



Agenda for the Board of Building and Zoning Appeals  
Regular Meeting- Huron City Hall – Council Chambers  
September 11, 2023 5:30p.m.

- I. Call to Order**
- II. Roll Call**
- III. Adoption of the Minutes- N/A**
- IV. 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.
- V. New Business**

PPN 42-01132.000	117 Ohio Street	Rear Yard Setback Variance
for an attached garage.		
PPN 45-00346.000	24 Dayton Ave	Rear, Front, Side Setback
Variances- for a rebuild of a 2-story home on the parcel.		
- VI. Adjournment**



**TO:** Chairman Kath and Board Members  
**FROM:** Erik Engle, Planning Director  
**RE:** 117 Ohio  
**DATE:** September 11, 2023

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**Current Zoning District:** R-2      **Parcel No.:** 42-01132.000

**Existing Land Use:** Single Family Residential

**Property Size:** 0.1752 acres

**Traffic Considerations:** Ohio Street dead ends to the north at the lake.

**Project Description- Area Variance**

The applicant is proposing a two-car attached garage to the rear of the home. R-2 Zoning rear yard setback is 30', as proposed, the garage would be 19'-8" from the property line. The applicant has noted that the property has a 20' sewer easement that runs along the driveway and property line, limiting the location where a structure can be placed on the parcel.

***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 an attached two car garage to the rear of the 2-story home. The parcel is zoned R-2, setbacks pursuant to 1123.03 (e):

25' Front Yard Setback

30' Rear Yard Setback

8' min./20' total Side Yard Setbacks.

As proposed, the attached two-car garage will require a rear yard setback variance of 10'-4". The side yard setbacks and height are compliant with the code. As noted, the property contains a 20' sanitary sewer easement through the driveway and rear yard that would limit the location of a structure in those areas.

As submitted, the proposed attached garage will require the following variance pursuant to Section 1123.03 (e),

- Rear Yard Setback Variance of 10'-4"

### **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 117 Ohio Street for a rear yard setback variance of 10'-4" 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 an area variance at 117 Ohio Street for a rear yard setback variance of 10'-4" as submitted, as 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: Doug Price - H&H Custom Homes, LLC

Property Owners' Name: SARAH JENNEY

Address: 117 Ohio St.

City, State, Zip: HURON, Ohio 44839

Phone Number 419-569-5019

Email: Sarah1542@hotmail.com

**Location of Project:**

Lot/Parcel #: 42-01132.000 Zoning District: \_\_\_\_\_

Address: 117 Ohio St. Huron, OH 44839.

Year purchased: 2018. Year the existing structure was constructed: 1905

Single Story Home: \_\_\_\_\_ Two Story Home: X

Provide a brief summary of your proposed project:

Would like to add a two car garage at the end  
of the 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 )

REAR Setback VARIANCE FOR A GARAGE ADDITION to the  
home. REAR Setback is 30' AND WE WOULD NEED A VARIANCE  
of 10' 4" to build the GARAGE, leaving 19' 8"

#### 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:

No other way to mitigate the GARAGE. There is a 20'  
SEWER EASEMENT that RUNS ALONG her driveway AND  
Property line.

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

With the 20' SEWER EASEMENT that RUNS DOWN the  
property line, there is NO other way to build the GARAGE  
by the way WE ARE submitting in for.

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:

No imposing sight restrictions

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: 2018. Year the structure(s) was constructed: 1905.



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

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

The 20' SAWYER EASEMENT that runs along the property line AND DRIVEWAY has left us with NO other place to build the garage by the way we are proposing. We have asked Erie County Department of Environmental Services if we could build across the easement AND they DENIED our Request

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

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

Date: 8-8-23 Signed Applicant [Signature] - H&H Custom Homes, LLC

Date: 8-8-23 Signed Property Owner [Signature]  
(REQUIRED)

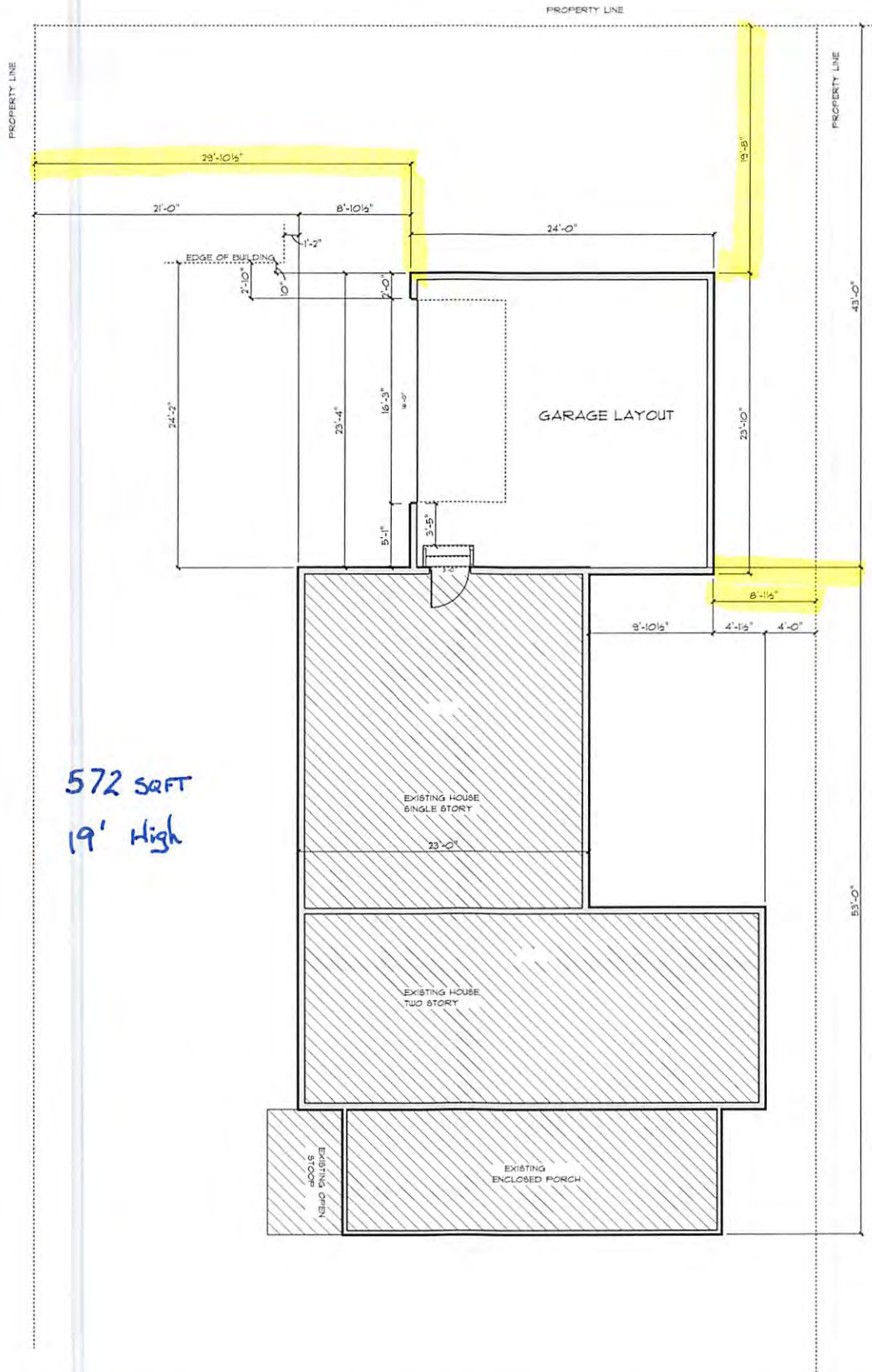
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# ZONING DEPT. USE ONLY

Date received: 8/11/23 Application Complete ✓

\$150 filing fee receipted: ✓

Comments \_\_\_\_\_ Hearing Date 9-11-23



## H&H CUSTOM HOMES

PHONE: 419-994-4070

16573 ST. RT. 3  
LOUDONVILLE  
OHIO  
44842



## Sarah Jenney

117 Ohio St.  
Huron  
Ohio  
44839

DRAWN BY: J.B.

