDAD C- 330-414-9509

Property Owners' Name: JAMES J. TATMAN, Ed.D. Superintendent

Address: Huron City Schools

City, State, Zip: 712 CLEVELAND ROAD EAST, HURON, OH 44839

Phone Number OFFICE, 419-433-1234 CELL 440-429-9000

Email: J.TATMAN@HURON-CITY.1C12.OH.US. / ALBERT@ELETNEON.COM

Location of Project:

Lot/Parcel #: 42-65006 Zoning District: R-3

Address: 710 CLEVELAND ROAD W. Huron, OH 44839.

Year purchased: ____ Year the existing structure was constructed: ____

Single Story Home: ____ Two Story Home: ____

Provide a brief summary of your proposed project:

REPLACEMENT OF EXISTING MONUMENT SIGN

Type:

- Area Variance Subdivision Regulations ____ Parking ____ Setbacks ____
Height ____ Size ____ Flood Plain ____ OTHER ☒
- 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)

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 PERMITTED SIZE OF THE SIGN ALLOWED IS
TO SIMPLY TO MEET THE SCHOOLS NEEDS.

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

WE ARE REPLACING AN EXISTING GRASS SIGN.

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 EXISTING (SIMILAR) SIGN HAS BEEN
IN PLACE SINCE 2010 WITHOUT ISSUE.

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

THE SIGN IS AN IMPORTANT PART OF IDENTIFYING THE SCHOOLS
LOCATION. IT IS CRITICAL TO AIDE GOVERNMENT SERVICES
AND PUBLIC COMMUNICATIONS.

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

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
IT WOULD ALLOW THE APPLICANT TO CONTINUE USING A USE
SIMILAR TO WHAT THEY HAVE USED FOR THE PAST 13
YEARS. (SINCE 2010).
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*)
SIGNAGE LIMITATIONS IN R-3 ZONED DISTRICT.

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: 2-9-23 Signed Applicant 

Date: 2/9/23 Signed Property Owner 

(REQUIRED)

ZONING DEPT. USE ONLY

Date received: _____ Application Complete _____

\$150 filing fee received: _____

Comments _____ Hearing Date _____



SITE PLAN

CLIENT HURON HIGH SCHOOL

PROJECT/LOCATION 710 CLEVELAND ROAD WEST, HURON, OHIO 44839

DATE 02/07/23

REP. AH

FILE H4313

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Upon acceptance of contract or letter of quotation, ELLET SALES & SERVICE, INC. requires the customer initial the copy of the sketch and indicate any changes desired and return one copy along with the signed contract to our office prior to any work being done.

NO SCALE

APPROVED

DATE

PH 1-330-628-9907
FX 1-330-628-8347
TOLL FREE 1-888-652-8807
www.elletneon.com

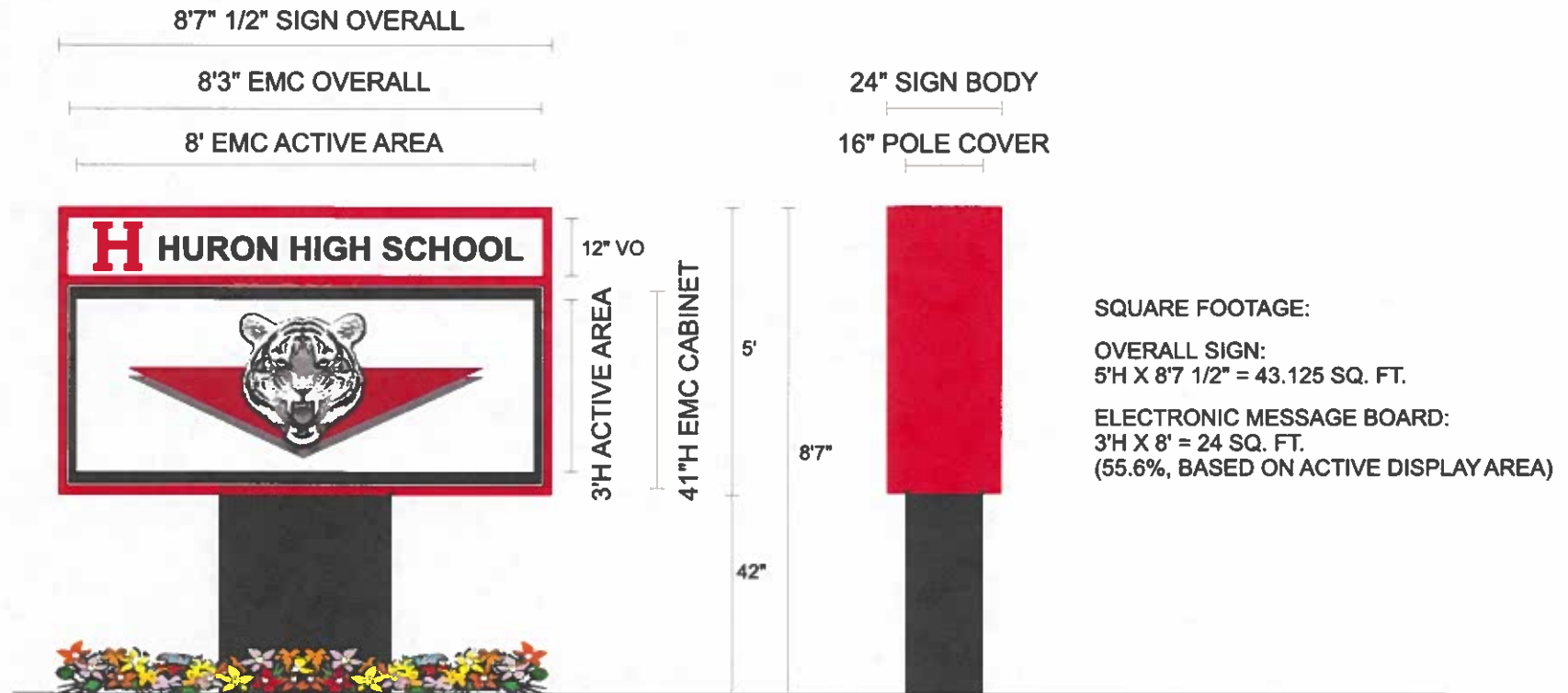


FOR ARTISTIC PRESENTATION ONLY. TO BE RELEASED INTO PRODUCTION & INSTALLATION, DRAWING MUST BE APPROVED:

