Agenda for the Board of Building and Zoning Appeals
Regular Meeting- Huron City Hall – Council Chambers
August 12, 2024 5:30p.m.

I. Call to Order

II. Roll Call

III. Adoption of the Minutes (5-13-24, 5-21-24, 6-10-24)

IV. Verification of Notifications

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

712 Cleveland Road E PPN42-65009.000 Zoning: R-1 Area Variance
Commercial Signage for Huron Sports Academy.

825 Seneca Ave PPN49-00032.000 Zoning: R-1 Area Variance
Rear Yard Setback variance for new deck.

25 Cincinnati Ave PPN45-00505.000 Zoning: R-1 Area Variance
Rear, Side Yard Setback variances, rear yard build out variance, for new deck.

403 Wexford Dr. PPN42-01195.028 Zoning: R-1 Area Variance
Rear Yard Setback variance for new deck.

VII. Other Matters

VIII. Adjournment

TO: Chairman Kath and Board Members
FROM: Christine Gibboney, Administrative Assistant
RE: 712 Cleveland Road E. – Huron Sports Academy (former Shawnee School)
DATE: August 12, 2024

Address: 712 Cleveland Road E PPN 42-65009.000 Current Zoning: R-1

Owner/Applicant: East Cleveland Road LLC (Huron Sports Academy)
Applicant- Kevin Wilson

Project Description- Area Variance to the Signage Code
Applicant is seeking a variance to allow for commercial/business signage within a Residential Zoning District. Huron Sports Academy had proposed various wall, window/door, and a ground sign for their property to be in place for their opening on August 14, 2024.

Staff Analysis
Chapter 1129 Sign Regulations (Appendix A) does not acknowledge or allow for signage within an R District. This property as well as all other schools within the city are located within the R-1 Zoning District. Staff consulted the Building Official regarding the past protocol regarding process, since we know every school sign would have had to go through the same process. He confirmed that the BZA would have to grant a variance to allow for signage itself within the R District, and the PC/DRB would provide the site and design plan approvals.

In this case, to expedite the process to the extent we could, the city took the applicant to the Planning Commission/DRB on July 17, 2024 to get their conditional approval on the signage pending approval at the BZA level. The Planning Commission/DRB reviewed the proposed site and design plans, applying standards within their purview, and amended what was proposed, reducing the number of overall signage, conditionally approving the following signage:

1) School Name- Brick Wall Front of Building (existing location of Shawnee School Block Lettering)

2) Metal Signage- Near Entrance- Brick Wall Front of Building (existing location of Shawnee Metal Sign)

3) Door Signage- Front Doors –reduction to proposed full panels.

4) Monument/Ground Sign- 32sf sign area, 6' in height, internally illuminated, with landscaped base. (location of the previous digital sign). Sign is smaller than the previous sign and is not digital.

Variance Required
Following historical protocol, to allow for signage on schools located within a residential district, a variance to Chapter 1129- Signage Code to allow for commercial signage within a R-1 Zoning District is required**.**

Since the proposed variance falls under the "area variance" category, the following criteria should be examined 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 because 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.***

Motion Examples
[PLEASE STATE WHY YOU ARE APPROVING OR DENYING FOR THE RECORD, USING THE SEVEN WAY TEST CRITERIA]

Motion to APPROVE the variance request:
As the testimony presented in this public hearing has shown, an area variance to Chapter 1129 to allow for commercial signage within an R-1 District at Huron Sports Academy, 712 Cleveland Road E, meets the following criteria, as ***(Choose one or more appropriate finding(s) and specific items based on the seven-way test)***

- ***The property in question would not yield a reasonable return or would not have any beneficial use without the variance.***
- ***The variance is not substantial.***
- ***The essential character of the neighborhood would not be substantially altered and/or the adjoining properties would not suffer a substantial detriment because of the variance.***
- ***The variance would not adversely affect the delivery of governmental services (for example, water, sewer, garbage).***

- ***The property owner purchased the property without the knowledge of the zoning restriction and/or the need for the variance is not "self-imposed." (The owner did not create the situation)***
- ***The property owner's predicament feasibly cannot be obviated through some method other than a variance.***
- ***The spirit and intent behind the zoning requirement would be observed, substantial justice done by granting the variance.***

OR

Motion to **DENY** the variance request:

I make the motion to **deny** the request for an area variance to Chapter 1129 for commercial signage within an R-1 District for Huron Sports Academy 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….

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

- ***The property in question would yield a reasonable return and/or would have beneficial use without the variance.***
- ***The variance is substantial.***
- ***The essential character of the neighborhood would be substantially altered and/or the adjoining properties would suffer a substantial detriment because of the variance.***
- ***The variance would adversely affect the delivery of governmental services (for example, water, sewer, garbage).***
- ***The property owner purchased the property with the knowledge of the zoning restriction and/or the need for the variance is "self-imposed." (The owner created the situation)***
- ***The property owner's predicament feasibly cannot be obviated through some method other than a variance.***
- ***The spirit and intent behind the zoning requirement would not be observed, substantial justice would not be done by granting the variance.***

CITY OF HURON
A great lake PLACE

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 Kevin Wilson

Property Owners' Name: East Cleveland Road LLC

Address: 1750 Tysons Boulevard suite 1300,

City, State, Zip: McLean, VA 22102

Phone Number (410) 274-5540

Email: kwilson@pansophiclearning.com

Location of Project:

Lot/Parcel #: 42-65009.000 Zoning District: R-1

Address: 712 Cleveland Road E Huron, OH 44839.

Year purchased: 2023. Year the existing structure was constructed: 1953

Single Story Home:____ Two Story Home: ____

Provide a brief summary of your proposed project:

Installation of permanent signage on existing school building.

Type:

- **Area Variance: Subdivision Regulations____ Parking ____ Setbacks ____**
  Height _____ Size____ Flood Plain _____ Sign Regulations X
- **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)*
The school that we're trying to install signage at is located within an R-1 Zoning District,
and the code does not allow for signage in this district.

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 school needs signage in order to establish themselves as a school.

2. The variance is [substantial/insubstantial] because:
it doesn't allow for any permanent exterior signage to denote the building as a school.

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 signage is all on the property of the school and is well designed.

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: 2023. Year the structure(s) was constructed: 1953.

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 N/A

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***)

N/A

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

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

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

Date: 7/15/2024 Signed Applicant

Date: 7/15/2024 Signed Property Owner

(REQUIRED)

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ZONING DEPT. USE ONLY

Date received: 7/16/24 Application Complete

$150 filing fee receipted: _____

Comments_____ Hearing Date 8/12/24

Property Owners within 150' of parcel

SMITH JR GEORGE J & NANCY L SMITH TRUSTEES
515 WASHINGTON AVENUE
HURON OH 44839

KEGYES JAMES L & SANDRA L
PO BOX 374
HURON OH 44839

BROWN LEO A & KAREN M
519 WASHINGTON AVE
HURON OH 44839

LIPSTRAW KIMBERLEE M
521 WASHINGTON AVE
HURON OH 44839

DURFEY THOMAS W
523 WASHINGTON ST
HURON OH 44839

MAJOY BETSY JANE
525 WASHINGTON AVE
HURON OH 44839

MCGILL ROBERT J & BONNIE M
527 WASHINGTON AVE
HURON OH 44839

MULLINS GREGORY & DIANNA
529 WASHINGTON AVE
HURON OH 44839

GESUELE JOSEPH S
536 BERLIN ROAD
HURON OH 44839

ZAPOLA JOHN
594 MARSH WAY
BRUNSWICK OH 44212

WILLGRUBE CHAD D
532 BERLIN ROAD
HURON OH 44839

CATRI MICHAEL SR
530 BERLIN RD
HURON OH 44839-1904

CATRI TRUSTEE RANDOL J
528 BERLIN RD
HURON OH 44839-1904

HURON SENIOR RESIDENCE LLC
9100 CENTRE POINTE DR STE 210
WEST CHESTER OH 45069

HAJITINO HOLDINGS LLC
1907 E PERKINS AVE
SANDUSKY OH 44870-7904

more vang.

More Vang ESTIMATE

Date: 06/18/2024

Account: Huron Sport
Contact:
Phone:
Address:

Opportunity No:	
Job No.:	51836
Revision No.:	01
Part No:	W-01
PM:	Lindsey Bankert

Project Name:
School Sign

Quantity:
1

Material(s):
3mm Dibond

Size:
350"W x 28"H

Finishing/Installation:
Removing existing letters & replacing with dibond signage

350"

HURON SPORTS ACADEMY

28"

By signing this document, you are stating that you have reviewed and approved all size, image, color, content, layout, substrate and quantity specifications. **Any further changes will be subject to charge.**

Approval Signature:

more vang.

Huron Academy Site Survey Measurements

Contact: Kevin Wilson
Phone No: 410-274-5540
Address: 712 Cleveland Rd. E. Huron, Ohio 44839

Job No.: 51836-W-01
Survey Date: 04/24/2024
PM: Sean Nigh

Shawnee Metal Sign: 60" x 24"

Distance from Left Wall to Right End of Sign: 132"

Height from ground to ceiling: 97"

Notes:

more vang.

Huron Academy Site Survey Measurements

Contact: Kevin Wilson
Phone No: 410-274-5540
Address: 712 Cleveland Rd. E. Huron, Ohio 44839

Job No.: 51836-W-01
Survey Date: 04/24/2024
PM: Sean Nigh

Huron Academy - Front Entrance

Window 1: 24"W x 34.5"H
Window 2: 24"W x 34.5"H
Window 3: 24.25"W x 34.5"H
Window 4: 24"W x 23"H
Window 5: 24"W x 23"H
Window 6: 24.25"W x 23"H

Notes:

First surface vinyl

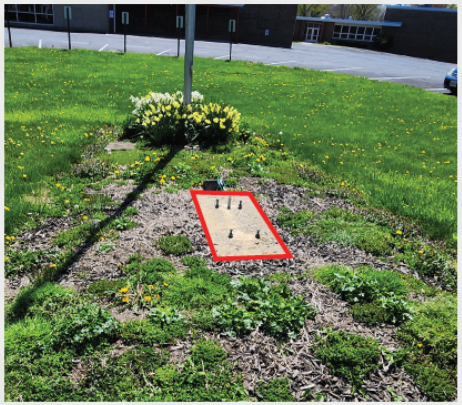
more vang.