SCALE: 1/8"=1'

DATE: Thursday, August 3, 2023

PAGE: 1

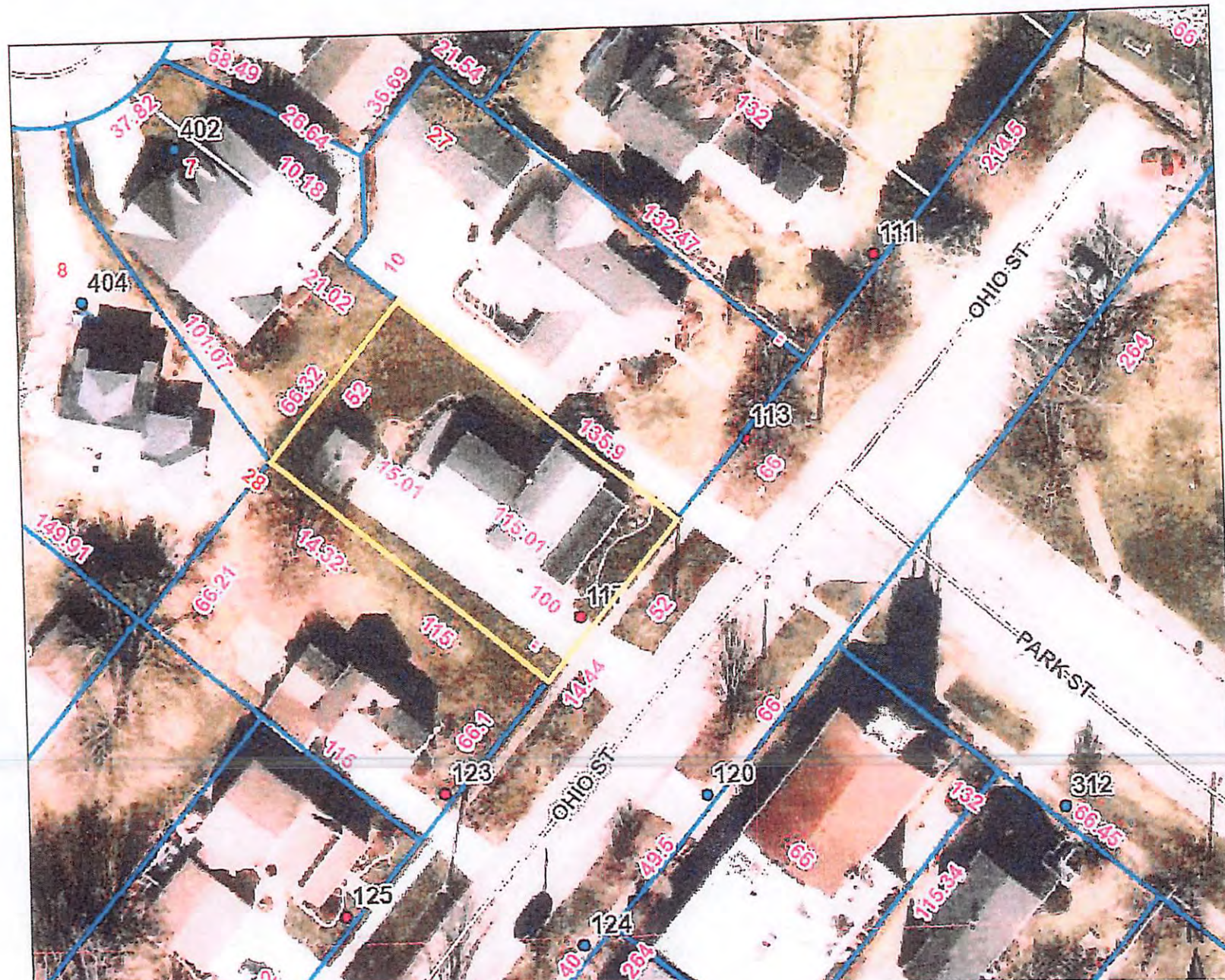
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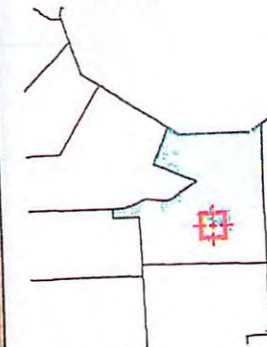


# Richard H. Jeffrey

ERIE COUNTY AUDITOR | ERIE COUNTY, OHIO



## Overview



## Legend

- Parcels
- Parcel Dime
- Parcel Dime (Original)
- Lot Lines
- Lot Line Lab
- Streets
- Addresses
  - 0
  - 1
  - <all other v;





