SALES AGENT

DATE

ELLET SIGN COMPANY
3445 E. WATERLOO RD. AKRON, OH



ONE (1) DOUBLE SIDED INTERNALLY ILLUMINATED REPLACEMENT MONUMENT
SIGN WITH FULL COLOR ELECTRONIC MESSAGE CENTER

COLORS/MATERIALS

3M 3639-033 RED TRANSLUCENT
VINYL AND PAINT (SATIN) TO MATCH

BLACK PAINT (SATIN)

KEY FEATURES:

- WATCHFIRE BRAND FULL COLOR EMC, 16MM PIXEL PITCH, 3'H X 8'W ACTIVE DISPLAY AREA
- CELLULAR COMMUNICATIONS AND CLOUD BASED (IGNITE OPx) SOFTWARE
- SINGLE FULL BODY HOUSING
- BACK LIT LED ILLUMINATED ID SIGN WITH FLAT POLYCARBONATE FACES AND TRANSLUCENT VINYL GRAPHICS
- SIGN TO BE INSTALLED ON EXISTING FOOTER AND ANCHOR BOLTS
- POWER TO THE SIGN BY OTHERS. WATCHFIRE EMC PULLS 14 AMPS MAX AT 120V.
- ID SIGN PULLS 4 AMPS MAX AT 120V.

CLIENT HURON HIGH SCHOOL

PROJECT/LOCATION 710 CLEVELAND ROAD WEST, HURON, OHIO 44839

DATE 02/08/23

REP. AH

FILE H4313

PAGE 2/2

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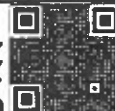
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NO SCALE

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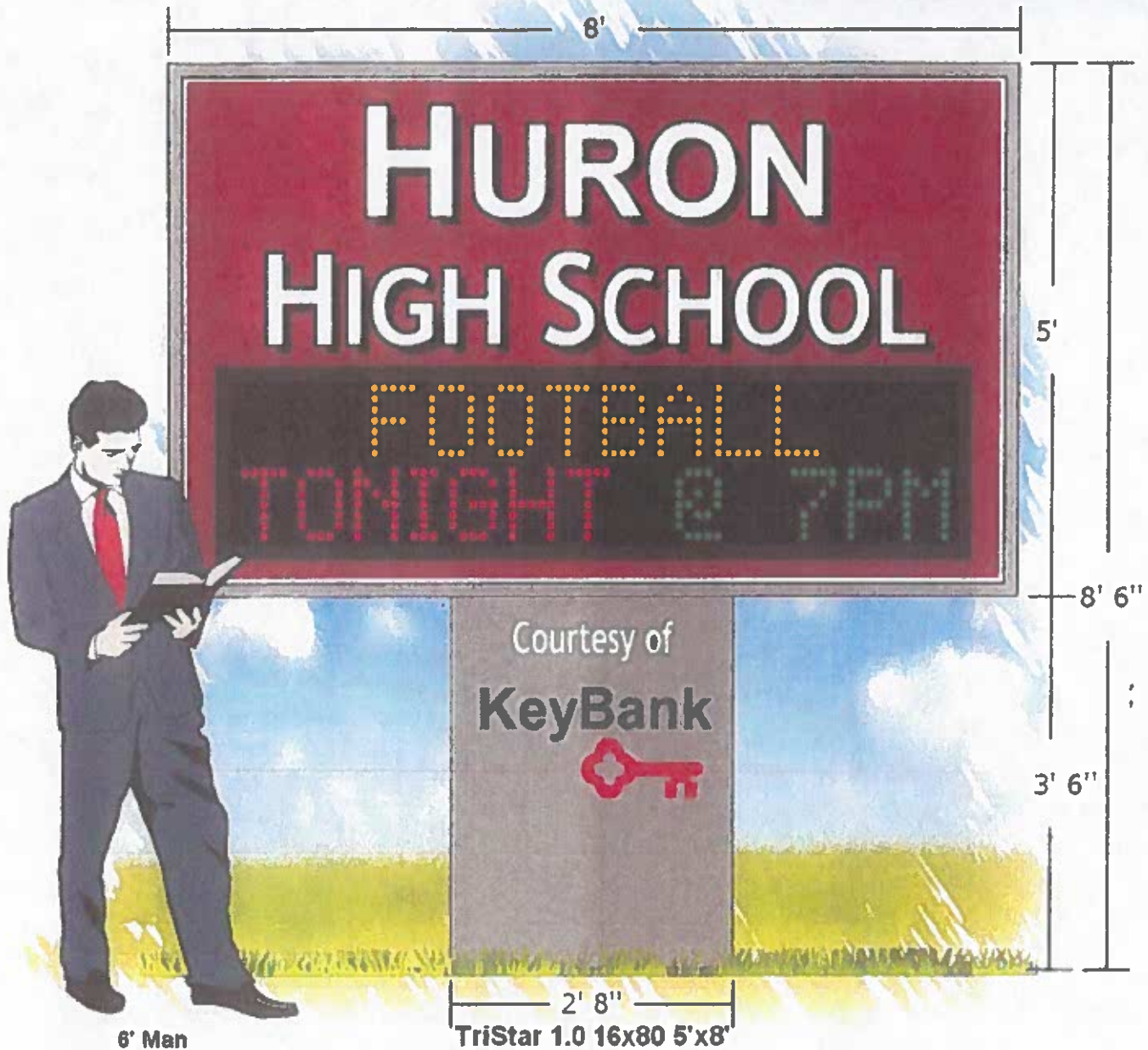
SALES AGENT

DATE

ELLET SIGN COMPANY
3445 E. WATERLOO RD. AKRON, OH

EXHIBIT "A"