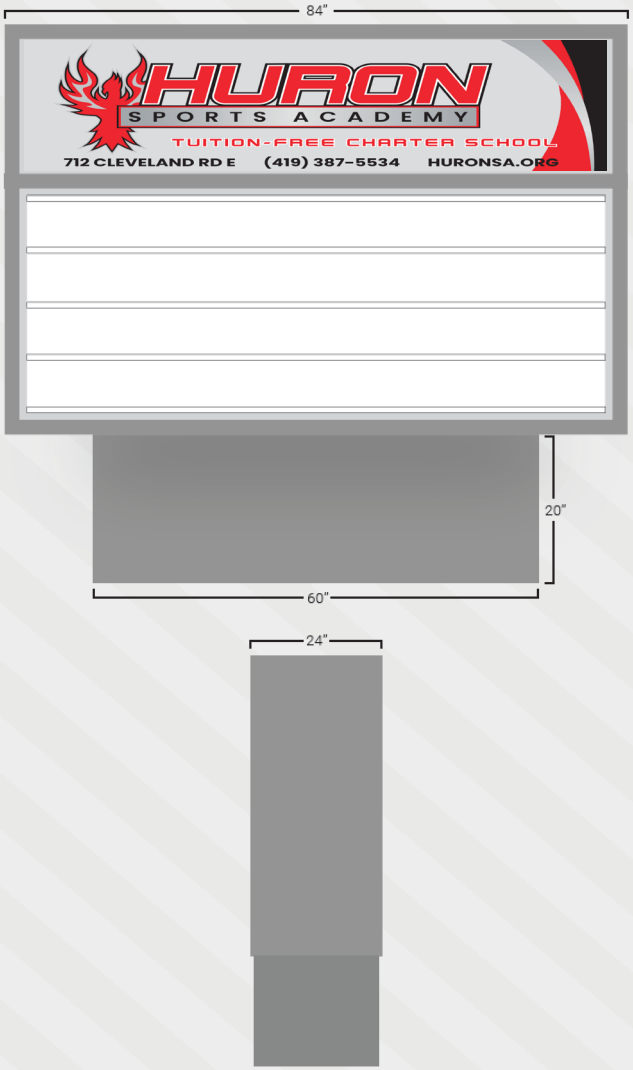
More Vang ESTIMATE

Date: 06/18/2024

Account: Huron Sport
Contact:
Phone:
Address:

Opportunity No:
Job No.: 51836
Revision No.: 01
Part No: W-01
PM: Lindsey Bankert





Project Name:
Monument Sign

Quantity:
1

Material(s):

Size:

Finishing/Installation:

By signing this document, you are stating that you have reviewed and approved all size, image, color, content, layout, substrate and quantity specifications. **Any further changes will be subject to charge.**

Approval Signature:

TO: Chairman Kath and Board Members
FROM: Christine Gibboney, Administrative Assistant
RE: 825 Seneca Ave
DATE: August 12, 2024

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825 Seneca Ave **PPN49-00032.000** **Zoning: R-1** **Area Variance**

Existing Land Use: **Single Family Residential**

Property Size: **0.20 acres**

Traffic Considerations: Seneca Ave- Curve

Project Description- Area Variance – Rear Yard Setback
Applicant is seeking to replace a 128 sf rear yard deck with a new a 160sf deck. As existing, the rear yard deck is pre-existing/non-conforming with a rear yard setback of 12' (30' required). As proposed, the rear yard setback for the new deck would remain the same at 12', requiring a rear yard setback variance of 18'.

Staff Analysis
The applicant is seeking to replace an existing non-compliant rear yard deck. As existing, the deck is not in good condition, and the support beams are deteriorating. Had the applicant been able to retain the support beams and just replace the decking, there would not be the need to secure a variance.

The proposed deck will be enlarged lengthwise, the depth will remain the same resulting in the same rear yard setback as the existing, 12', which requires an 18' rear yard setback variance. The side yard setback is compliant.

Applicable Code Section(s)
1123.01- R-1 Single Family Residential

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

Variance Required:

- **18' rear yard setback variance**

Since the proposed variance falls under the "area variance" category, the following criteria should be examined 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 because 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.***

Motion Examples
[PLEASE STATE WHY YOU ARE APPROVING OR DENYING FOR THE RECORD, USING THE SEVEN WAY TEST CRITERIA]

Motion to APPROVE the variance request:

As the testimony presented in this public hearing has shown that the area variance for a rear yard setback variance of 18' for a deck at 825 Seneca Ave, meets the following criteria, as ***(Choose one or more appropriate finding(s) and specific items based on the seven-way test)***

- ***The property in question would not yield a reasonable return or would not have any beneficial use without the variance.***
- ***The variance is not substantial.***
- ***The essential character of the neighborhood would not be substantially altered and/or the adjoining properties would not suffer a substantial detriment because of the variance.***
- ***The variance would not adversely affect the delivery of governmental services (for example, water, sewer, garbage).***
- ***The property owner purchased the property without the knowledge of the zoning restriction and/or the need for the variance is not "self-imposed." (The owner did not create the situation)***
- ***The property owner's predicament feasibly cannot be obviated through some method other than a variance.***

- ***The spirit and intent behind the zoning requirement would be observed, substantial justice done by granting the variance.***

OR

Motion to **DENY** the variance request:

I make the motion to **deny** the request for area variance at 825 Seneca Ave, for a rear yard setback variance of 18' for a deck, 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….

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

- ***The property in question would yield a reasonable return and/or would have beneficial use without the variance.***
- ***The variance is substantial.***
- ***The essential character of the neighborhood would be substantially altered and/or the adjoining properties would suffer a substantial detriment because of the variance.***
- ***The variance would adversely affect the delivery of governmental services (for example, water, sewer, garbage).***
- ***The property owner purchased the property with the knowledge of the zoning restriction and/or the need for the variance is "self-imposed." (The owner created the situation)***
- ***The property owner's predicament feasibly cannot be obviated through some method other than a variance.***
- ***The spirit and intent behind the zoning requirement would not be observed, substantial justice would not be done by granting the variance.***

CITY OF HURON
A great lake PLACE

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 James Delahunt

Property Owners' Name: James & Martha Delahunt

Address: 825 Seneca Avenue

City, State, Zip: Huron Ohio 44839

Phone Number 419 357 2425

Email: jim@delahuntappraisal.com

Location of Project:

Lot/Parcel #: 49-00032.000 Zoning District: R-1

Address: 825 Seneca Avenue Huron, OH 44839.

Year purchased: 1974. Year the existing structure was constructed: 1952

Single Story Home: X Two Story Home: ____

Provide a brief summary of your proposed project:

Remove existing 8x16 wood deck and replace with new 8x20 wood deck. New deck would not be any closer to rear lot line than existing deck. New deck, even though 4' wider is still less wide than existing house for side yard.

Type:

- **Area Variance: Subdivision Regulations____ Parking ____ Setbacks X**

  Height _____ Size____Flood Plain _____Sign Regulations_____

- **Use Variance: _____**
- **Conditionally Permitted Use: ____**

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

Request a rear yard variance of 18' in order to replace old existing deck with new deck which will be no closer to rear lot line than current deck.

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/[redacted]] yield a reasonable return and there [can/[redacted]] be a beneficial use of the property without the variance because:
   Without a variance we would not be allowed to replace an old worn out deck with deteriating support beams with a new deck professionally built.

2. The variance is [[redacted]/insubstantial] because:
   new deck will enhance our property by removing an old wood deck with a new wood deck that and improved our home in our 50 year ownership and this just continues our ongoing home improvements.
   and improved our home in our 50 year ownership and this just continues our ongoing home improvements.

3. The essential character of the neighborhood [[redacted]/would not] be substantially altered or adjoining properties [would/[redacted]] suffer a substantial detriment as a result of the variance because:
   The characther of the neighborhood would not be altered as the replacement of an old worn out deck with a new deck would only enhance the view by adjoinng properties.

4. The variance [[redacted]/would not] adversely affect the delivery of governmental services, (*e.g.*, water, sewer, garbage)
   The replacement of old deck with new deck will not affect any services

5. The applicant purchased the property [with/without] knowledge of the zoning restriction. Year the property was purchased: 1974. Year the structure(s) was constructed: 1952.

6. The applicant's predicament feasibly [can [redacted] be resolved through some method other than a variance.

7. The spirit and intent behind the zoning requirement [would/[redacted]] be observed and substantial justice [done/[redacted]] by granting the variance because Owner is not requesting anything other than something that has been in place for decades as they are replacing an old worn out deck with brand new deck on basically the same footprint

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 hardship created is that if variance is not granted then owners would have to keep an an old worn out deck instead of replacing it with a new deck which is no closer to the rear lot line as present deck.

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

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

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

Date: 7/8/2024 Signed Applicant James F. [illegible]

Date: 7/8/2024 Signed Property Owner James F. [illegible]

(REQUIRED)

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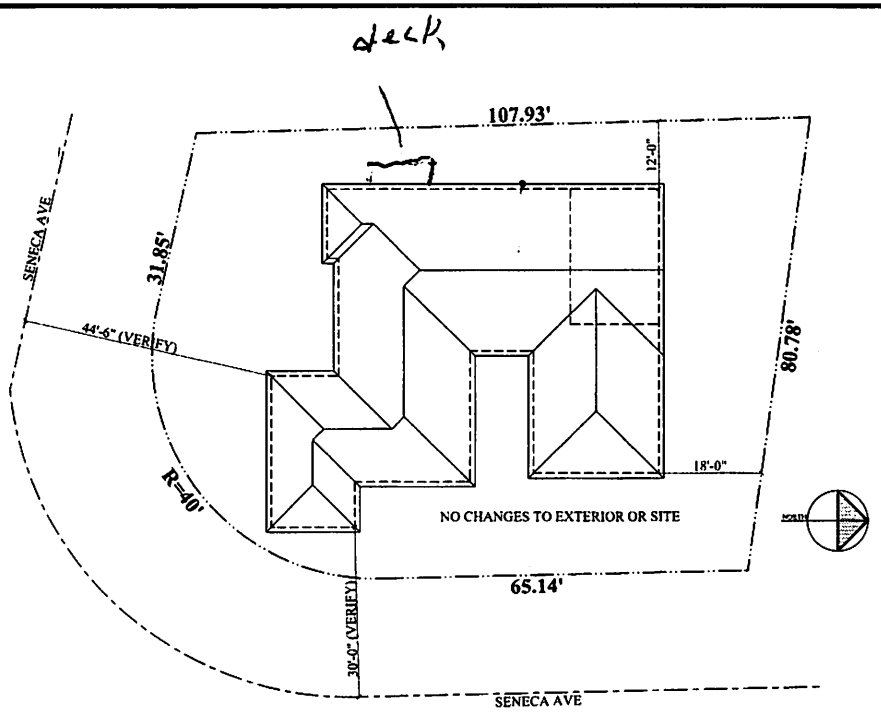
ZONING DEPT. USE ONLY

Date received: 7/8/24 Application Complete

$150 filing fee receipted: X

Comments_____ Hearing Date 8/12/24



SCALE:1"=10'

SITE PLAN

MUNICIPALITY

CITY OF HURON, OHIO
BUILDING & ZONING DEPT

413 MAIN ST.
HURON, OH. 44839
(419) 433.3544

CODE INFO

OCCUPANCY: RESIDENTIAL R-1

CONSTRUCTION TYPE: V-B
ALLOWABLE HEIGHT (FLOORS): 3-35' MAX
ALLOWABLE FLOOR AREA: 0000 SFT

LOT SIZE: .2058 AC.
BUILDING FOOTPRINT: N/A

APPLICABLE CODE:
2013 OHIO RESIDENTIAL CODE
2008 NATIONAL ELECTRICAL CODE

DELAHUNT RESIDENCE
KITCHEN/FAMILY ROOM REMODEL

825 SENECA AVE
HURON,OH, 44839

PROJECT INFO

ROBERT HOWELL & ASSOCIATES, LLC.
424 KIWANIS AVE.
HURON, OHIO 44839
417.433.8737
OHIO ARCHITECTURAL LICENSE NO. 12477

DESIGNER INFO

STRUCTURAL GENERAL NOTES

1. ALL DESIGN, MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE 2010 SECTION 1 OF THE INTERNATIONAL RESIDENTIAL CODE