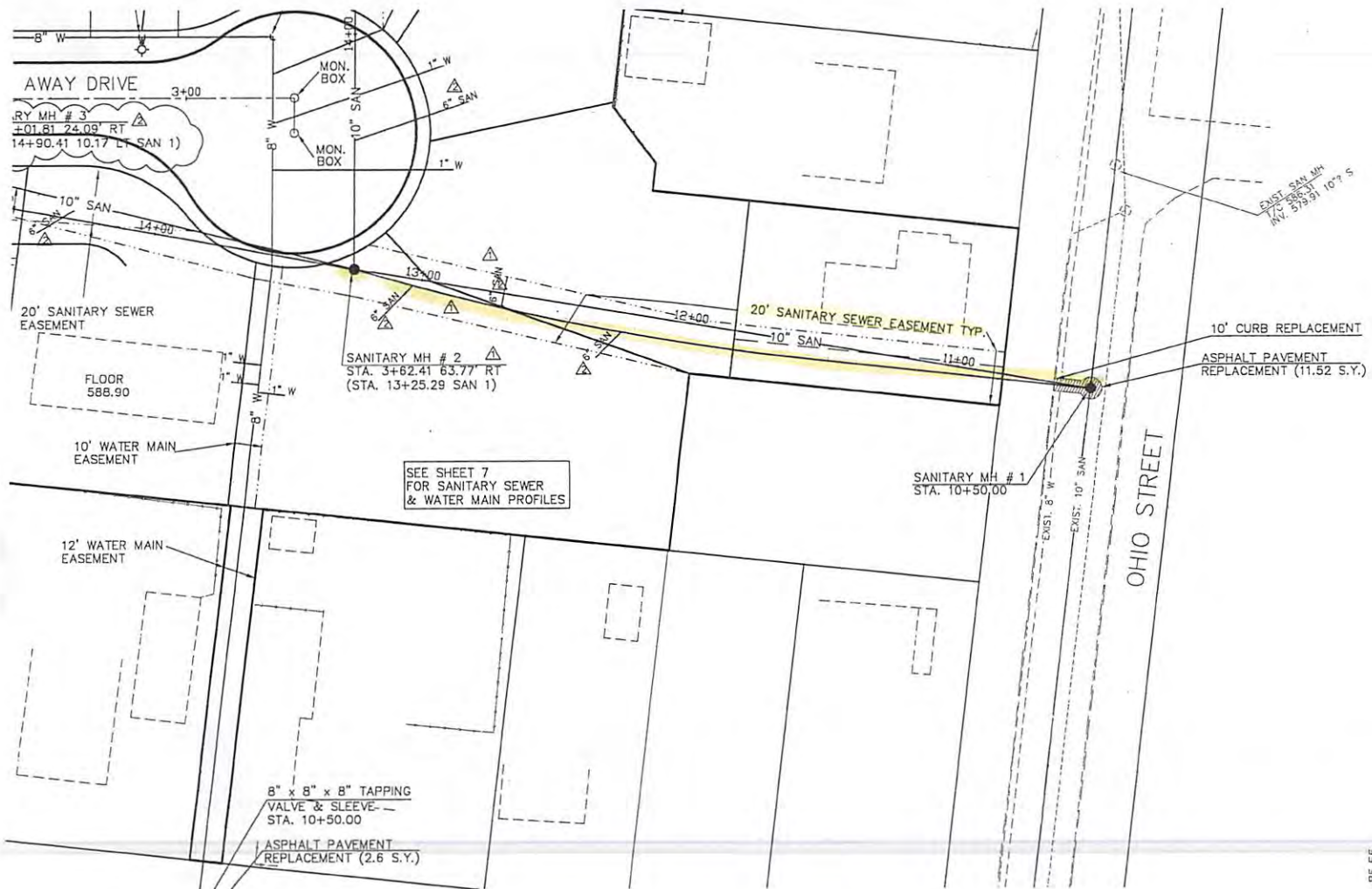












Sewer Easement

-85.55



## **Neighbors surrounding Sarah Jenney**

David & Gayle Kelley

113 Ohio Street Huron, Ohio 44839

David & Julia Davis

125 Ohio Street Huron, Ohio 44839

Susan Coughlan

402 Sail Away Dr. Huron, Ohio 44839

Todd & Cynthia Netkowicz

404 Sail Away Dr. Huron, Ohio 44839





**TO:** Chairman Kath and Board Members  
**FROM:** Erik Engle, Planning Director  
**RE:** 24 Dayton Ave  
**DATE:** September 11, 2023

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**Current Zoning District:** R-1      **Parcel No.:** 45-00346.000

**Existing Land Use:** Single Family Residential

**Property Size:** 0.08494 acres +/-, Frontage 50', Depth 74'

**Traffic Considerations:**

**Project Description- Area Variance**

Applicant is proposing to demolish the pre-existing/nonconforming "A" Frame home, front deck extension, remove the existing storage shed, and rebuild a two-story home with a very similar footprint.

*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 home is located within the R-1 Zoning District, is preexisting/nonconforming to setbacks, and the lot itself is noncompliant with min. lot area or frontage. Applicant is proposing to demo the existing home, shed and front yard deck that extends to front property line, rebuild a two-story home, and replace the driveway. As existing, the current home does not meet any setback



requirements , the driveway is not compliant with the 3' side yard setback, and the front yard deck extends right up to the front property line.

### 1123.01 R-1 Zoning Requirements

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

Dwelling Stories	Lot Area	Lot Frontage	Front Yard Depth	Side Yards Least/Sum	Rear Yard Depth
1	9,000sf	75'	30'	7' 15'	30'
2	9,000sf	75'	30'	8' 20'	30'

As proposed, the front yard setback will be greatly improved by the removal of the current deck section that extends to the property line. The front setback as proposed will be 26' from the property line, requiring a 4' variance. The rear yard setback is remaining the same, and will require a 22' variance, the south side yard setback remains the same, requiring a 1' variance and the north side setback has been increased, requiring a 5' north side setback variance.

As submitted, the proposed rebuild of a home will require the following variances:

Existing Setbacks	Proposed Setbacks	Variances Required
Front Yard 0 (Deck)	Front Yard 26' (deck)	4'
Rear Yard 8'	Rear Yard 8'	22'
Side Yards 7' & 11'	Side Yards 7' & 15' (22' total)	1' variance for two story

The new driveway will be compliant with the 3' side yard setback and will be widened to the allowed 24'. The proposed height of the new home will be under the max height of 35'. These items will all be verified within the permit plan reviews through Zoning & Building Departments.

### 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 24 Dayton Ave for a front yard setback variance of 4', a rear yard setback variance of 22', a 1' side yard setback on the south, 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 an area variance at 24 Dayton Ave for a front yard setback variance of 4', a rear yard setback variance of 22', and a 1' side yard setback on the south, as submitted, as 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 Douglas A. Masterson  
Property Owners' Name: Douglas A. Masterson  
Address: 24 Dayton Ave Huron Oh 44839  
City, State, Zip: Huron, Oh 44839  
Phone Number ~~(440) 541-7335~~ 440-541-4328  
Email: digher@aol.com

**Location of Project:**

Lot/Parcel #: 45-00346.00 Zoning District: \_\_\_\_\_

Address: 24 Dayton Ave Huron, OH 44839.

Year purchased: 1996 Year the existing structure was constructed: \_\_\_\_\_

Single Story Home: \_\_\_\_\_ Two Story Home: ☒

Provide a brief summary of your proposed project:

Take down current house  
Rebuild new construction on  
current setbacks

**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 setback variance  
to rebuild at same set back  
of current home, to be demolished  
and rebuilt

#### Conditionally Permitted Use Approval

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

Code Section: \_\_\_\_\_

(skip to Page 7, Sign and Date Application)

#### Use and/or Area Variance Questionnaire

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

To build a home with  
setback.

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:

Rebuilding current old home  
+ adding new home with  
current set back

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: 96. Year the structure(s) was constructed: 1959.



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  
within and property is  
non-buildable either remaining  
existing name
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*)  
Be able to build a livable  
home where current name  
exists

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

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

Date: 7-25-23 Signed Applicant [Signature]

Date: 7-25-23 Signed Property Owner [Signature]  
 (REQUIRED)

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#### ZONING DEPT. USE ONLY

Date received: 7/25/23 Application Complete NO

\$150 filing fee receipted: \_\_\_\_\_

Comments Need supporting documents Hearing Date 9-11-23  
8-1-23



# GRAND FOREST BEACH ALLOTMENT

"NATURE'S BEAUTY SPOT ON LAKE ERIE"

GRAND FOREST REALTY CO

J. F. ROSINO, PRES. — H. J. GERHARDSTEIN, GEN. MGR.

SANDUSKY, OHIO

THE HOMBERGER AND WAGAR ENGINEERING AND CONSTRUCTION CO

SANDUSKY, OHIO

Scale: 1" = 200'

LAKE ERIE

## DEDICATION

We the undersigned owners of the property as indicated by the within plat hereby accept and adopt the subdivision of all of lots 23 and 24, Part of outlot 27 lying north of the Lake Shore Electric right-of-way, the east half of outlot 35 north of the Cleveland-Sandusky Road and the west half of outlot 36 south of the Cleveland-Sandusky Road and the north of the Lake Shore Electric right-of-way situated in the second section of Huron Twp. Lake County, Ohio.