6' Man

Cabinet: 5' x 8'
Mount: Pedestal

Cabinet Color: Silver Gray
Face Color: Dark Red
Line Color: White

Fonts: Trebuchet(b), Arial(b)
Logo: key

TriStar 1.0 16x80 5'x8'

Wednesday, February 8th, 2023				
Summary of variance (s) being requested.				
Item	Allowed	Requested	Variance	Comments
Max. Area* Schedule 1129.05(d)	12	43,125	Requesting 31,125 sq. ft. more than allowed.	
Max. Height Schedule 1129.05(d)	8	8'7"	Requesting the sign to be 7" taller than permitted.	
Min. Setback from ROW Schedule 1129.05(d)	7	5	Request to be 2' closer to the ROW than permitted.	
Min. Setback from Side Lot Line Schedule 1129.05(d)	5	35' to the NW and 60' to the SE	Complies	Complies
Electronic Message Center Allowed Appendix A	Not allowed	To be allowed	Requesting to allow for the use of an electronic message center.	
Message Boards 1129.05(d)(6)				
1129.05(d)(6)B. (Portion of a sign.)	30%	55.60%	Requesting 26.6% more than permitted.	
1129.(d)(6)E.iii (Use of LED's)	Not allowed	Requesting	Requesting the use of LED's.	
1129.(d)(6)E.vi (Proximity to Residential Area)	No closer than 125 to any residential area.	Sign is in a residential area.	Request sign to be closer than 125 feet to any residential area.	
Illumination 1129.07	Not allowed in residential districts.	Requested	To allow for internal illumination in residential district.	
Notes				
*Includes the frame. 1129.03(b)(4)				

GUARANTEED STATEMENT OF TITLE



THE ERIE COUNTY TITLE COMPANY, Sandusky, Ohio, an Ohio corporation authorized to prepare Statements of Title, after a careful and complete search of all the indices to the public records in Erie County, Ohio, which affect titles to real estate, certifies that it has shown herein all matters disclosed by such search which at the date hereof affect the title to the real estate described below.

THE TITLE GUARANTEE & TRUST COMPANY, Toledo, Ohio, an Ohio corporation authorized to guarantee titles, certifies and guarantees that the public records in Erie County, Ohio, as now indexed show that a good title, free from any material defects, liens, encumbrances and exceptions, save only those shown herein, for the real estate described below is, at the date hereof, vested in

- - BOARD OF EDUCATION OF THE HURON LOCAL SCHOOL DISTRICT, IN ERIE COUNTY, OHIO - - - - -

The real estate covered by this Guaranteed Statement of Title is described as follows:

That part of original lot number thirty-four (34), in section number one (1) of Huron Township, now in the Village of Huron, Erie County, Ohio, bounded and described as follows: Beginning at the southwest corner of said original lot number 34; running thence north 2 degrees 40 minutes west, along the west line of said lot, a distance of 537.90 feet; thence north 89 degrees 23 minutes east, a distance of 151.93 feet to the true place of beginning of the premises herein described; thence north 4 degrees 03 minutes west, a distance of 720.0 feet; thence north 89 degrees 23 minutes east, a distance of 496.07 feet; thence north 4 degrees 03 minutes west, a distance of 701.20 feet; thence north 46 degrees 17 minutes east, a distance of 147.11 feet to the southerly line of Homan Street; thence southeasterly, along the southerly line of Homan Street, and an arc of a curve to the left whose radius is 1467.69 feet to a point, the bearing and distance of the chord of said curve described being south 43 degrees 43 minutes east and a distance of 150.0 feet to said point, being the northeast corner of the land conveyed to William Kaman by deed dated October 7, 1937 and recorded in Volume 156 of Deeds page 425, Erie County, Ohio records; thence south 4 degrees 03 minutes east, along the east line of the land conveyed to William Kaman as aforesaid, a distance of 1414.43 feet to the southeast corner thereof; thence south 89 degrees 23 minutes west, along the south line of land conveyed to William Kaman as aforesaid, a distance of 706.07 feet to the true place of beginning, containing 15.258 acres, more or less, but subject to legal highways.

DEFECTS, LIENS, ENCUMBRANCES AND EXCEPTIONS

--- 1 ---

Taxes appearing on the Treasurer's Duplicate for the year 1954, against a 34.619 acre parcel including said premises, amounting to \$156.14.

Taxes for the year 1955 now a lien, but not computed.

Special assessments, if any, not appearing on the County Treasurer's Tax Duplicate.

--- 2 ---

A deed from William V. Kaman and Blanche M. Kaman, husband and wife, to Board of Education of the Huron Local School District, in Erie County, Ohio, dated April 14, 1955, received for record April 19, 1955 at 8:35 A.M. and recorded in Volume 258 of Deeds page 596, conveying the premises hereinabove described, (which deed was made to correct a former deed from the same grantors to the same grantee, dated February 11, 1955 and recorded in Volume 257 of Deeds page 519), contains the following:

"Excepting and reserving, however, to the Grantors, their heirs and assigns, a right of way over and upon the following-described premises for the purpose of affording access from the lands retained by the Grantors to Homan Street on the north and to Riefer Street on the south, said right of way being reserved over and upon the following-described premises:

· Situated in Original Lot Number Thirty-four (34), in Section number one (1) of Huron Township, now in the Village of Huron, Erie County, Ohio, and being a parcel of land sixty (60) feet in width, thirty (30) feet on each side of the following-described center line:

· Beginning at the southwest corner of said original lot number 34; running thence north 2 degrees 40 minutes west, along the west line of said lot, a distance of 537.90 feet; thence north 89 degrees 23 minutes east, a distance of 181.93 feet to the true place of beginning of said center line; thence north 4 degrees 03 minutes west, a distance of 690 feet; thence north 89 degrees 23 minutes east, a distance of 496.07 feet; thence north 4 degrees 03 minutes west, a distance of 725.13 feet; thence north 46 degrees 17 minutes east, a distance of 134.29 feet to the southerly line of Homan Street.