DESIGN LOADS

GROUND SNOW LOAD = 30 PSF
FLOOR LIVE LOAD = 40 PSF
BASIC WIND SPEED = 90 MPH

BOTTOM CHORD OF ROOF TRUSSES SHALL BE DESIGNED FOR 20 PSF OR A LIVE VERTICAL LOAD OF 300 LBS. WHERE ATTIC IS PROVIDED TO THE ATTIC SPACE. DESIGN SPECIFY MECHANICAL EQUIPMENT WEIGHTS AND/OR ATTACHMENTS WITH MECHANICAL SUPPLIER

FOUNDATION NOTES

1. NO FOOTING SHALL BE PLACED ON FROZEN GROUND

2. ALL EXTERIOR FOUNDATION LOCATED TO APPLICABLE CODE REQUIRED FOR FROST PROTECTION

3. ALLOWABLE PRESSURE BEARING CAPACITY USED IN DESIGN OF THE FOUNDATIONS 2000 PSF OWNER SHALL VERIFY BEARING CAPACITY WITH SOILS ENGINEER

4. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF AT LEAST 2000 PSI AT 28 DAYS

5. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS AS REQUIRED TO PREVENT MOVEMENT OF THE WALLS UNTIL VERTICAL SUPPORT HAS BEEN INSTALLED

6. BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS UNTIL FLOOR SYSTEM IS IN PLACE OR THE FOUNDATION WALLS ARE ADEQUATELY BRACED AT THE TOP OF THE WALL

7. FOUNDATION ANCHORAGE SHALL CONSIST OF A MINIMUM OF 1/2" DIAMETER ANCHOR BOLTS 12 TO 12'-0" O.C. 7" MINIMUM EMBEDMENT IN CONCRETE. PROVIDE SUFFICIENT BOLT LENGTH FOR BOLTING TO SILL WITH WASHER AND NUT

PRE FABRICATED WOOD TRUSSES

1. TRUSSES SHALL BE DESIGNED IN CONFORMANCE WITH APPLICABLE PROVISIONS OF THE LATEST EDITION OF NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS), AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA), AND DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES (ANSI/TPI 1), EXCEPT PLATE LENGTH, SIZE, AND TYPE OF ATTACHMENT

2. MANUFACTURER WILL FURNISH SEALED DRAWINGS ENGINEERED BY A LICENSED PROFESSIONAL ENGINEER. DRAWINGS SHALL BE APPROVED BY ARCHITECT PRIOR TO FABRICATION

3. HANGER BLOCKING INSTALLATION IS ACCORDANCE WITH MANUFACTURER'S INSTALLATION AND BRACING WOOD TRUSSES (WTC 1-81, ANSI/TPI 1-1995). INSTALLATION SHALL BE CONSISTENT WITH GOOD BARGAIN HOUSE GOOD ENGINEERING PRACTICE AND SHALL BE THE RESPONSIBILITY OF THE WALL CONTRACTOR

GENERAL NOTES

1. OWNER - CLIENT RESPONSIBILITIES: REFERENCE IN MADE THROUGHOUT THESE GENERAL NOTES TO RESPONSIBILITIES AND STANDARDS OF CARE TO BE FULFILLED BY THOSE PROFESSIONAL SERVICES IN THE DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT OWNER (CLIENT) SHALL BE RESPONSIBLE FOR ASSIGNMENT TO THOSE SERVICES OWNER IS BEST IN A POSITION, GENERAL CONTRACTOR, SUBCONTRACTORS AND OTHER PROFESSIONAL CONSULTANTS NOT RETAINED BY THE DESIGNER.

2. BUILDER'S RIGHT: THE SCOPE OF THIS SET OF PLANS IS TO PROVIDE A TRADE BUILDER OF CONSTRUCTION DOCUMENTS AND GENERAL NOTES DESIGNED THE BUILDER "PLANS". AFTER PERSONAL REVIEW AND APPROVAL, THIS SET OF PLANS IS SUFFICIENT TO OBTAIN A BUILDING PERMIT. HOWEVER, ALL MATERIALS AND METHODS OF CONSTRUCTION NOT NECESSARY TO COMPLETE THE PROJECT AND NOT NOT SHOWN ON THE PLANS OR DESIGNED FOR PLANS DETAILS AND SHOULD BE LEFT TO THE BUILDER. THESE OTHER MATERIALS AND METHODS ARE TO BE DETERMINED BY THE BUILDER, BUILDER'S ARCHITECT, AND BUILDER'S ENGINEER. ANY DESIGN ELEMENTS NOT SHOWN ON THE PLANS BUT REQUIRED FOR A SAFE AND SOUND STRUCTURE SHALL BE DESIGNED IN THE SAME MANNER AS THE PLANS. CONTRACTOR, SUBCONTRACTOR, EMPLOYEE AND SHALL BE IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PRODUCT TYPE AND TYPE OF CONSTRUCTION

3. BUILDING MAINTENANCE: THE EXPOSED MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT WILL DETERIORATE AS THE COMPLETED PROJECT. SOME LIMITED PROPERTIES AND SOLUTIONS MAINTAINED OWNER CLIENT SHALL PROVIDE OR CALL THE DEVELOPMENT OF A PLAN TO KEEP THESE EXPOSED MATERIALS PROTECTED AND MAINTAINED

4. FURTHER ALL CONSTRUCTION SHALL COMPLY WITH THE MINIMUM APPLICABLE REQUIREMENTS OF ALL CURRENT APPLICABLE CITY, COUNTY, STATE AND FEDERAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS. IF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR PERFORMS ANY WORK IN CONFLICT WITH THE ABOVE MENTIONED LAWS, RULES, CODES, ORDINANCES AND REGULATIONS, THEN THE CONTRACTOR IS VIOLATION SHALL BEAR ALL COSTS OF REPAIR ARISING OUT OF THE NON-CONFORMING WORK.

5. PERMITS: THE GENERAL BUILDING PERMIT AND PLAN CHECK SHALL BE SECURED AND PAID FOR BY OWNER CLIENT. ALL OTHER PERMITS SHALL BE OBTAINED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE

6. INSURANCE: THE GENERAL CONTRACTOR AND EVERY SUBCONTRACTOR PERFORMING WORK OR PROVIDING SERVICES AND OR MATERIALS FOR THE WORK ARE REQUIRED TO PURCHASE AND MAINTAIN WORKER'S COMPENSATION INSURANCE PRIOR TO COMMENCEMENT OF THE WORK AND OR FURNISHING LABOR, SERVICES AND MATERIALS. EACH "ALL RISK" POLICY SHALL BE IN AN AMOUNT SUFFICIENT TO COVER THE REPLACEMENT VALUE OF THE WORK BEING PERFORMED AND OR THE LABOR, SERVICES AND MATERIALS BEING PROVIDED BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, SUPPLIERS AND ALL PROFESSIONAL CONSULTANTS

7. INSURANCE COVERAGE: CLEARANCE CLAUSE THE GENERAL CONTRACTOR AND EVERY SUBCONTRACTOR PERFORMING WORK OR PROVIDING SERVICES AND OR MATERIALS FOR THE WORK TO PURCHASE AND MAINTAIN GENERAL LIABILITY INSURANCE

8. NAMED PRODUCTS: THE DESIGNER MAKES NO GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OR NAME OF TRADE

9. SCOPE: THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FURNISH ALL LABOR, EQUIPMENT AND MATERIAL INDICATED ON THE PLANS AND REASONABLY INFERRED OR REQUIRED BY THE APPLICABLE CODES.

10. SUBSTITUTION: SUBSTITUTIONS OF SPECIFIC MATERIALS AND PRODUCTS LISTED ON THIS SPECIFICATION SHEET SHALL NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY OWNER CLIENT. THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR SHALL NOT MAKE THE STRUCTURAL SUBSTITUTIONS OR CHANGES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER.

11. CHANGES: ANY ADDITION, DELETION, OR CHANGE IN THE SCOPE OF THE WORK NOT SHOWN ON THE PLANS SHALL BE BY WRITTEN CHANGE ORDER ONLY. ANY APPROVAL FROM THE BUILDING OFFICIAL FOR ANY CHANGE IN THE WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

12. INTENTION: THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION SHALL BE INCLUDED IN THE WORK FOR COMPLETE EXECUTION OF THE PROJECT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION

13. REVIEW OF DRAWINGS: THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW THE FULL CONTENT OF THE PLANS FOR DISCREPANCIES AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY WORK NOT IN CONFORMANCE WITH THE PLANS OR IN CONFLICT WITH ANY CODE

14. USE OF THE DRAWINGS: DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN IN SPECIFIC LOCATIONS AND ARE INTENDED TO BE GENERAL IN NATURE. THEY ARE ABOUT ON EACH MIXED TYPE AS THEY ALL ARE CONDITIONS TREATED SAME ARE ONLY UNLESS NOTED OTHERWISE. THE ARCHITECT WILL DETAILS SHOWN ARE INTENDED TO INDICATE THE NATURE AND EXTENT OF THE WORK AS THEY CONCERN THE GENERAL DESIGN OF THE PROJECT. BUILDING CODE RULES REQUIRED, STRUCTURAL CONSIDERATIONS, TRADE APPRECIATION MAKE ALL DETAILS AND DRAWINGS NOT NECESSARILY REPRESENTATIVE OF ALL SIMILAR CONDITIONS. SHOULD ALL BE CONSIDERED TO COMPLETE THE CONSTRUCTION OF THE DETAILS, AND IN SUCH CASES WAY SUPERSEDE THE SCALES

15. APPROVED DRAWINGS: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE WORK DONE BY THE INDIVIDUAL SUBCONTRACTORS AND REQUIRING ALL SUBCONTRACTORS TO USE THE MOST CURRENT BUILDING DEPARTMENT APPROVED SET OF PLANS

16. CUTTING AND PATCHING: ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR CUTTING, PATCHING, ETC TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT TO RECEIVE THE WORK OF OTHER TRADES

17. CLEANUP: ALL TRADES SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. SUBCONTRACTORS SHALL REMOVE ALL RUBBISH, TOOLS, EQUIPMENT AND SURPLUS MATERIALS AND LEAVE THE AREA IN A BROOM CLEAN CONDITION. ALL FIXTURES FOR PRIMER GLAZING, FLOORS, ETC., SHALL BE LEFT CLEAN AND READY FOR SATISFACTORY USE ON COMPLETION OF THE PROJECT

18. STORAGE OF MATERIALS: THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING THE MATERIALS ON THE SITE ARE STORED TO MATERIAL BY INSURER OR MANUFACTURER INSTRUCTIONS. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE, PESTS, ANTS AND EARTH. ANY LOSS ARISING OUT OF MATERIALS STORED AT THE SITE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR SUBCONTRACTOR WHO STORED THE DAMAGED OR LOST MATERIALS