The streets and alleys in section 23 are dedicated to the use of the lot owners of this entire subdivision only, subject to the streets in section 24 are dedicated to the lot owners of section 24 only, however, the streets in sections 23 and 24 are dedicated to public use forever.

No restrictions shall be placed upon property in sections 23 and 24 except by purchase of said property from the Grand Forest Realty Company.

Witness my hand and seal this 24th day of August 1922.

Signature of H. J. Gerhardtstein  
Signature of J. F. Rosino

State of Ohio,  
County of Huron

On this 24th day of August 1922, before me appearing H. J. Gerhardtstein and J. F. Rosino, personally appeared the above named Gerhardtstein, Rosino and Joseph R. Beach, wife and husband, who acknowledged the signing and sealing of the within plat to be their voluntary act and deed for the purposes therein expressed.

Witness my hand and seal this 24th day of August 1922.

H. J. Gerhardtstein  
J. F. Rosino

## ENGINEER'S CERTIFICATE

I hereby certify that the within plat is correct and applicable to a survey made by me.

Aug 13, 1922.

M. L. J. Wagner

Transferred this 23rd day of August 1922, and fees of \$ 1.50 collected.

Carl F. Breuninger  
County Auditor

File 111 19362.  
Received Aug 29 1922 107 A.M. 118 Higes 15-16  
Recorded Sept 12, 1922.

Richard E. Drayner  
County Assessor

I hereby certify that the within plat is a correct copy of the original.  
Edward F. Fox, Lake County Engineer  
Date 11/3/22 Edward F. Fox

SEE PAGE 16

For location of Outlot 23 in Sec. 16 see Minn.  
Vol. 3, p. 361, Vol. 9, p. 434.  
For location of Outlot 24 in Sec. 16 see Plat Vol. 13, p. 9.  
For location of Outlot 25 in Sec. 16 see Plat Vol. 13, p. 9.  
For location of Outlot 26 in Sec. 16 see Plat Vol. 13, p. 9.  
For location of Outlot 27 in Sec. 16 see Plat Vol. 13, p. 9.  
For location of Outlot 28 in Sec. 16 see Plat Vol. 13, p. 9.  
For location of Outlot 29 in Sec. 16 see Plat Vol. 13, p. 9.  
For location of Outlot 30 in Sec. 16 see Plat Vol. 13, p. 9.  
For location of Outlot 31 in Sec. 16 see Plat Vol. 13, p. 9.  
For location of Outlot 32 in Sec. 16 see Plat Vol. 13, p. 9.  
For location of Outlot 33 in Sec. 16 see Plat Vol. 13, p. 9.  
For location of Outlot 34 in Sec. 16 see Plat Vol. 13, p. 9.  
For location of Outlot 35 in Sec. 16 see Plat Vol. 13, p. 9.  
For location of Outlot 36 in Sec. 16 see Plat Vol. 13, p. 9.  
For location of Outlot 37 in Sec. 16 see Plat Vol. 13, p. 9.  
For location of Outlot 38 in Sec. 16 see Plat Vol. 13, p. 9.  
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For location of Outlot 97 in Sec. 16 see Plat Vol. 13, p. 9.  
For location of Outlot 98 in Sec. 16 see Plat Vol. 13, p. 9.  
For location of Outlot 99 in Sec. 16 see Plat Vol. 13, p. 9.  
For location of Outlot 100 in Sec. 16 see Plat Vol. 13, p. 9.



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34

SOUTH PART OF  
GRAND FOREST BEACH  
SEE PAGE 15

28

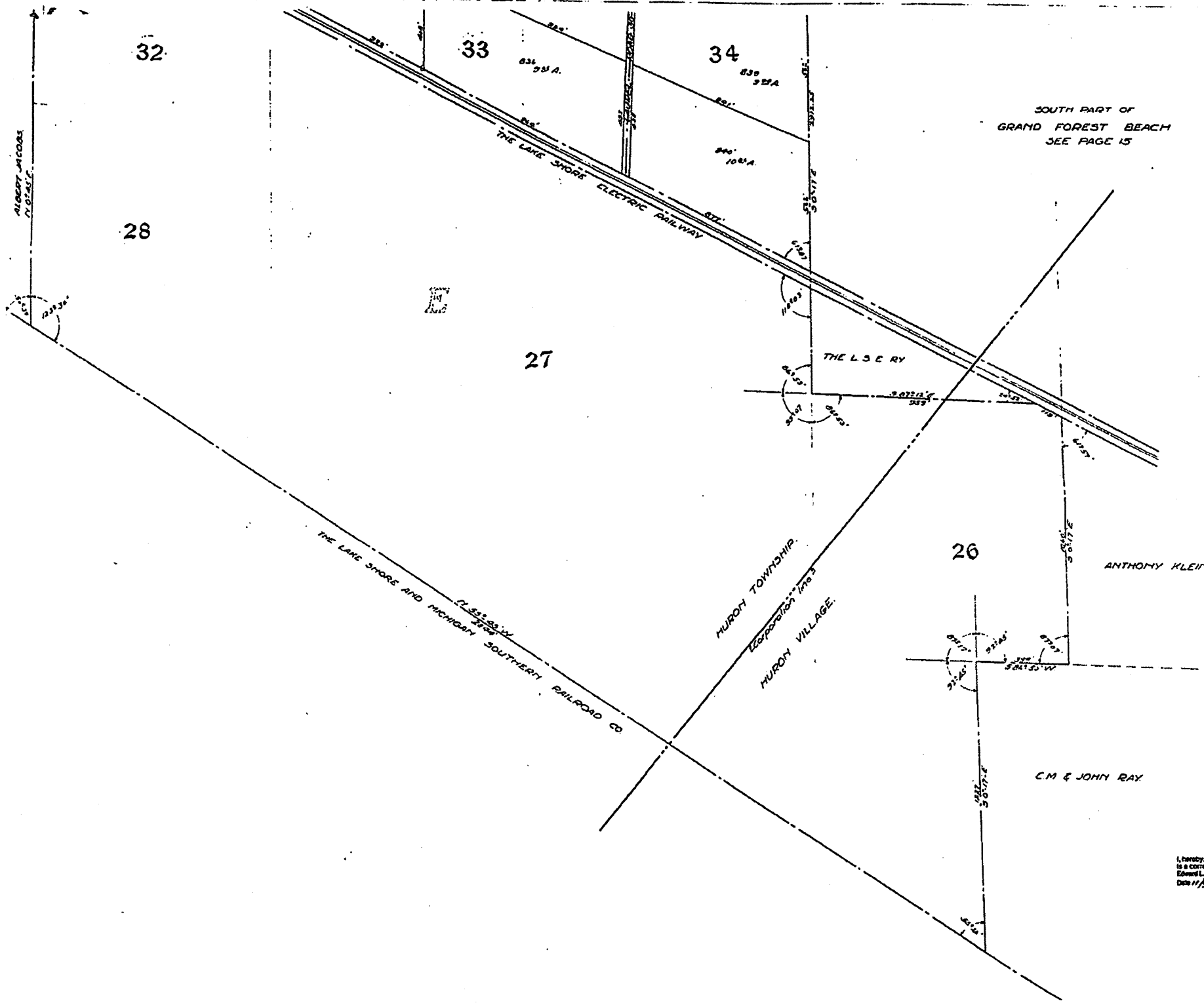
27

26

ANTHONY KLEIN

C.M. & JOHN RAY

I, hereby certify that the within plat  
is a correct copy of the original.  
Edward L. Fitch, Erie County Engineer  
Dec 11/1906 *Edward L. Fitch*