The Grantors by executing this deed and the Grantee by accepting the same agree that the covenants on the part of the Grantee contained in the aforesaid warranty deed dated February 11, 1955, be, and they hereby are, amended to read as follows:

In addition to said purchase price and as a further consideration for this deed, the Grantee agrees that on or before January 1, 1956, it will construct, or cause to be constructed, in the center of the sixty (60) foot strip of land over which the Grantors have reserved a right of way, a hard surface road twenty-four (24) feet in width, consisting of rock, rock chips and tar, extending from Riefer Street northerly approximately 690 feet, thence easterly approximately 496 feet and thence northerly to Homan Street; and that said road will be constructed without any cost or expense to the Grantors."

As a further consideration for this deed, the Grantee agrees that when it constructs a school building on the premises hereby conveyed, it will construct, or cause to be constructed, sewer and water mains along the westerly side of the aforesaid road, extending from Homan Street southerly, a distance of 650 feet; and that said sewer and water mains will be constructed without any cost or expense to the Grantors, but will be available for the use of the Grantors, their heirs and assigns.

Thereafter, at such time as the Grantors desire sewer and water mains constructed along the remainder of the aforesaid road, or any part thereof, the Grantee will not object to such construction and will pay fifty (50) percent of the cost thereof."

--- 3 ---

Records of United States Courts and Council of the Village of Huron not examined.

This Guaranteed Statement of Title covering the record title only is issued subject to the following conditions: In case the party guaranteed (who shall be considered to be anyone relying on and claiming the benefits of this contract) shall receive actual notice of any claim of title, defect, lien or encumbrance not shown or referred to herein, the party guaranteed shall within thirty (30) days from receipt of such notice notify both companies in writing, at their respective places of business, and on demand, secure to them the right, at their own expense, to defend any action or proceeding, and/or to oppose any claim and/or to settle the same, and/or to take such action as in their sole discretion may be proper to protect the party guaranteed. Failure to so notify the companies shall not relieve them from liability unless they have been actually prejudiced by such failure.

Upon payment of any loss by either of the companies, all rights of subrogation are hereby expressly reserved to them. A statement in writing of any loss for which it is claimed either or both of the companies are liable shall be furnished to them at their respective places of business within sixty (60) days after such loss is sustained and any action for the payment of any loss must be commenced against the companies in Sandusky or Toledo, Ohio, within one (1) year after such loss is sustained.

Liability hereunder is limited to actual loss, not exceeding in all Twenty-One Thousand (\$21,000.00) Dollars.

Dated this 19th day of April, 1955 at 8:35 A.M.

Ordered by:

Catri and Catri, Attorneys.

No. 19001

TG 7009

THE ERIE COUNTY TITLE COMPANY

By


President

THE TITLE GUARANTEE & TRUST COMPANY

By


Vice President

Erie County, Ohio - Property Record Card
Parcel 42-65006.000
Card 1

GENERAL PARCEL INFORMATION

Owner BOARD OF EDUCATION OF HURON LOCAL SCH
Property Address DIST
Mailing Address WOODLAWN
NOT ON FILE
Land Use
Deed
Legal Description CURRENT DEED VOLUME/PAGE: /
OL 34 CENTER PR S OF RD

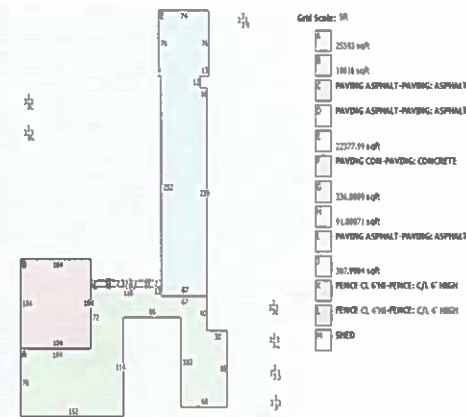
VALUATION

	Appraised	Assessed
Land Value	\$405,000.00	\$141,750.00
Improvements Value	\$5,621,620.00	\$1,967,570.00
CAUV Value	\$0.00	\$0.00
Total Value	\$6,026,620.00	\$2,109,320.00
Taxable Value	\$2,109,320.00	
Net Annual Tax	\$0.00	

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
P1 - PRIMARY	5	0	0	100	200000
S2 - SECONDARY	10.25	0	0	100	205000

AGRICULTURAL



RESIDENTIAL

ADDITIONS

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price
1/1/1987	BOARD OF EDUCATION OF	UNKNOWN	\$0.00

COMMERCIAL

Description	Classroom
Year Built	1958
Year Remodeled	0
Unit Count	0
Section Number	
Section Area	25593
Wall Height	15.00
Section Story Count	1



TO: Chairman Kath and Board Members
FROM: Erik Engle, Planning Director
RE: 315 Laurel Road- Height Variance for Accessory Structure
DATE: March 13, 2023

Current Zoning District: R-1 **Parcel No.:** 45-00181.000

Existing Land Use: Single Family Residential

Property Size: 0.4767 acres

Traffic Considerations: N/A

Project Description- Area Variance

The applicant is proposing to construct an accessory structure (Pool House/Storage) in the rear yard of his property. The existing accessory structure on the parcel will be demolished, the new accessory structure will be 3520sf with a proposed height of 23'.

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 applicant is proposing to demolish the existing accessory structure in the rear yard of his parcel and construct a new accessory structure to be used as a Pool House/Storage Bldg.

As proposed, the new structure is 3,520sf with a height of 23'. The height maximum for a detached accessory structure is 15'. The proposed location for the detached structure complies with side and

rear yard setback regulations. The distance from the proposed structure to the primary residence is 36'. In reviewing the max rear yard build out, the rear yard is approximately 13,050sf, calculating the 35% max would allow for 4,567 sf available, the existing pool is 555sf and the proposed structure is 3,520sf, leaving an additional 492sf available and therefore meeting this code requirement.

The applicant, per the application, states that the location of where the accessory structure would be located is much lower than where the primary home is and would result in the accessory structure appearing only slightly taller than the home. The applicant references that without the variance, the practical use of the building would be limited if they had to comply with the height regulation in the code.