SHOP DRAWING NOTES

1. ALL STRUCTURAL WOOD SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION BY A RECOGNIZED INSPECTION AGENCY

2. STRUCTURAL WOOD SHALL BE SPECIES PINE OR SPF OR BETTER PER RULES FOLLOWING THE FOLLOWING MINIMUM STRENGTH PROPERTIES

FB = 875 PSI (NOT PER INDIVIDUAL MEMBER)
FV = 135 PSI
E = 1,200,000 PSI
FC (PERPENDICULAR) = 150 PSI
FC (PARALLEL LAM) = 425 PSI

3. USE OF PSL OR LVL LAMINATED VENEER LUMBER AND PARALLEL STRAND LUMBER SHALL BE PROPERLY LVL AND PSL BEAMS AND POSTS SHALL CONFORM TO 2.0 E LVL (TRILOGY) SPECIFICATIONS OR SUCH WITH THE FOLLOWING MINIMUM STRENGTH PROPERTIES

FB = 1,925 PSI
FV = 290 PSI
E = 1,900,000 PSI
FC (PARALLEL) = 2,500 PSI
FC (PERPENDICULAR) = 750 PSI

4. MULTIPLE PLIES OF 1 3/4" WIDE LVL'S SHALL BE FASTENED TOGETHER WITH A MINIMUM OF 3 ROWS OF 10d NAILS AT 12" O.C. 2 ROWS OF 10d NAILS @ 12" O.C. FOR 14" AND DEEPER LVL'S

5. ENGINEERED I JOISTS SHALL BE SPECIFIED FOR SAME I.B.C. 2.0 E SYSTEM AS MAKE VULTURE BY SYSTEMS, SEE ADDING AFTER ITS TO MANUFACTURER'S INSTRUCTIONS FOR STORAGE AND HANDLING, INSTALLATION, AND DETAILS

6. ALL FLOOR JOISTS SHALL HAVE BRIDGING INSTALLED AT MIDSPAN OR AT 8'-0" O.C. MAXIMUM

7. PROVIDE SOLID FRAMING BLOCKING TO PROPER AND VE SUPPORTS BELOW. PROVIDE 1 1/2" MINIMUM BEARING LENGTH FOR ALL BEAMS AND HEADERS

8. INSTALL SIMPSON MEC CONNECTORS AT THE SHOP OR ALL RAFTER AND OR TRUSSES

9. PLYWOOD SHALL BE CAPABLE OF SUPPORTING DESIGN LOADS AT SPACE SHOWN IN PROJECT SPECIFIC AND BEAR APPROPRIATE GRADING STAMP FROM AMERICAN PLYWOOD ASSOCIATION

10. ALL WOOD PERMANENTLY EXPOSED TO THE WEATHER, IN CONTACT WITH CONCRETE OR IN CONTACT WITH THE GROUND, OR UNLESS OTHERWISE SPECIFIED SHALL BE PRESSURE TREATED FOR GROUND CONTACT

11. ON FRAMING SHALL BE PRESSURE TREATED. THE LEDGER SUPPORT AT THE HOUSE SHALL BE ATTACHED TO THE HOUSE VIA ANCHOR BOLTS 1/2" O.C. ALTERNATED 2 ROWS 3" FROM EACH EDGE OF THE LEDGER. LEDGER SHALL BE 2 PLY 2 FEET MINIMUM OR 2 PLY 2 FEET MINIMUM. ALL LEDGER BOLTS SHALL BE EXTERIOR GRADE GALVANIZED

REVISION INDEX		
DATE	REVISED BY	DESCRIPTION

NOTES

BALL KEYS
1 2X4 WOOD STUD WALLS
2 2X WOOD STUD ON THE FLAT
4 2X4 WOOD STUD WALL

NOTES
B - BLOCK - PLACE DOOR OR WINDOW SO THAT TRIM WILL BE BACK TO WALL
C - CENTER - PLACE DOOR OR WINDOW CENTERED ON WALL
V - VERIFY HOLE WORK OR FIXTURE AND ADJUST WALL LOCATIONS AS REQUIRED TO ACCOMMODATE
F - FIELD LOCATE WALLS - MAY REQUIRE ADJUSTMENT FOR FIXTURES, PLUMBING OR MECHANICAL
D - DOUBLE STUDS FOR 1 1/2" BETWEEN OPENINGS (APPROX 3" DEEP - FACTORY NAILED SUBCAS)
A - 30" X 22" MINIMUM ATTIC ACCESS PANEL
T - TEMPERED GLASS
SL - WINDOW SILL HEIGHT
D SMOKE DETECTOR

SOLID SURFACE COUNTERTOPS
- DO NOT SUBMIT ANY SHOP DRAWINGS FOR REVIEW FOR SOLID SURFACE COUNTERTOPS AND VANITIES
- SUBMITTALS AND STYLE PLAN WITH SUBMITTALS
- SEND FOR DRAWINGS WHEN PLACE FINISHED SUBCONTRACTOR

DIMENSIONS
DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE
CLOSETS ARE 24" LEAD ANGLE, UNLESS DIMENSIONED OTHERWISE

SYMBOLS

COPYRIGHT STAMP

PROFESSIONAL SEAL (AS REQUIRED)

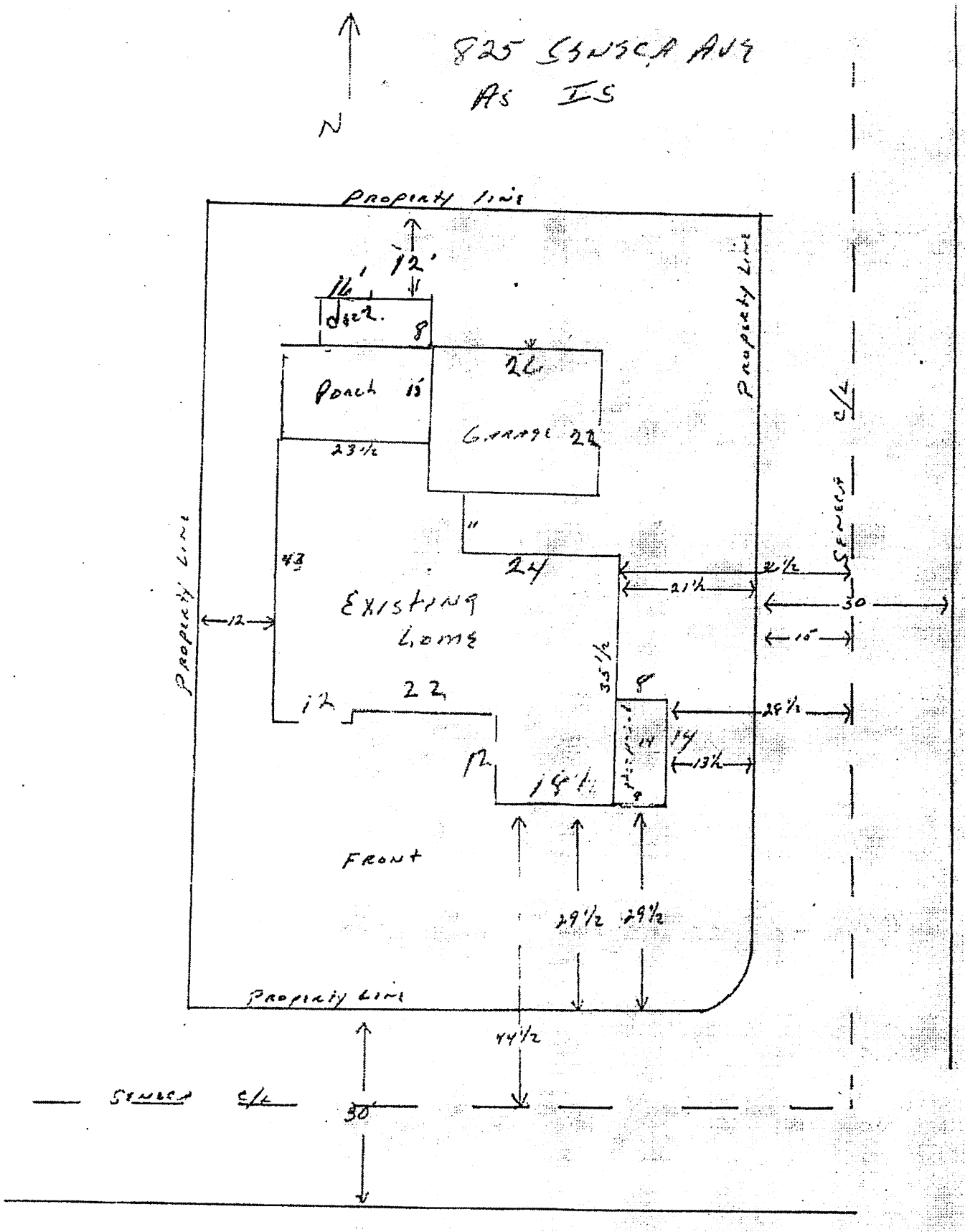
STATE OF OHIO
ROBERT G. HOWELL
12477
REGISTERED ARCHITECT