Summary

Parcel Number	45-00346.000
Map Number	45179140004
Location Address	24 DAYTON
Legal Acres	0.0000
Legal Description	96 DAYTON AVE
	(Note: Not to be used on legal documents.)
Neighborhood	4554589-OFF THE WATER-NORTHSIDE OF CLE
Tax District	42-HURON CITY
School District	HURON CSD
Homestead Reduction	NO
Owner Occupancy Credit	YES
Foreclosure	NO
Land Use	510-SINGLE FAMILY DWELLING
	(Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)
<a href="#">Download Land Use descriptions</a>	

Notes

Map Number:	042
Personal Property District:	22-0130

Owners

Owner Address	Tax Payer Address
COCKRELL DOUGLAS A	COCKRELL DOUGLAS A
24 DAYTON AVENUE	24 DAYTON AVENUE
HURON OH 44839	HURON OH 44839

Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Unit Rate	Appraised Value (100%)
F-FRONT LOT [DEPTH]	0	50	50	74	71%	500	\$17,750
Total	0.0000						\$17,750

Dwellings

Card	1	Heating	No Heating
Number of Stories	1	Cooling	Central AC
Style	01-SINGLE FAMILY	Basement	
Year Built	1959	Attic	384
Year Remodeled	0	Finished Living Area	768
Rooms	4	First Floor Area	768
Bedrooms	2	Upper Floor Area	0
Full Bath	1	Half Floor Area	0
Half Bath	0	Finished Basement Area	0
Family Rooms	0	Total Basement Area	0
Dining Rooms	0	Fireplace Openings	0
Grade	D+	Fireplace Stack Count	0
Grade Adjustment	85.0000	Value	
Condition	AV-AVERAGE		



## Additions

### Card 1

Line	Description	Area	Appraised Value (100%)
1	WDDK-WOOD DECK	174	\$2,610
2	WDDK-WOOD DECK	240	\$3,600

## Improvements

### Card 2

Description	Dimensions	Area	Year Built	Appraised Value (100%)
SHED	14 x 8	112	1998	\$1,020
Total				\$1,020

## 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](mailto:ecao@eriecounty.oh.gov) or by phone at (419) 627-7746.

Assessed Year	2022	2021	2020	2019	2018
Land Value	\$17,750	\$17,750	\$17,750	\$17,750	\$17,750
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$71,300	\$71,300	\$56,660	\$56,660	\$56,660
Total Value (Appraised 100%)	\$89,050	\$89,050	\$74,410	\$74,410	\$74,410

## 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](mailto:ecao@eriecounty.oh.gov) or by phone at (419) 627-7746.

Assessed Year	2022	2021	2020	2019	2018
Land Value	\$6,210	\$6,210	\$6,210	\$6,210	\$6,210
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$24,960	\$24,960	\$19,830	\$19,830	\$19,830
Total Value (Assessed 35%)	\$31,170	\$31,170	\$26,040	\$26,040	\$26,040

## Tax History

Tax Year (click for detail)	Prior Charges	Full Year Total	Payments	Half Year Due	Full Year Due
<a href="#">2022 Pay 2023</a>	\$0.00	\$1,454.22	\$1,454.22	\$0.00	\$0.00
<a href="#">2021 Pay 2022</a>	\$0.00	\$2,185.80	\$2,185.80	\$0.00	\$0.00
<a href="#">2020 Pay 2021</a>	\$0.00	\$2,065.55	\$2,065.55	\$0.00	\$0.00

For tax bills and related information, please visit the Erie County Treasurer's website by [clicking here](#)



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

Project Number (click for detail)	Tax Year	First Half Net	Second Half Net
<a href="#">C134245001 - DELQ SEWER - GRAND FOREST BEAC</a>	2022 Pay 2023	\$161.83	\$0.00
<a href="#">M204249000 - HURON CITY STREET LIGHTS</a>	2022 Pay 2023	\$11.61	\$11.60
<a href="#">C134245001 - DELQ SEWER - GRAND FOREST BEAC</a>	2021 Pay 2022	\$896.99	\$0.00
<a href="#">M204249000 - HURON CITY STREET LIGHTS</a>	2021 Pay 2022	\$11.61	\$11.60

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

Payment Date	Amount Paid
7/6/2023	\$646.19
2/13/2023	\$808.03
6/30/2022	\$644.40
2/1/2022	\$1,541.40
7/1/2021	\$552.49
2/12/2021	\$1,513.06
7/2/2020	\$576.92
2/11/2020	\$1,299.38
6/26/2019	\$579.97
2/8/2019	\$1,212.86
7/10/2018	\$542.64
2/15/2018	\$542.65
6/29/2017	\$537.91
2/8/2017	\$1,110.37
7/1/2016	\$524.79
2/9/2016	\$603.63

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
3/31/1998	\$81,500	PAPADAKOS ARI P	COCKRELL DOUGLAS A	1
8/15/1996	\$70,000	DUNFEE EUGENE L & MONICA	PAPADAKOS ARI P	1
1/1/1950	\$0	UNKNOWN	DUNFEE EUGENE L & MONICA	0

Recent Sales In Area

Sale date range:  
From: 08/03/2020 To: 08/03/2023

1500 Feet

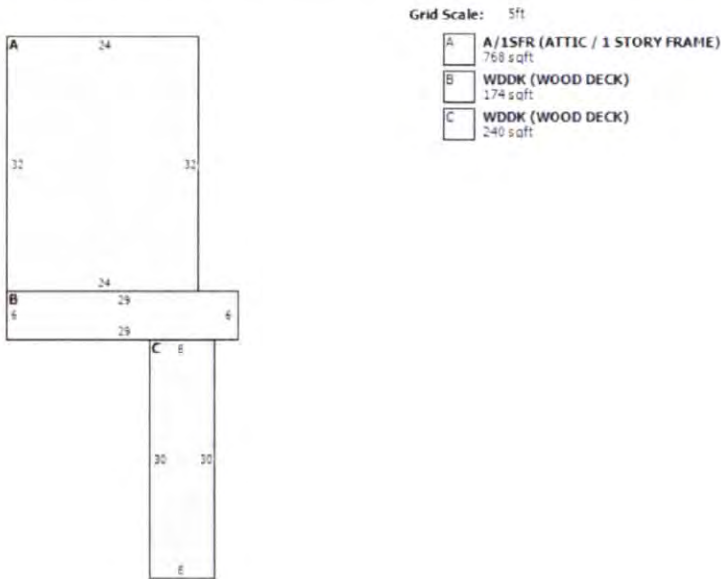


Historical Grand List

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

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







DAYTON AVE

24 DAYTON  
→

MARION AVE

74.32

100

98.72

22

98.43

98

74.30

24

96

74.3

22

94

100

155

153

17

151

149

89.2

147

80

153

30

80

80

74

11

40

22



## Near Map

Available surveys  
2023-03-07 ▼

Selected  
2023-03-07

Displayed  
2023-03-07



This information is provided by Free County (attached) and is not intended to be used for any other purpose. This information is provided for informational purposes only. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