Code References: Chapter 1126

1126.06 (g) Accessory Uses in R Districts. An accessory building may be erected detached from the principal building or it may be erected as an integral part of the principal building. Except as provided in Section 1137.03, no detached accessory building shall be erected in any required yard or court except a rear yard, and shall not occupy more than thirty-five percent (35%) of the rear yard. Detached accessory buildings shall be distant at least six feet from any dwelling situated on the same lot, unless an integral part thereof, at least six feet from any other accessory building and at least five feet from all lot lines of adjoining lots which are within any R District.

1123.01 (d) Height Regulations. No principal structure shall exceed thirty-five feet in height, and no detached accessory structure shall exceed one story or fifteen feet in height, except as provided in Section 1137.02.

As proposed, the following variances would be required:

- 8' height variance for an accessory structure.

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 an area variance at 315 Laurel Ave, granting an 8' height variance for an accessory structure. 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 315 Laurel Ave for an 8' height variance for an accessory structure. 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 Stephan West

Property Owners' Name: Stephan & Julie West

Address: 315 Laurel RD

City, State, Zip: Huron, OH 44839

Phone Number 419-602-0915

Email: jwest05@bex.net

Location of Project:

Lot/Parcel #: 45-00181.000 Zoning District: R-1

Address: 315 Laurel Rd Huron, OH 44839.

Year purchased: 1950. Year the existing structure was constructed: 1966

Single Story Home: X Two Story Home:

Provide a brief summary of your proposed project:

Demolish existing accessory structure and construct
a new pool house/ storage building. The existing home is
remain unchanged.

Type:

- **Area Variance:** Subdivision Regulations Parking Setbacks
Height X 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- applicant is proposing a 23' height for the accessory structure, which would require an 8' height 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:
The property value will increase because of the added conditioned usable space on the property. Without the variance the practical use of the building will be limited due to the current height restriction.
2. The variance is [substantial/insubstantial] because:
It's only 8' height variance and the property where the accessory structure would sit is much lower than where the house sits resulting in the accessory structure only being slightly taller than the house.
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:
Behind the property is wooded and owned by the applicant and traffic on the street is limited because the street ends into a gravel road, thus not affecting the neighborhood or adjoining properties.
4. The variance [~~would~~/would not] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)
The Variance would not adversely affect the delivery of governmental services as access to the main house does not change.
5. The applicant purchased the property [with/without] knowledge of the zoning restriction. Year the property was purchased: 1950. Year the structure(s) was constructed: 1966.

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 applicant would be able to construct a building to meet his needs while in keeping with the spirit and intent behind the zoning requirement as the primary structure and the accessory structure will be nearly the same height. Consider if we were to combine our 35' and 15' height restrictions for an overall total of 50', our two structures heights combined fall well below that, with a combined height of around 37'. Almost below the restriction for a single primary structure.
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*)
Based upon the current property conditions and proposed structure the owner is restricted on the amount of useable rear yard that can be built upon, since this is the case the owner is forced to build up vs out. Along with the usable area of the property the existing the woods located on the West property line restricts the owner from being able to ask for a set back variance instead.

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: 2/14/23 Signed Applicant: 

Date: 2/14/23 Signed Property Owner: 

(REQUIRED)

ZONING DEPT. USE ONLY

Date received: 2/14/23 Application Complete ✓

\$150 filing fee receipted: _____

Comments _____ Hearing Date 3-13-23

EXHIBIT D

Parcel "B"
0.4767 Acre Combined

Being situated in the State of Ohio, County of Erie, City of Huron, Grand Forest Beach Allotment (PV 8 PG 15), Sublots 721, 737, 738 and Part Sublots 720, 722 and the Vacated portion of Kirkwood Road, and being more definitely described as follows:

Beginning at an iron pipe on the West right-of-way line of Laurel Road (30 FT), marking the Southeast corner of Sublot 738 in said Grand Forest Beach Allotment, the same being the Northeast corner of a parcel owned by Megan West (RN 201706343);

(1) Thence South $89^{\circ}43'00''$ West along the North line of said West parcel, a distance of 205.00 feet to a point on the vacated centerline of Kirkwood Road (30 FT);

(2) Thence North $00^{\circ}17'00''$ West along the vacated centerline of Kirkwood Road, a distance of 102.40 feet to a point;

(3) Thence North $89^{\circ}43'00''$ East along the South line of a parcel owned by Sara J. Klingman (RN 201610217), a distance of 110.00 feet to a point;

(4) Thence South $00^{\circ}17'00''$ East continuing along said South line, a distance of 2.40 feet to a point;

(5) Thence North $89^{\circ}43'00''$ East continuing along said South line, a distance of 95.00 feet to a point on the West right-of-way line of Laurel Road (30 FT), marking the Northeast corner of Sublot 737 in said Grand Forest Beach Allotment;

(6) Thence South $00^{\circ}17'00''$ East along the West right-of-way line of Laurel Road, a distance of 100.00 feet to the point of beginning, containing 0.4767 acre, more or less, of which 0.0597 acre is in Sublot 720 and 0.1090 acre is in Sublot 721 and 0.0548 acre is in Sublot 722 and 0.1090 acre is in Sublot 737 and 0.1090 acre is in Sublot 738 and 0.0352 acre is in vacated Kirkwood Road, but being subject to all legal highways, easements and restrictions of record.

The above description was prepared by Daniel E. Hartung Jr., Professional Surveyor No. 5667 in January 2022. The bearings were assumed only for the purpose of indicating angles.

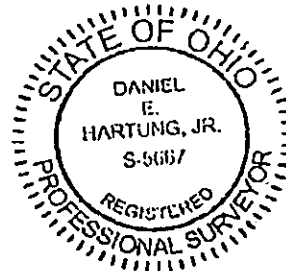
APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the Ohio
Administrative Code only. No Field Verifications
for Accuracy made.