PROJECT	DELAHUNT RESIDENCE
TITLE	COVER PAGE
DATE	10/17/2019
SCALE	SEE VIEW
DRAWN BY	J.R.M.
PAGE	G1.0

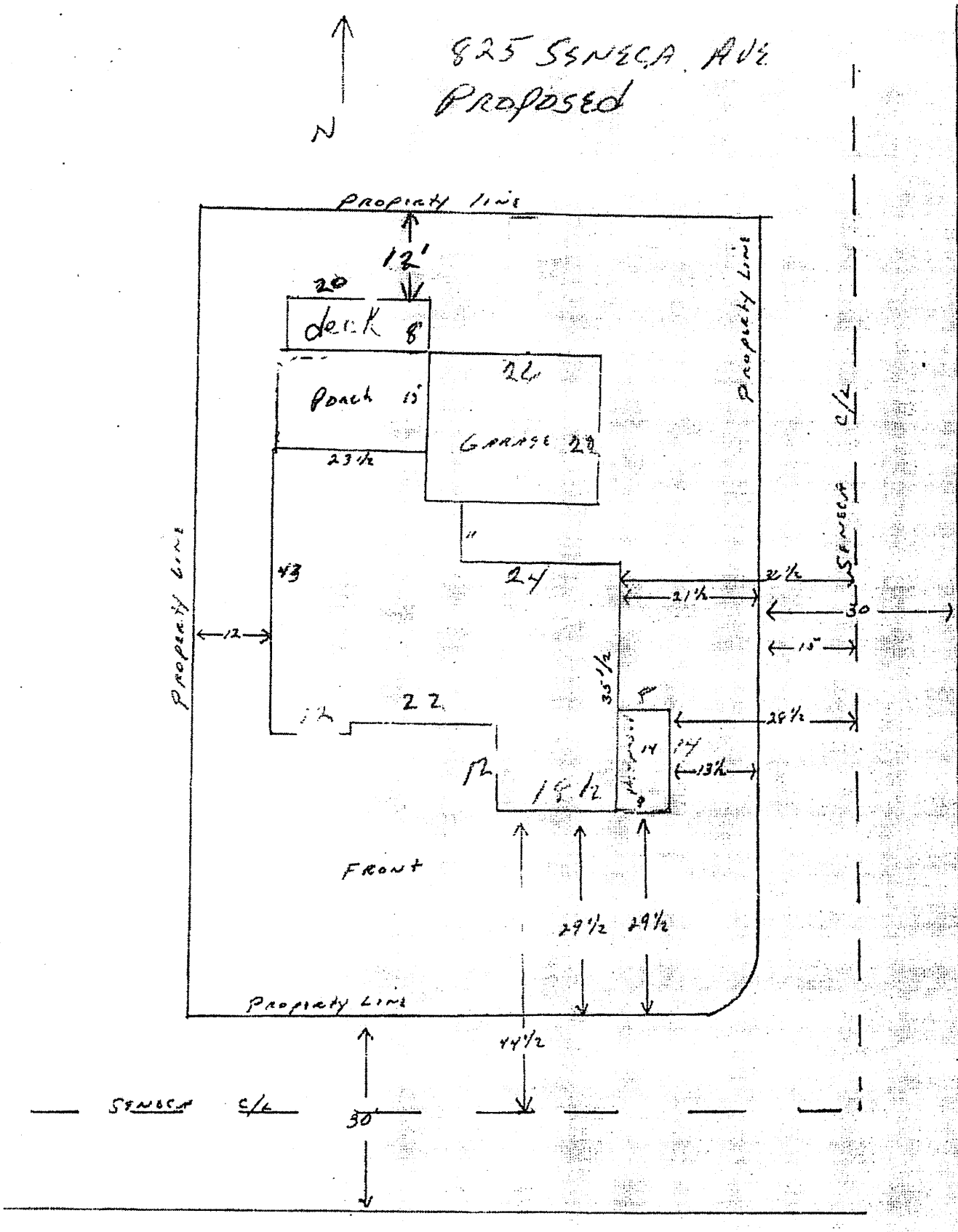
ROBERT HOWELL & ASSOCIATES, LLC

JOB NUMBER
0919-04

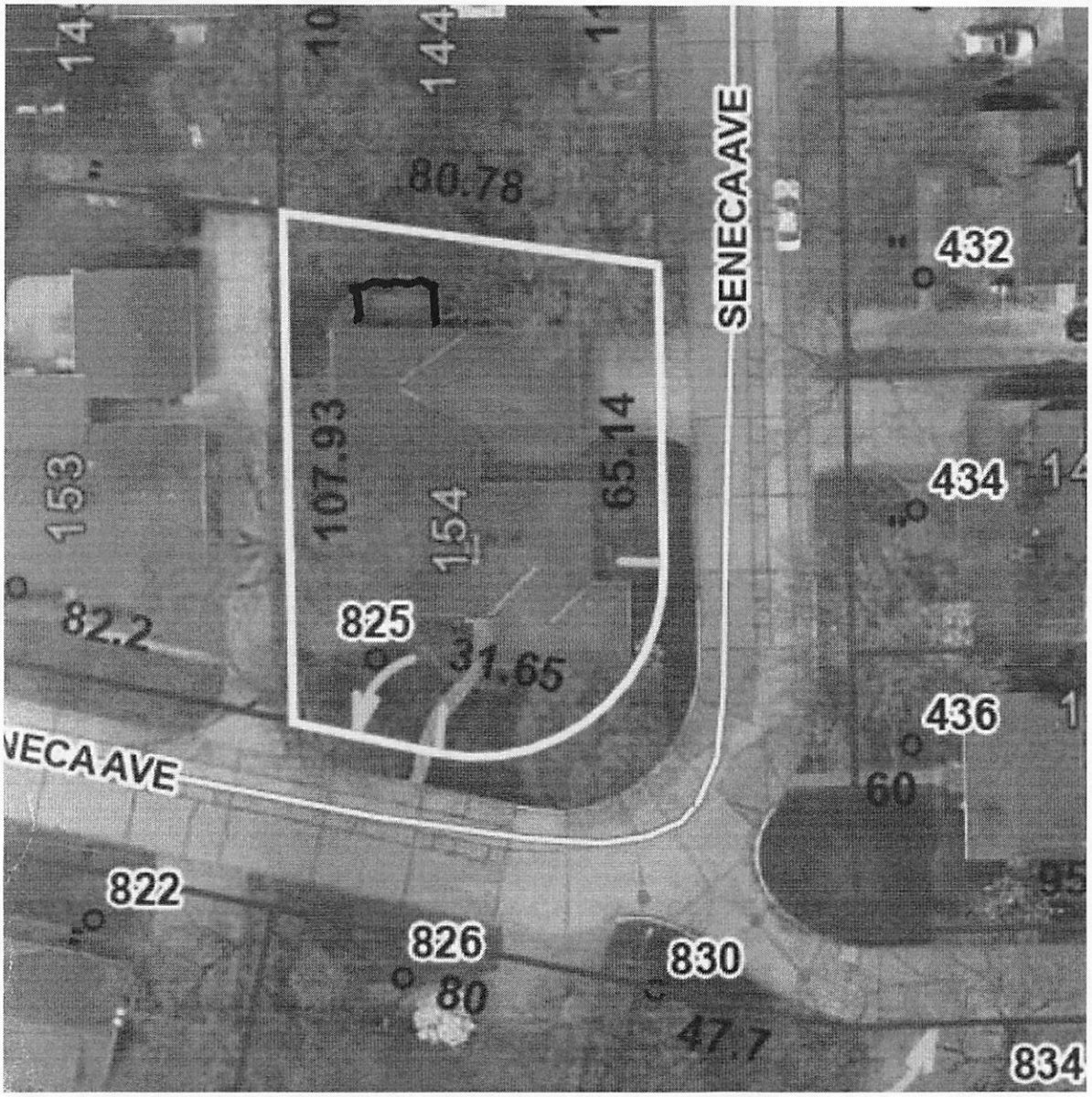
PROJECT DATA:
PROJECT:DELAHUNT RESIDENCE
ADDRESS:825 SENECA AVE, HURON, OH
DESCRIPTION:RENOVATION
SIZE:N/A
FROST DEPTH:36"
SEISMIC ZONE: 1