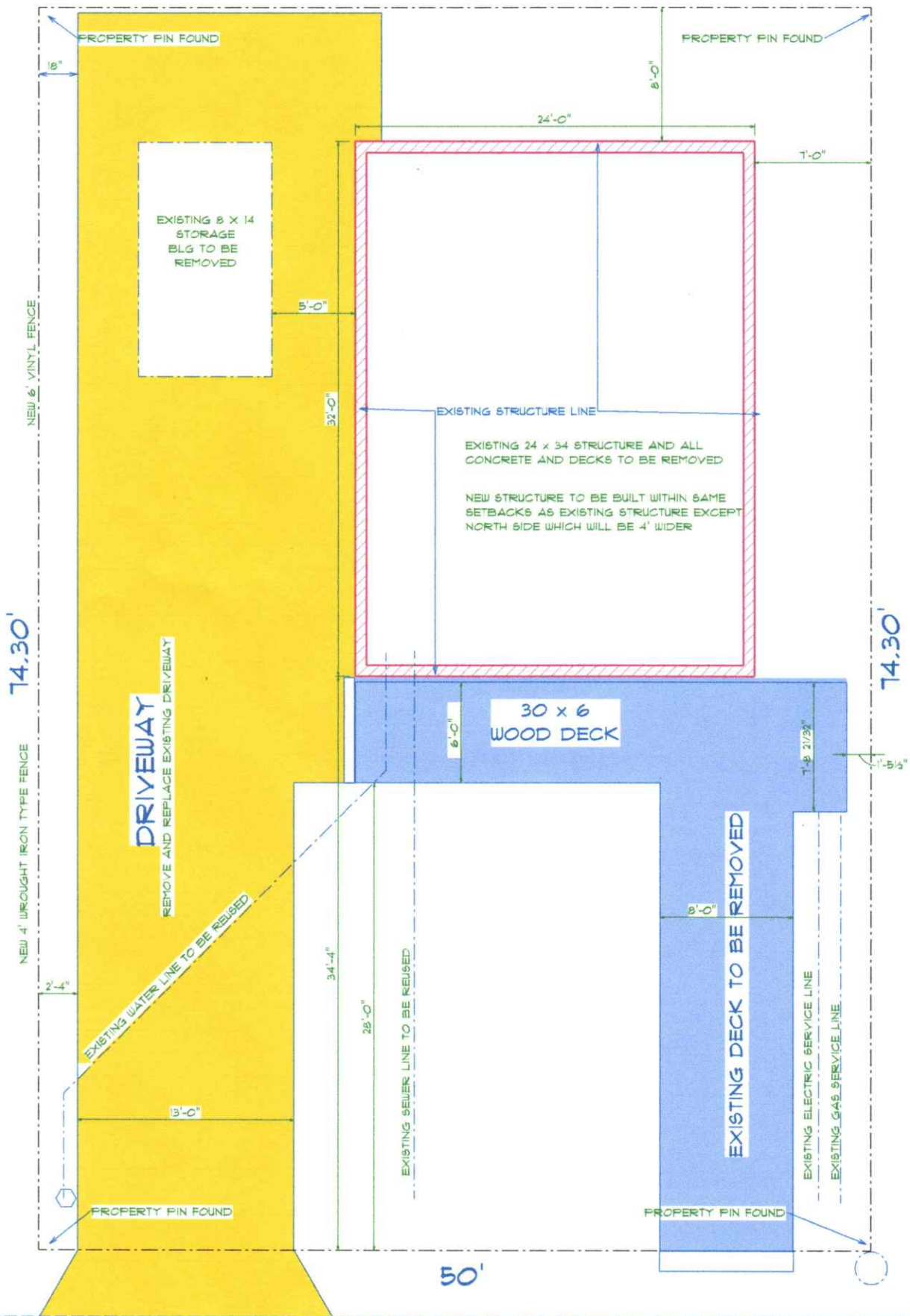
User Privacy Policy | GDPR Privacy Notice  
Last Data Upload: 8/3/2023, 3:11:43 AM



# EXISTING HOME

50'

EXISTING 5' FENCE TO BE REMOVED AND REPLACED WITH NEW 6' VINYL FENCE



DAYTON AVE.



# NEW HOME

50'

EXISTING 5' FENCE TO BE REMOVED AND REPLACED WITH NEW 6' VINYL FENCE

SWALE TO NORTH

GRADE

GRADE

GRADE

VINYL FENCE

SWALE TO ROAD

8' TO HOME TO NORTH

14.30'

NEW 4' WROUGHT IRON TYPE FENCE

REMOVE AND REPLACE EXISTING DRIVEWAY

DRIVEWAY

GRADE

34'-0"

EXISTING STRUCTURE LINE

EXISTING 24 x 32 STRUCTURE AND ALL CONCRETE AND DECKS TO BE REMOVED  
NEW STRUCTURE TO BE BUILT WITHIN SAME SETBACKS AS EXISTING STRUCTURE EXCEPT NORTH SIDE WHICH WILL BE 4' WIDER

34'-0"

GRADE

SWALE TO ROAD

14.30'

6' VINYL FENCE

28 x 6  
COVERED PORCH

GRADE

32'-0"

EXISTING ELECTRIC SERVICE LINE

EXISTING GAS SERVICE LINE

NORTH



24'-0"

12'-0"