Michael T. Farrell
Engineer/Surveyor: Erie County Engineer's
Date: 1-27-2022

Approved by Huron City Planning Commission

[Signature]
Zoning Inspector
06/21/2022
Date

Daniel E. Hartung Jr. 1/27/2022
Daniel E. Hartung Jr., PE, PS



West Pool House / Storage

Property Owners:
Stephan & Julie West

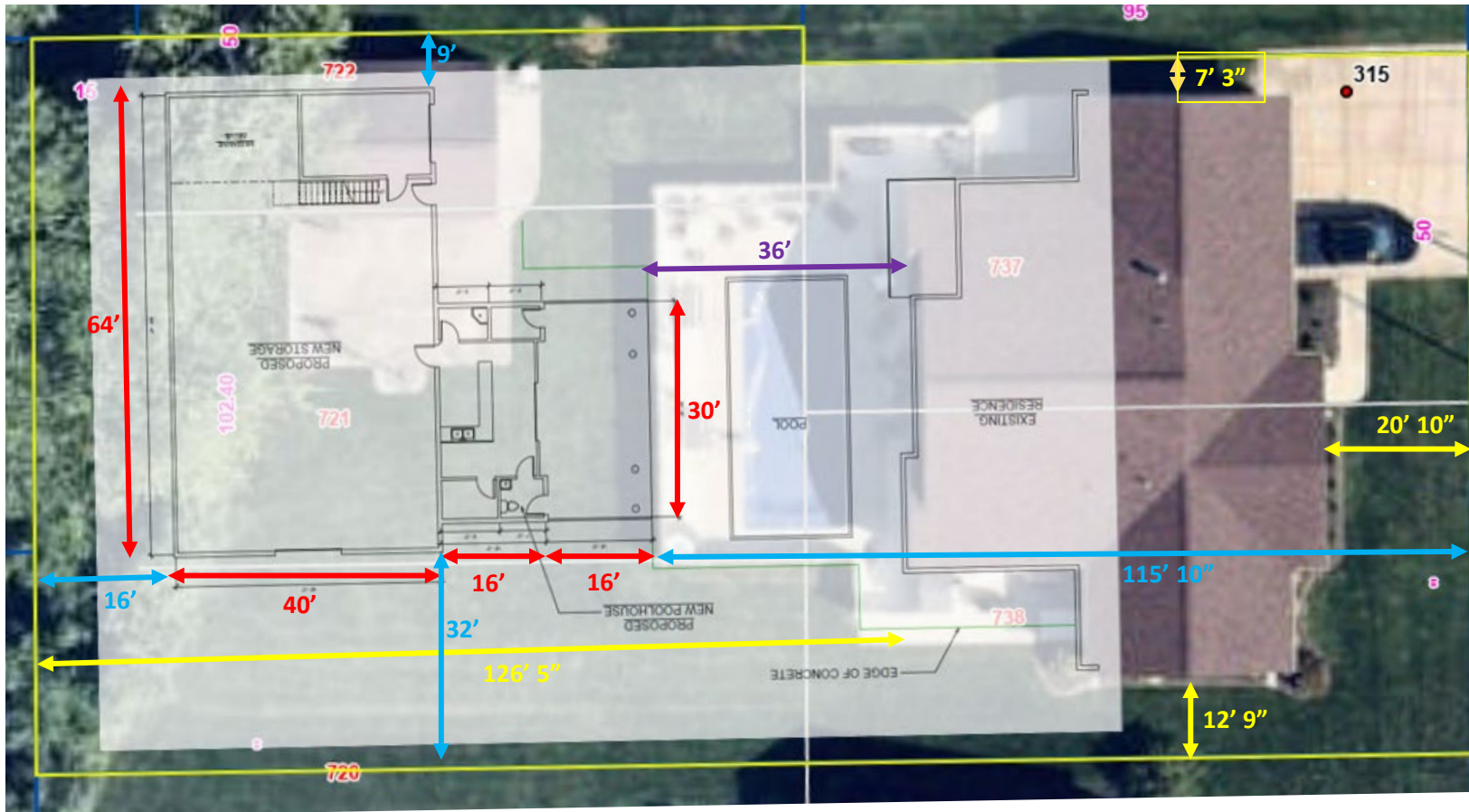
Property Address:
315 Laurel RD
Huron, OH 44839

City of Huron
County of Erie
State of Ohio

P.P.N. 45-00181.000
Acreage: 0.4767

Zoning District: R-1
One Family Res.

Proposed Pool
House/Storage
SQ FT: 3,520
Height: 22'



Proposed NEW Pool House / Storage



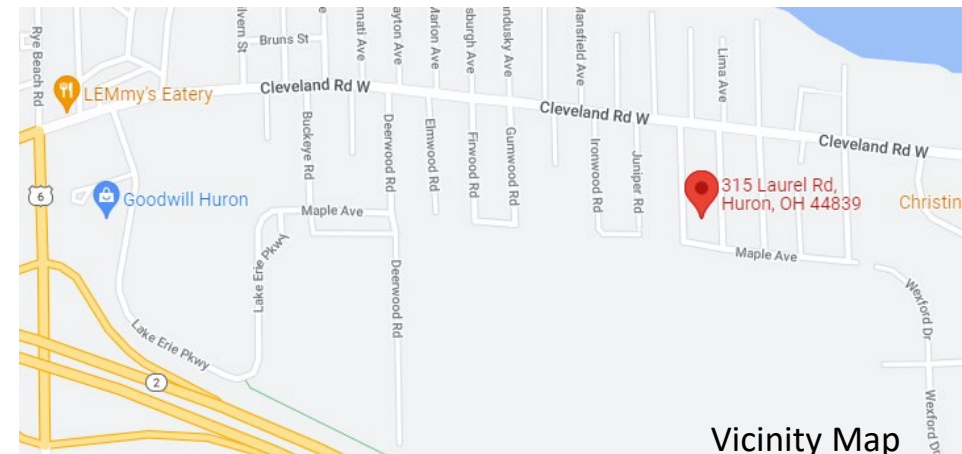
NEW Pool House distance to property lines