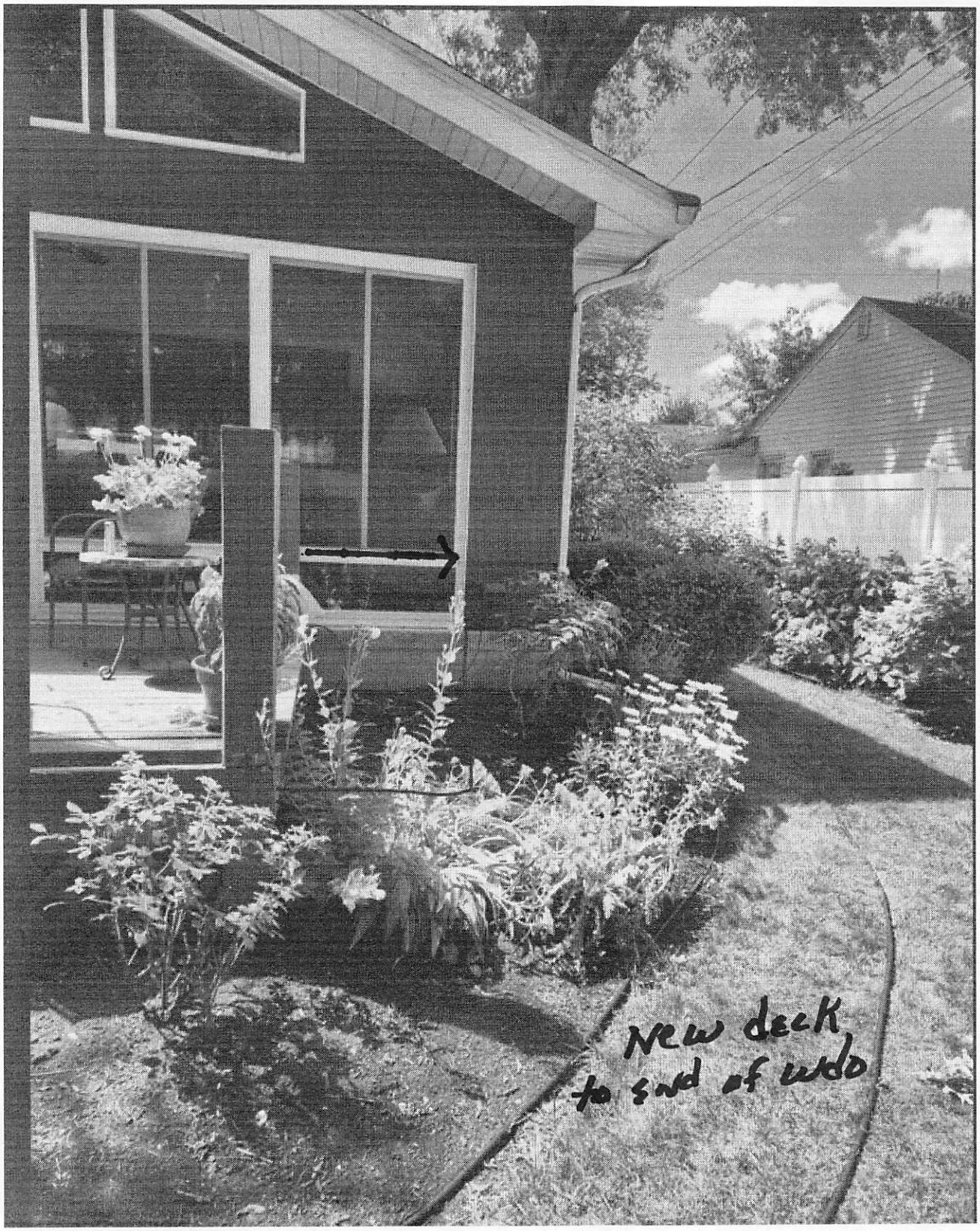


1129.03 - Smangung



1129.03 - Smingey


80.78
SENECA AVE
432
107.93
65.14
154
434
153
82.2
825
31.65
436
NECA AVE
60
822
826
80
830
47.7
834


New deck
to end of wall

BADE JAYNE A TRUSTEE	818 SENECA AVENUE	HURON, OH 44839
~~ANDERTON MICHELLE D TRUSTEE~~	794 HAMLET ST	COLUMBUS, OH 43215
~~DELOMBARD TRUSTEE ALISON~~	805 SENECA AVENUE	HURON, OH 44839
OETGEN BRIAN B & KATHLEEN I	830 SENECA AVE	HURON, OH 44839
~~COLVIN CRAIG & LISA STEIN~~	847 MOHAWK ST	COLUMBUS, OH 43209
~~DELAHUNT JAMES F JR & MARTHA J~~	825 SENECA AVE	HURON, OH 44839
~~MYERS CATHLEEN A~~	802 SENECA AVE	HURON, OH 44839
[illegible]	428 SENECA AVE	HURON, OH 44839
~~EVERETT PATRICIA L TRUSTEE~~	409 SENECA AVE	HURON, OH 44839
~~SMITH MARILYN E TRUSTEE~~	645 NEIL AVE APT 506	COLUMBUS, OH 43215
MILLER MARC D & CAROLYN B	1515 ROYAL OAK TR	MANSFIELD, OH 44906
~~SPHORDING MURRIE L SUCCESSOR TRUSTEE~~	318 SNEA AVE	HURON, OH 44839
~~MCDONALD MARY E~~	434 SENECA AVE	HURON, OH 44839
FRATOE JOSEPH C & STEPHANIE M	822 SENECA AVE	HURON, OH 44839
~~LAHMAN DAVID C & PAMELA FLORY~~	420 SENECA AVE	HURON, OH 44839
BACQUET GAYLE V TRUSTEE	1135 SUNSET BLVD	MANSFIELD, OH 44907
~~MURPHY MARY H TRUSTEE~~	410 SENECA AVE	HURON, OH 44839
~~MCFEE SUZANNE C TRUSTEE~~	810 SENECA AVE	HURON, OH 44839
~~RUMPLER RONALD K & BEVERLY K ETAL~~	414 SENECA AVE	HURON, OH 44839
CRASKE W DON III & CHRISTIE S	500 EDGEWOOD RD	MANSFIELD, OH 44907
GRIFFITH TERRY R TRUSTEE	817 SENECA ST	HURON, OH 44839
ROUND ~~E~~ Chris	821 SENECA AVE	HURON, OH 44839
SCHUH ROBERT P & SANDRA H	814 SENECA AVE	HURON, OH 44839
~~SEMPLE PEGGY SUE TRUSTEE~~	2950 PEBBLE CREEK	ANN ARBOR, MI 48108
~~SMITH LARRY R & AMELIA ANN TRUSTEES~~	813 SENECA AVE	HURON, OH 44839
~~LEGANDO DREW T~~	401 SENECA AVENUE	HURON, OH 44839
~~KAFER JONATHAN M & KRISTINE K~~	416 SENECA AVE CHASKA BE.	HURON, OH 44839
~~MURPHY MARY H TRUSTEE~~	410 SENECA AVE	HURON, OH 44839
JONES PARMELEE D JR TRUSTEE	434 SENECA AVE	HURON, OH 44839
DRESSER DONNA E	834 SENECA AVE	HURON, OH 44839
~~STEIN TRUSTEE GREGORY D & JEROME P STEIN E~~	4114 ROSEDALE AVE	AUSTIN, TX 78756
~~BALDWIN SUSAN WOLFE~~	317 SENECA AVE	HURON, OH 44839
HOLDEN ABIGAIL GRACE BOOR TRUSTEE	TRUSTEE 430 SENECA AVE	HURON, OH 44839

within 150' in yellow

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

ParcelID	PropertyAddress	OwnerAddress1	OwnerAddress2
49-00009.000	826 MOHAWK	BLACKMORE ELAINE J	826 MOHAWK DR
49-00095.000	822 MOHAWK	RYAN KERWICK M & MOLLY J	822 MOHAWK DR
49-00121.000	818 MOHAWK	SZEKELY FRANK J & PATRICIA A	818 MOHAWK

TO: Chairman Kath and Board Members
FROM: Christine Gibboney, Administrative Assistant
RE: 25 Cincinnati Ave
DATE: August 12, 2024

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25 Cincinnati Ave **PPN45-00505.000** **Zoning: R-1** **Area Variance**

Existing Land Use: **Single Family Residential**

Property Size: **0.08173 acres**

Traffic Considerations: N/A

Project Description- Area Variance- Setback variances for new deck.
The applicant is proposing a new 288sf rear yard deck with steps to the side yard. As proposed, the deck would have side yard setbacks of 3' and 11'-6" (20' total/8'min required) and a 7'-8" rear yard setback (30' required).

Staff Analysis
The home is pre-existing/non-compliant to side and rear yard setbacks. The applicant is seeking to add a new 288sf deck to the rear of the home to provide access from the existing rear yard exterior door. The deck includes a staircase down to the side yard. Rear and side yard setback variances will be required.

In calculating the rear yard area, based on the site plan provided, the rear yard area is 792sf; 35% would allow for a max of 275'-4"sf . The deck being proposed is 12' x 24', a total of 288sf, spanning the length of the existing home and exceeding the rear yard build out threshold.

Note: Accessibility from the existing door is provided under 1137.04 (4), which limits an uncovered staircase and landing to project a distance not to exceed 6' .

As proposed, the deck would require the following variances

1) Rear Yard Build Out%: 1.5% variance
2) Rear Yard Setback Variance: 22'-4"
3) Side Yard Setback Variance: 5'

Applicable Code Section(s)

1123.01- R-1 Single Family Residential

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

1137.04 YARD PROJECTIONS.

(4) An uncovered stair and necessary landings may project a distance not to exceed six feet, provided such stair and landings do not extend above the entrance floor of the building except for a railing not exceeding three feet in height.

1121.06 EFFECTS OF DISTRICTING AND GENERAL REGULATIONS.

(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.
(Ord. 2005-29. Passed 2-14-05.)

Since the proposed variance falls under the "area variance" category, the following criteria should be examined 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 because 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.***

Motion Examples
[PLEASE STATE WHY YOU ARE APPROVING OR DENYING FOR THE RECORD, USING THE SEVEN WAY TEST CRITERIA]

Motion to APPROVE the variance request:

As the testimony presented in this public hearing has shown that the area variance at 25 Cincinnati Ave for a 1.5% Variance to the Rear Yard Build Out, a 22'-4" Rear Yard Setback Variance, and a 5' Side Yard Setback Variance, meets the following criteria, as ***(Choose one or more appropriate finding(s) and specific items based on the seven-way test)***

- ***The property in question would not yield a reasonable return or would not have any beneficial use without the variance.***
- ***The variance is not substantial.***
- ***The essential character of the neighborhood would not be substantially altered and/or the adjoining properties would not suffer a substantial detriment because of the variance.***
- ***The variance would not adversely affect the delivery of governmental services (for example, water, sewer, garbage).***
- ***The property owner purchased the property without the knowledge of the zoning restriction and/or the need for the variance is not "self-imposed." (The owner did not create the situation)***
- ***The property owner's predicament feasibly cannot be obviated through some method other than a variance.***
- ***The spirit and intent behind the zoning requirement would be observed, substantial justice done by granting the variance.***

OR

Motion to **DENY** the variance request:

I make the motion to **deny** the request for area variance at 25 Cincinnati Ave for a 1.5% Variance to the Rear Yard Build Out, a 22'-4" Rear Yard Setback Variance, and a 5' Side Yard Setback Variance 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….
(Choose one or more appropriate finding(s) and specific items based on the seven-way test)

- ***The property in question would yield a reasonable return and/or would have beneficial use without the variance.***
- ***The variance is substantial.***
- ***The essential character of the neighborhood would be substantially altered and/or the adjoining properties would suffer a substantial detriment because of the variance.***
- ***The variance would adversely affect the delivery of governmental services (for example, water, sewer, garbage).***

- ***The property owner purchased the property with the knowledge of the zoning restriction and/or the need for the variance is "self-imposed." (The owner created the situation)***
- ***The property owner's predicament feasibly cannot be obviated through some method other than a variance.***
- ***The spirit and intent behind the zoning requirement would not be observed, substantial justice would not be done by granting the variance.***

CITY OF HURON

A great lake PLACE

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 WESTCOTT WOODWORKS & HOME SERVICES (BRYAN WESTCOTT)

Property Owners' Name: COLBY L. ARDERE, TRUSTEE JAMIE M. LAWRENCE IRREVOCABLE TRUST

Address: 25 CINCINNATI AVE

City, State, Zip: HURON, OH. 44839

Phone Number 216-471-0754 (JAMIE) 419-706-2250 (BRYAN)

Email: JAMIE.LAWRENCE@GMAIL.COM (JAMIE) WESTCOTTWOODWORKS@GMAIL.COM (BRYAN

Location of Project:

Lot/Parcel #: 45-00505.000 Zoning District: _____

Address: 25 CINCINNATI AVE Huron, OH 44839.

Year purchased: 2006. Year the existing structure was constructed: 2021

Single Story Home: ____ Two Story Home: X

Provide a brief summary of your proposed project:

288 SQFT REAR DECK W/ ONE SET OF STEPS. TOTAL MAX HEIGHT OF PROJECT INCLUDING RAILING IS 90".

Type:

- **Area Variance: Subdivision Regulations** ____ **Parking** ____ **Setbacks** X

  Height ____ **Size** ____ **Flood Plain** ____ **Sign Regulations** ____

- **Use Variance:** ____
- **Conditionally Permitted Use:** ____

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

AREA VARIANCE - 3' LEFT SIDE SET BACK, 7'4" RIGHT SIDE SET BACK, & 7' 8" REAR YARD SET BACK ALL REQUIRED FOR PROPOSED DECK CONSTRUCTION

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 [~~will~~ / cannot] be a beneficial use of the property without the variance because:
   WITHOUT A VARIANCE THE HOMEOWNER WOULD NOT BE ABLE TO ACCESS HER REAR ENTRY DOOR BECAUSE SHE COULD NOT ADDED A DECK FOR HER TO ACCESS IT.

2. The variance is [substantial / ~~insubstantial~~] because:
   THE VARIANCE WILL ALLOW THE HOMEOWNER TO ENJOYABLE HER PROPERTY WILL ALSO ALLOWING HER TO HAVE ACCESS TO HER BACK YARD FROM HER REAR DOOR.

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:
   ONCE THE DECK IS CONSTRUCTED ALL LANDSCAPE'S WILL BE COMPLETED AND THIS PROJECT WILL ADD TO THE OVERALL APPEAL OF THE NEIGHBORHOOD.

4. The variance [~~would~~ / would not] adversely affect the delivery of governmental services, (*e.g.*, water, sewer, garbage)
   NO GOVERNMENT SERVICES WOULD BE AFFECTED.

5. The applicant purchased the property [with / ~~without~~] knowledge of the zoning restriction. Year the property was purchased: 2006. Year the structure(s) was constructed: 2021.

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 LOTS IN MOST OF THESE AREAS ARE SMALL AND REQUIRE THE SAME PERMISSIONS BE GIVEN.

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***)

IF THE VARIANCE IS NOT GRANTED THE HOMEOWNER WOULD HAVE A REAR DOOR WITH NO WAY TO EGRESS.