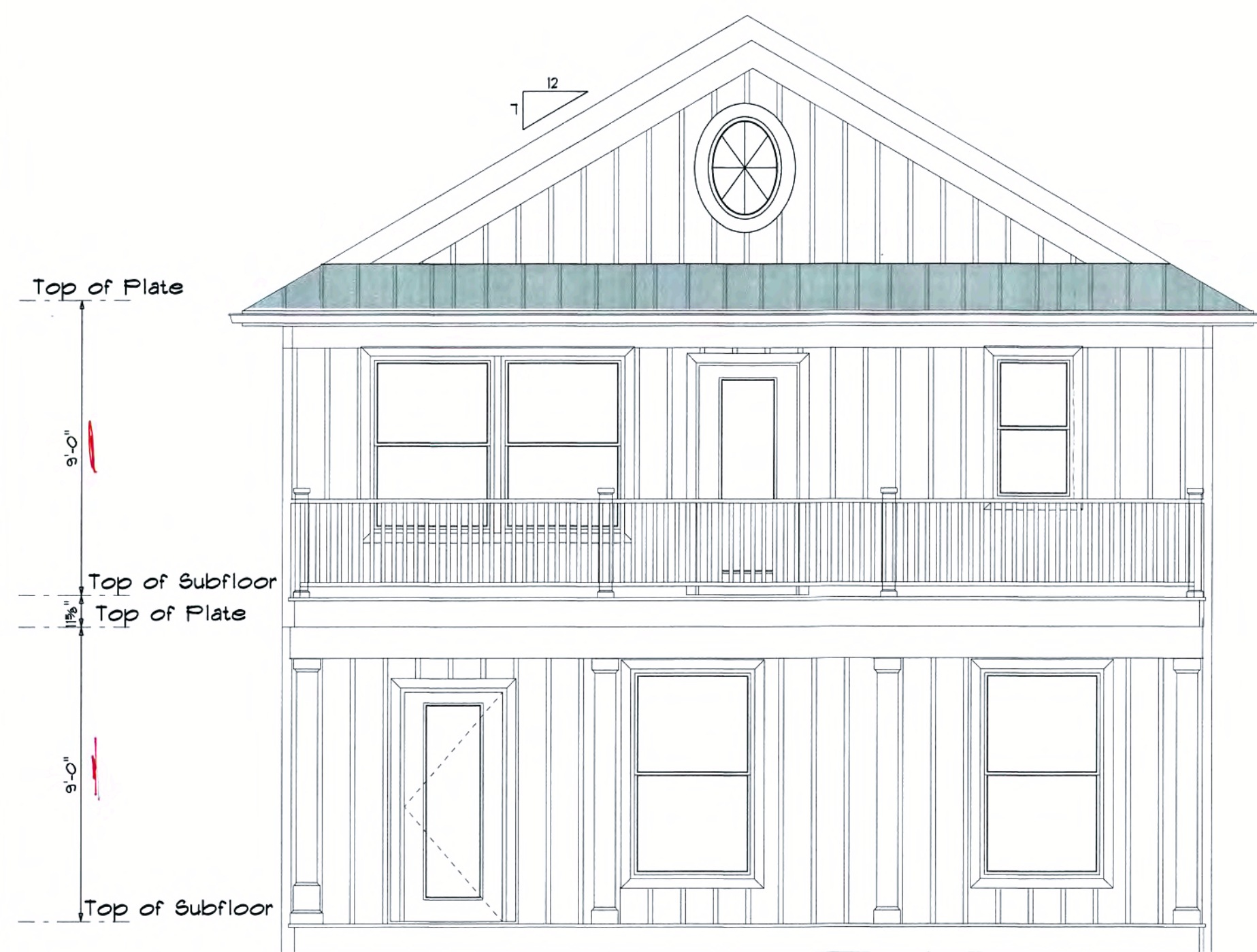
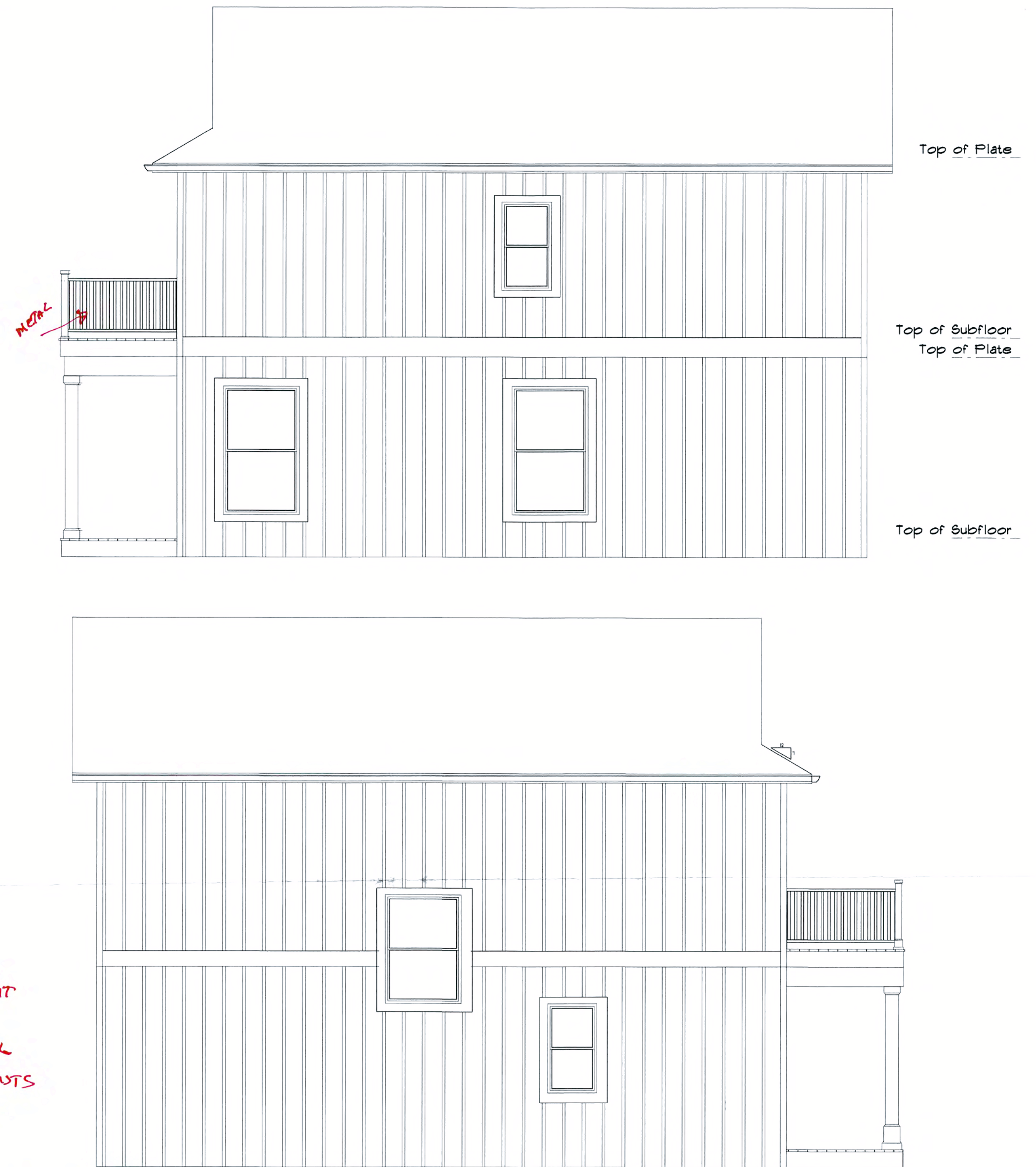
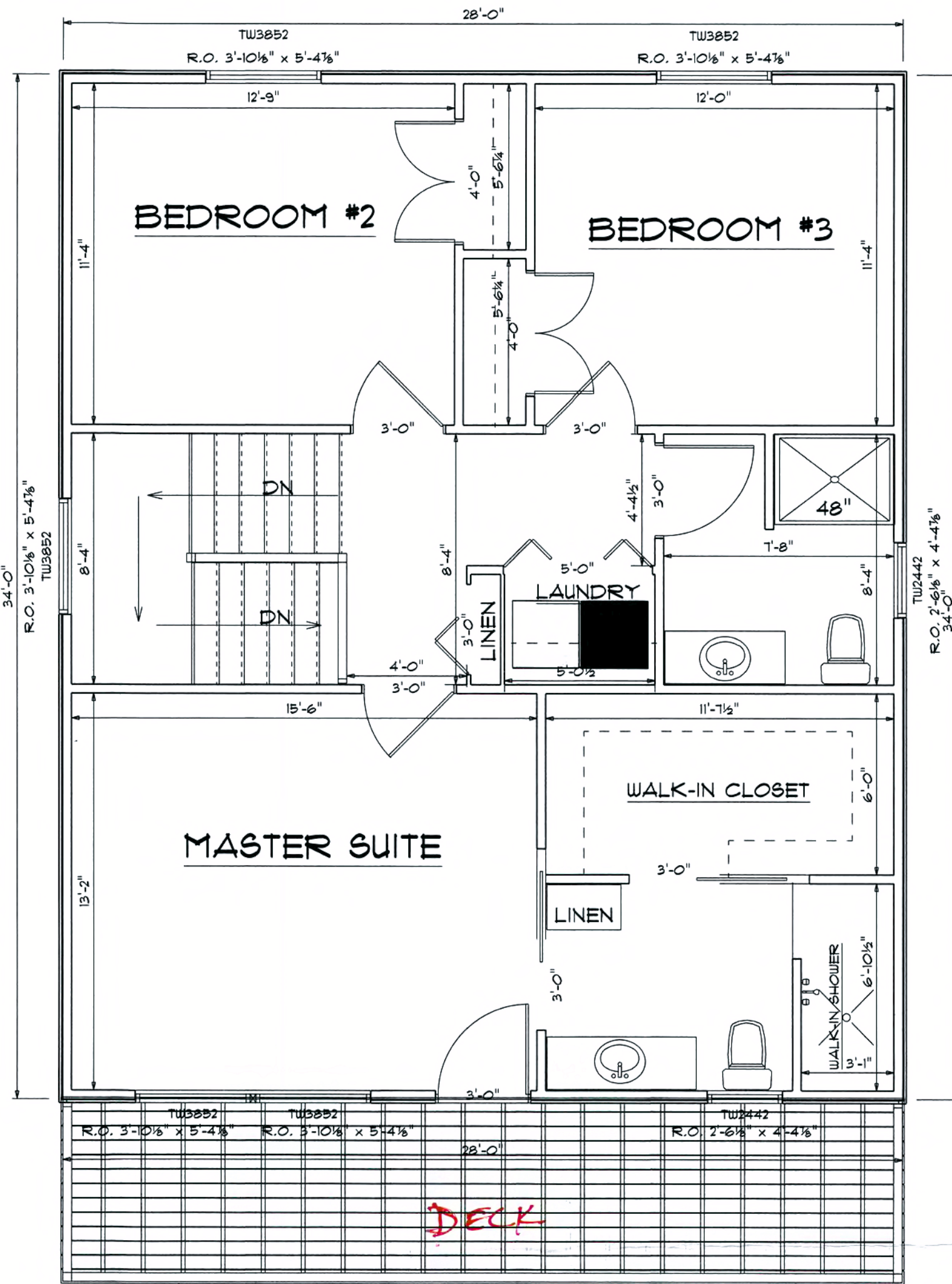
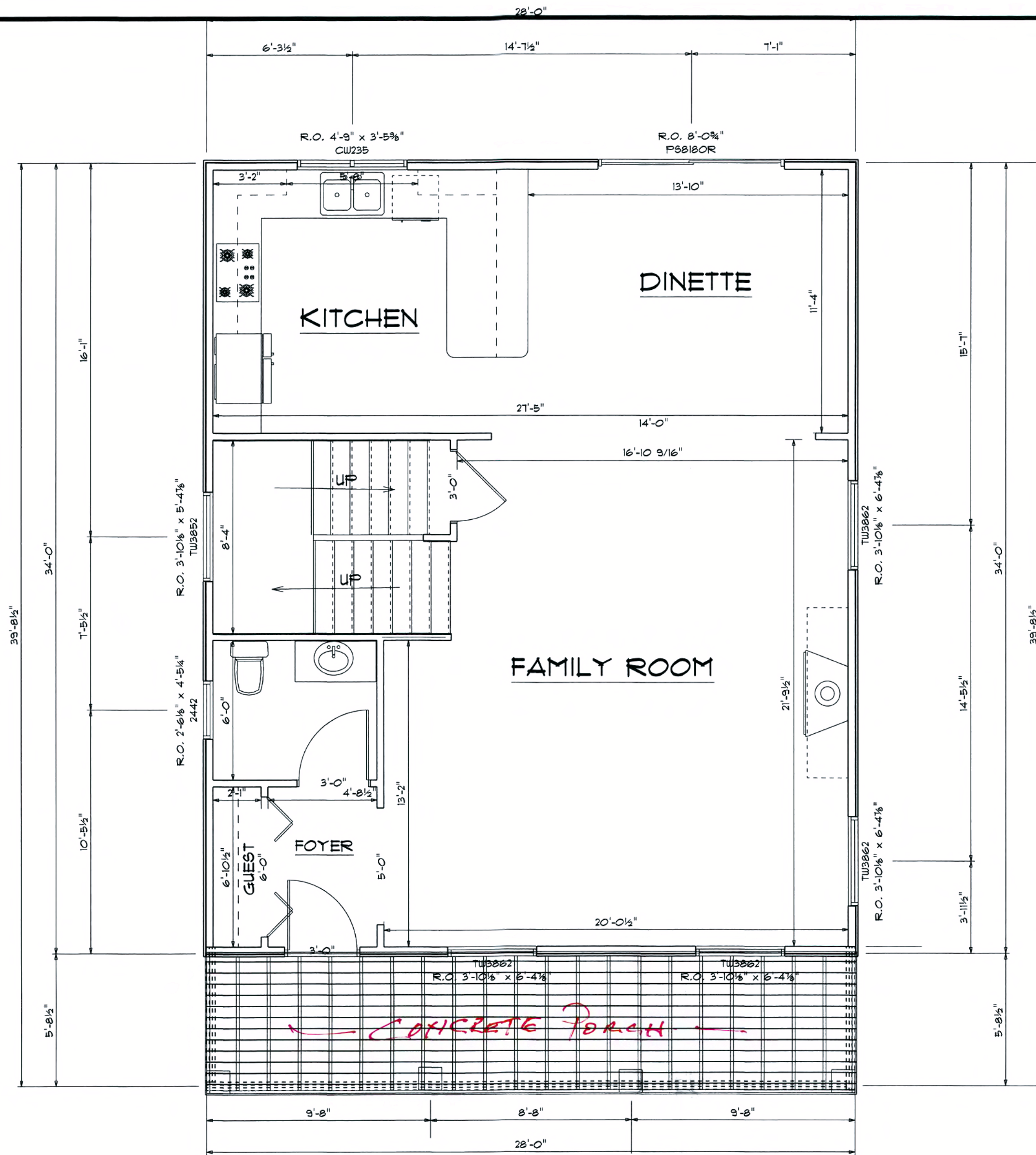
EXISTING SEWER LINE TO BE REUSED

50'

DAYTON AVE.

NO HOME ON THIS SIDE





Top of Plate

Top of Subfloor  
Top of Plate

Top of Subfloor



- ① ALL 9' CEILINGS
- ② ANDERSEN 400 TV - SON TINT
- ③ ANDERSEN PATIO DOOR ↑
- ④ BOARDED + BOTTOM LOCK SIDING
- ⑤ CRAWL WITH 2X10 OR 2" JOISTS  
2ND FLOOR "I" JOISTS
- ⑥ METAL ROOF
- ⑦ 7/2 Pitch
- ⑧ Spray Foam 2x4 walls
- ⑨ GAS HEAT - UNIT IN CRAWL A/C AREA
- ⑩ GAS WATER HEAT - TANKLESS

NEW HOME FOR  
DOUG MASTERSON

DRAWN BY: RANDY HOMAN  
SCALE: 1/4" = 1' TOTAL SQFT: 1904  
DATE: Thursday, July 20, 2023