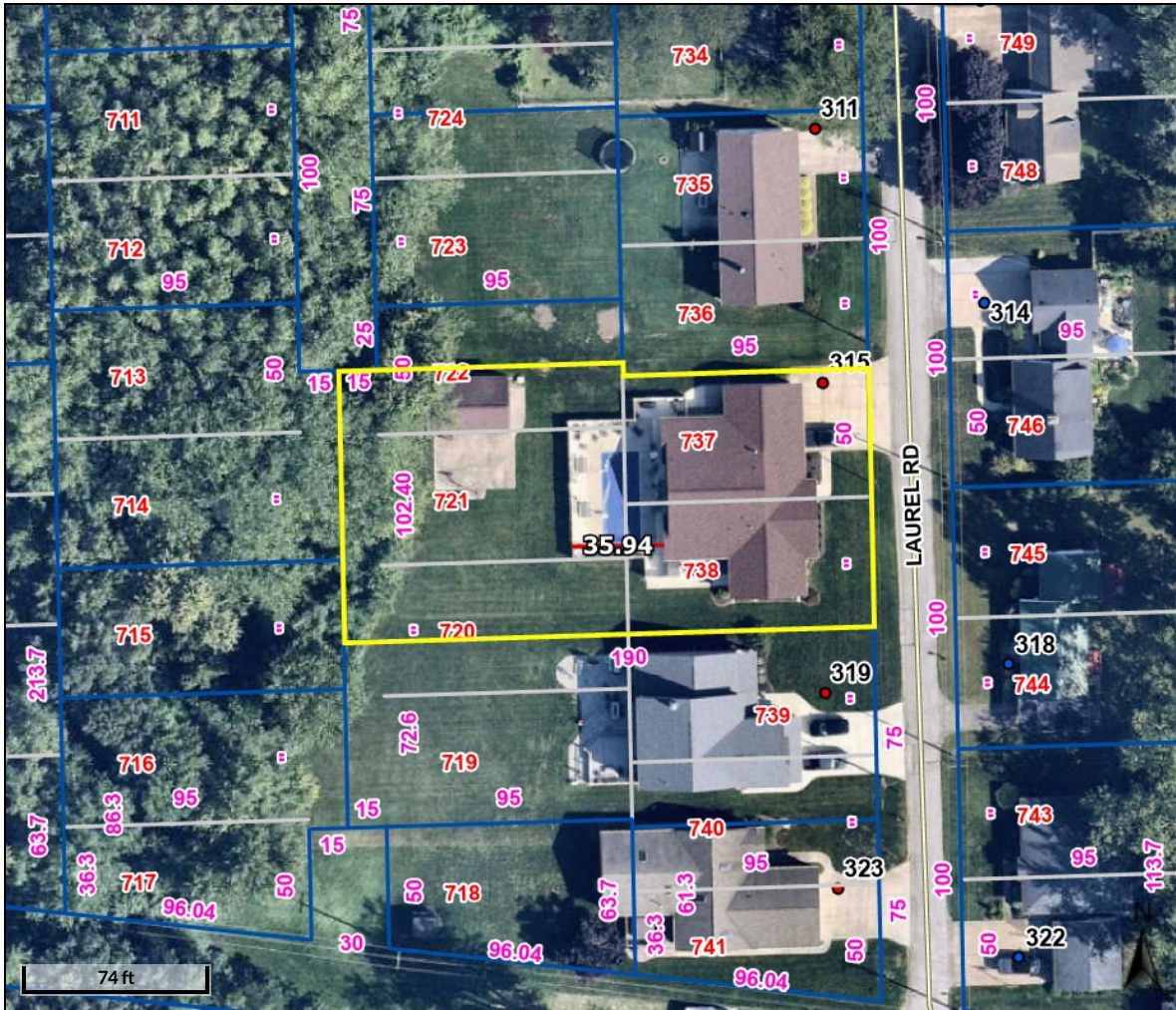
Existing House to NEW Pool House distance



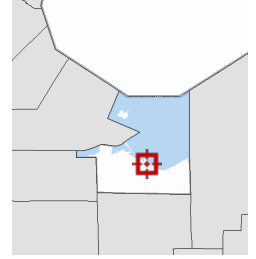
Existing House distance to property lines