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

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

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

Date: 7/6/24 Signed Applicant _____

Date: 7/6/24 Signed Property Owner Jamie M. Jamison

(REQUIRED)

****

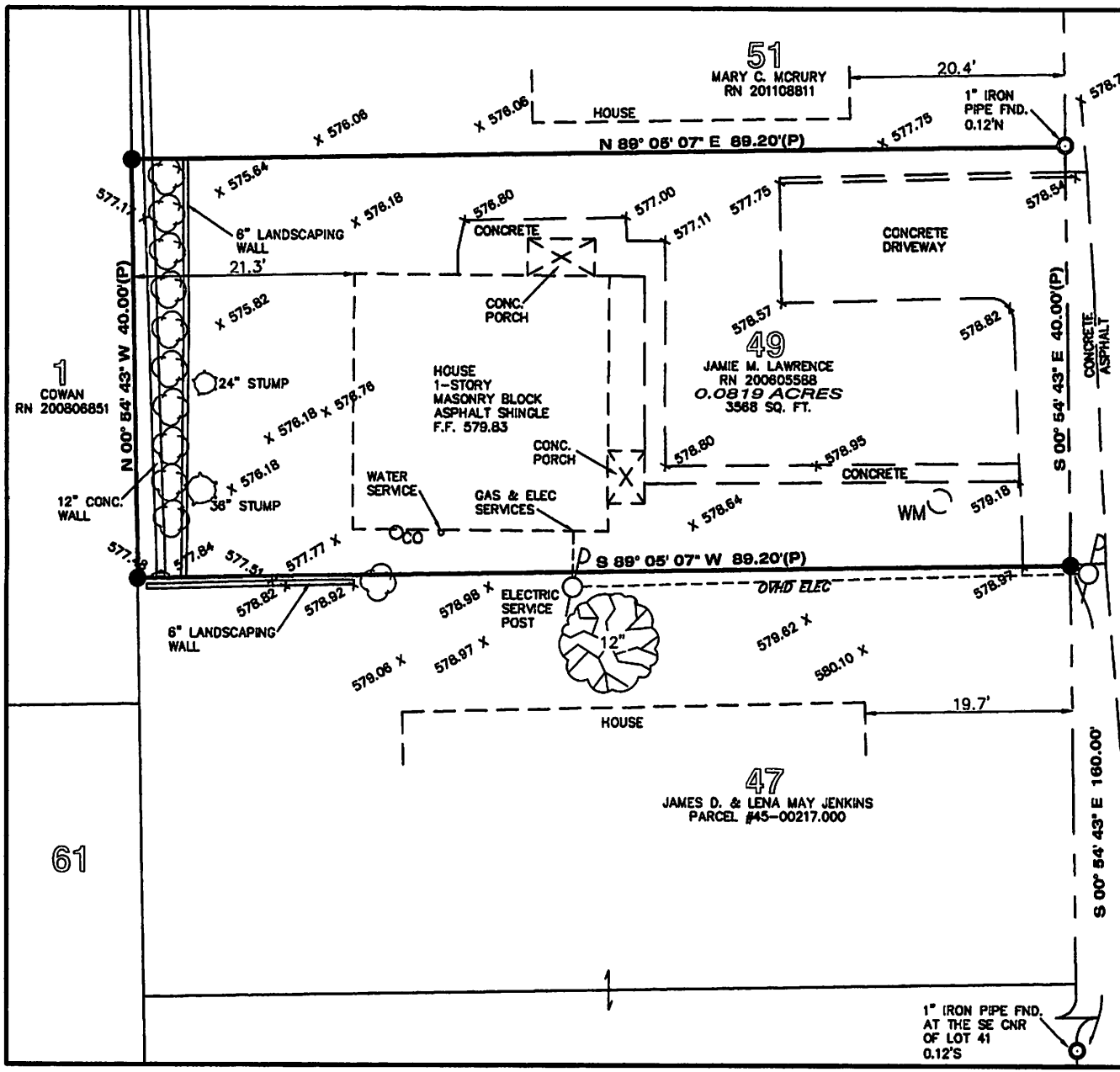
ZONING DEPT. USE ONLY

Date received: 7/8/24 Application Complete

$150 filing fee receipted: _____

Comments

Hearing Date 8/12/24



LEGEND

SET	FOUND	DESCRIPTION
●	⊙	IRON PIN (ROD)
●	⊙	IRON PIPE

(D) DEED (M) MEASURED
(P) PLATTED (C) CALCULATED
(S) SURVEY

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

STATE OF OHIO
ALEXANDER B. ETCHILL
8512
REGISTERED
SURVEYOR

Survey Plat for

JAMIE M. LAWRENCE

Being Lot No. 49 in Grand Forest Beach Allotment, P.V. 8, Pg. 15-16, in Huron Township, now in the City of Huron, Erie County, Firelands Connecticut Western Reserve, State of Ohio

10 0 10 20

SCALE 1"=10' AUGUST, 2018

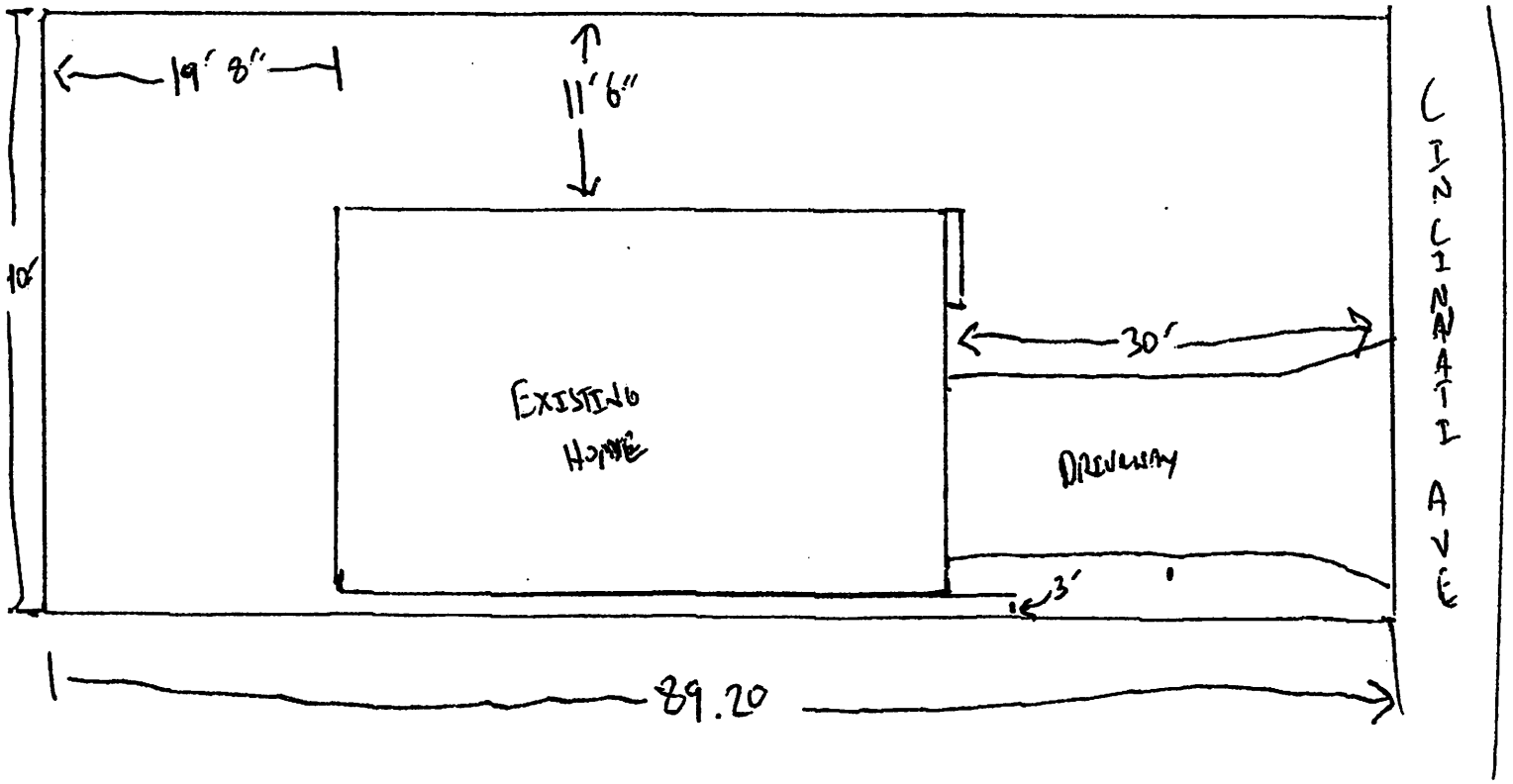
BEARINGS ARE BASED ON GRID NORTH, ODOT VRS

ERROR OF CLOSURE: 1 : 10,000

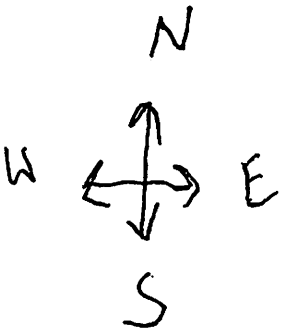
CONTRACTORS DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

DATE: AUGUST, 2018	CK'D. BY: DMM	PROJECT NO. 18-364
DR. BY: ABE	REV'D BY:	