Vicinity Map



Overview



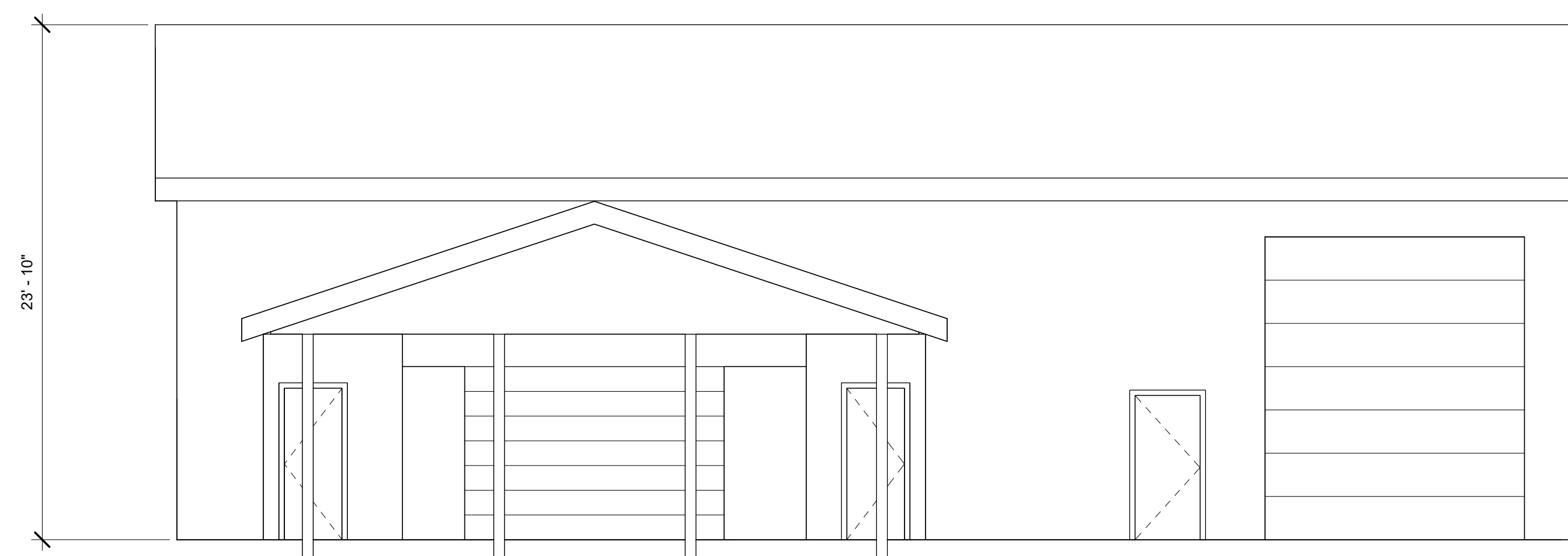
Legend

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

Parcel ID	45-00181.000	Acreage	0.4767	Last 2 Sales	Date	Price	Vol/Page
Owner	WEST STEPHAN A & JULIE A (Owner Address)				6/27/2022		202206210 /
	WEST STEPHAN A & JULIE A (Tax Payer Address)				6/16/2017		201705343 /
Property Address	315 LAUREL HURON						

Date created: 1/20/2023
Last Data Uploaded: 1/20/2023 5:40:06 AM

Developed by Schneider
GEOSPATIAL



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[illegible]

STEVE WEST, SR.
POOLHOUSE
ELEVATION

Project number	18-2022
----------------	---------

Date	9/30/2022
------	-----------

Drawn by	ARG
----------	-----

Checked by	
------------	--

A1.0

Scale	
-------	--

Owners: Stephan & Julie West



1. Parcel: 45-00181.001
 - a. Location Address: 319 LAUREL RD, HURON OH 44839
 - b. Owner: KUNZ, DANIEL S & MEGAN C
 - c. Taxpayer Address: 319 LAUREL RD, HURON OH 44839
2. Parcel: 45-00492.000
 - a. Location Address: 323 LAUREL RD, HURON OH 44839
 - b. Owner: HOFFMAN, ROBERT C
 - c. Taxpayer Address: 323 LAUREL RD, HURON OH 44839
3. Parcel: 45-00490.000
 - a. Location Address: KIRKWOOD
 - b. Owner: HOFFMAN, ROBERT C
 - c. Address: 323 LAUREL RD, HURON OH 44839

West of property:

1. Parcel: 45-00487.000
 - a. Location Address: KIRKWOOD
 - b. Owner: WEST STEPHAN A & JULIE A
 - c. Taxpayer Address: 315 LAUREL RD, HURON OH 44839
2. Parcel: 45-00488.000
 - a. Location Address: KIRKWOOD
 - b. Owner: WEST STEPHAN A & JULIE A
 - c. Taxpayer Address: 315 LAUREL RD, HURON OH 44839
3. Parcel: 45-00482.00
 - a. Location Address: KIRKWOOD
 - b. Owner: WEST STEPHAN A & JULIE A
 - c. Taxpayer Address: 315 LAUREL RD, HURON OH 44839

Southwest of property:

1. Parcel: 45-00489.000
 - a. Location Address: KIRKWOOD
 - b. Owner: WEST STEPHAN A & JULIE A
 - c. Taxpayer Address: 315 LAUREL RD, HURON OH 44839

North of property:

1. Parcel: 45-00115.000
 - a. Location Address: 311 LAUREL RD, HURON, OH 44839
 - b. Owner: KLINGMAN, SARA J
 - c. Taxpayer Address: 311 LAUREL RD, HURON, OH 44839
2. Parcel: 45-00114.000
 - a. Location Address: KIRKWOOD
 - b. Owner: KLINGMAN, SARA J
 - c. Taxpayer Address: 311 LAUREL RD, HURON, OH 44839
3. Parcel: 45-00113.000
 - a. Location Address: KIRKWOOD
 - b. Owner: KLINGMAN, SARA J
 - c. Taxpayer Address: 311 LAUREL RD, HURON, OH 44839
4. Parcel: 45-00078.000
 - a. Location Address: 309 LAUREL RD, HURON, OH 44839
 - b. Owner: KUHL ERIE LLC
 - c. Taxpayer Address: PO BOX 503 HURON, OH 44839
5. Parcel: 45-00077.000
 - a. Location Address: KIRKWOOD
 - b. Owner: KUHL ERIE LLC
 - c. Taxpayer Address: PO BOX 503 HURON, OH 44839

Northwest of property:

1. Parcel: 45-00480.000
 - a. Location Address: KIRKWOOD
 - b. Owner: WEST STEPHAN A & JULIE A
 - c. Taxpayer Address: 315 LAUREL RD, HURON OH 44839
2. Parcel: 45-00377.000
 - a. Location Address: Juniper
 - b. Owner: STATE OF OHIO
 - c. Taxpayer Address: N/A

East of property:

1. Parcel: 45-00158.000
 - a. Location Address: 314 LAUREL RD, HURON OH 44839
 - b. Owner: ALLENDORF, ANN
 - c. Taxpayer Address: 314 LAUREL RD, HURON OH 44839
2. Parcel: 45-00233.000
 - a. Location Address: 318 LAUREL RD, HURON OH 44839
 - b. Owner: KENTUS, PATRICA ELLEN
 - c. Taxpayer Address: 314 LAUREL RD, HURON OH 44839

Northeast of property:

1. Parcel: 45-00298.000
 - a. Location Address: 308 LAUREL RD, HURON OH 44839
 - b. Owner: MELSON, JEFFREY P
 - c. Taxpayer Address: 308 LAUREL RD, HURON OH 44839

Southeast of property:

1. Parcel: 45-00416.000
 - a. Location Address: 322 LAUREL RD, HURON OH 44839
 - b. Owner: MONAK, BRIAN & AMY E
 - c. Taxpayer Address: 322 LAUREL RD, HURON OH 44839