File Name: Z:\CDEng18\18-364-Lawrence Survey for Prete Builders-Huron\18-364.dwg


19' 8"
11' 6"
10'
EXISTING HOME
30'
DRIVEWAY
3'
89.20
CINCINNATI AVE

AS IS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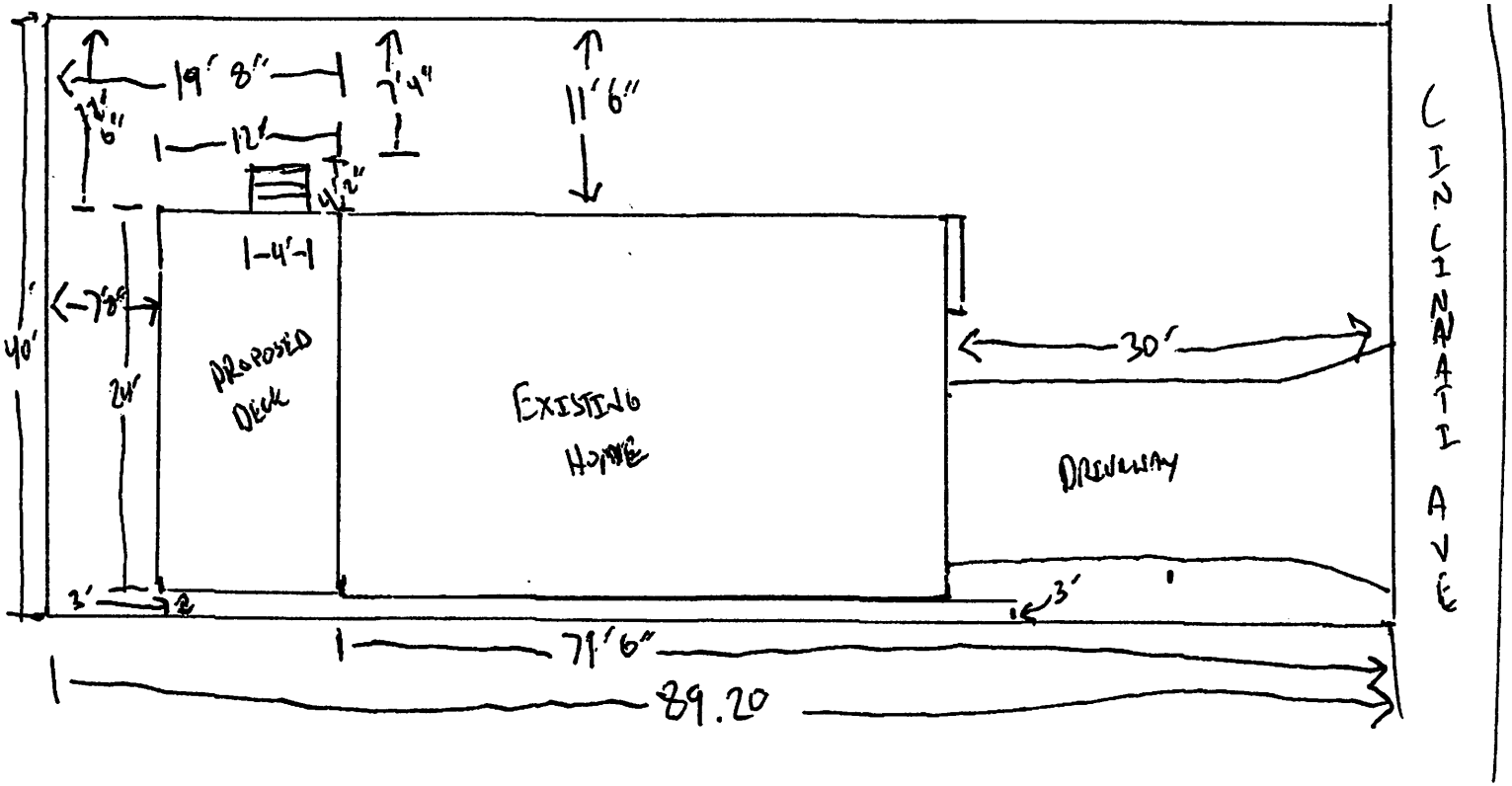
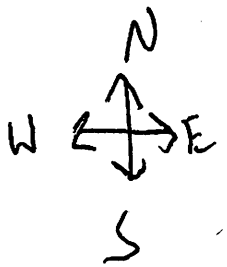
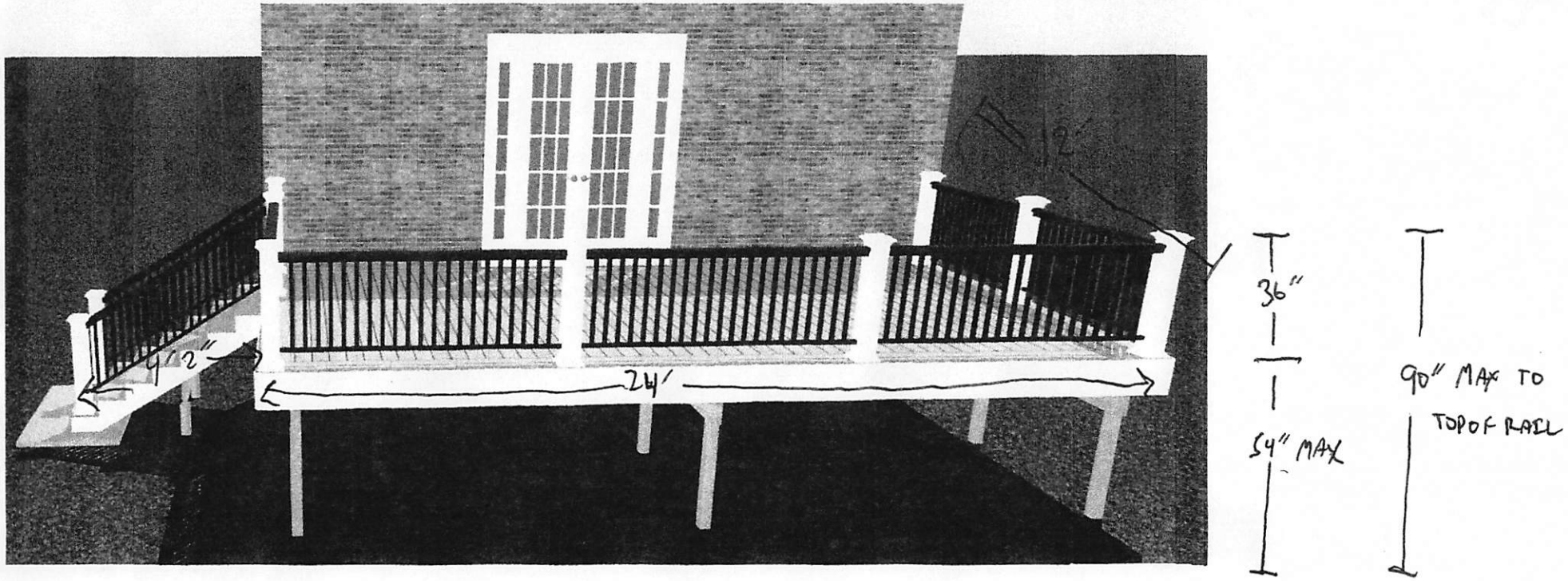
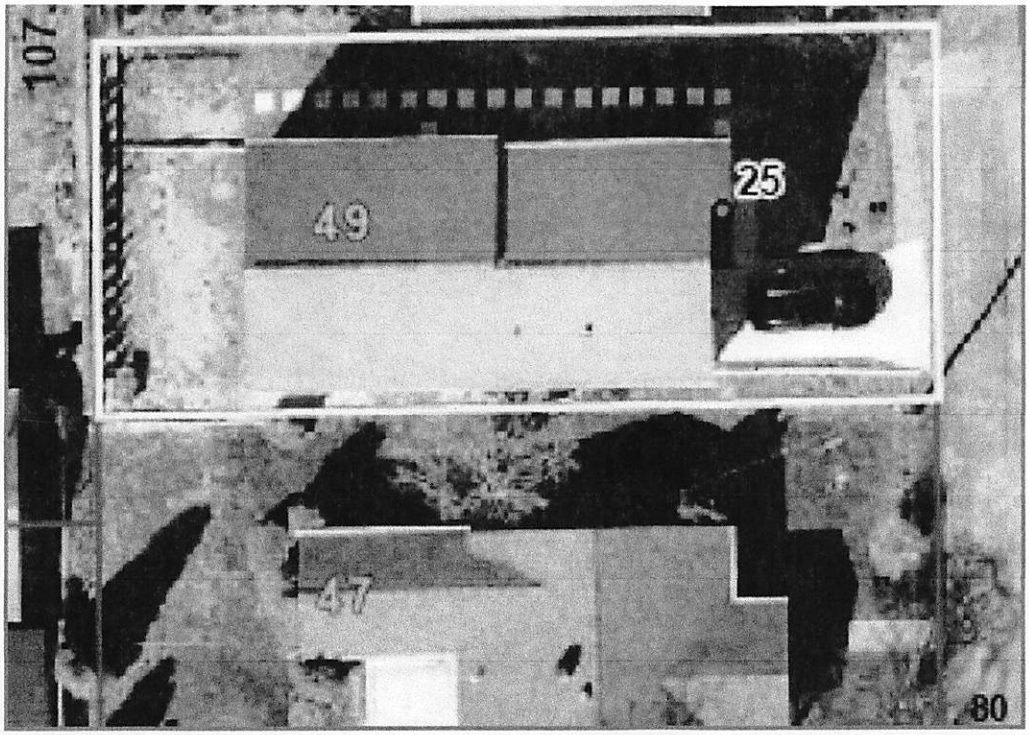


PROPOSED DECK





288 SQFT



Property Card

Property Card

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

Property Owners and addresses within 150'

*Barbara Jones
23 Cincinnati Ave.
Huron, OH. 44839

*Lena Jenkins
27 Cincinnati Ave.
Huron, OH. 44839

*Lisa Moose
33 Cincinnati Ave.
Huron, OH. 44839

*April Dejesus
24 Cincinnati Ave.
Huron, OH. 44839

*Douglas Allen
26 Cincinnati Ave.
Huron, OH. 44839

*Craig Coe
20 Cincinnati Ave.
Huron, OH. 44839

*Jeffrey Harwood
102 Woodside Ave.
Huron, OH. 44839

*Charles Nardecchia
104 Woodside Ave.
Huron, OH. 44839

TO: Chairman Kath and Board Members
FROM: Christine Gibboney, Administrative Assistant
RE: 403 Wexford
DATE: August 12, 2024

---

403 Wexford Dr. PPN42-01195.028 Zoning: R-1 Area Variance

Existing Land Use: Single Family Residential

Property Size: 0.2812 acres

Traffic Considerations: Wexford Drive on a Curve

Project Description- Area Variance- Setback variance for new deck.
Applicant is seeking to replace a 282sf rear yard deck with a new 338sf composite deck. As existing, the rear yard deck is pre-existing/non-conforming with a rear yard setback of 22.75' (30' required) As proposed, the rear yard setback for the new deck would be 21', requiring a rear yard setback variance of 9'

Staff Analysis
Applicant is proposing to remove/replace aa non-conforming rear yard deck, increasing the size from 282sf to 338sf. The applicant has noted the existing deck condition is deteriorating and they will be rebuilding with composite materials. The odd-shape of the parcel affects the rear yard area of the property, the deck is compliant to the side yard setback. As proposed, the new deck would have a rear yard setback of 21', requiring a variance of 9'.

Applicable Code Section(s)

1123.01- R-1 Single Family Residential

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

Variance Required:

- 9' Rear Yard Setback Variance

Since the proposed variance falls under the "area variance" category, the following criteria should be examined 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 because 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.***

Motion Examples
[PLEASE STATE WHY YOU ARE APPROVING OR DENYING FOR THE RECORD, USING THE SEVEN WAY TEST CRITERIA]

Motion to APPROVE the variance request:
As the testimony presented in this public hearing has shown that the area variance at 403 Wexford Drive, for a 9' rear yard setback variance for a deck, meets the following criteria, as (***Choose one or more appropriate finding(s) and specific items based on the seven-way test)***

- ***The property in question would not yield a reasonable return or would not have any beneficial use without the variance.***
- ***The variance is not substantial.***
- ***The essential character of the neighborhood would not be substantially altered and/or the adjoining properties would not suffer a substantial detriment because of the variance.***
- ***The variance would not adversely affect the delivery of governmental services (for example, water, sewer, garbage).***
- ***The property owner purchased the property without the knowledge of the zoning restriction and/or the need for the variance is not "self-imposed." (The owner did not create the situation)***
- ***The property owner's predicament feasibly cannot be obviated through some method other than a variance.***
- ***The spirit and intent behind the zoning requirement would be observed, substantial justice done by granting the variance.***

OR

Motion to **DENY** the variance request:

I make the motion to **deny** the request for area variance at 403 Wexford Drive, for a 9' rear yard setback variance for a deck 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….

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

- ***The property in question would yield a reasonable return and/or would have beneficial use without the variance.***
- ***The variance is substantial.***
- ***The essential character of the neighborhood would be substantially altered and/or the adjoining properties would suffer a substantial detriment because of the variance.***
- ***The variance would adversely affect the delivery of governmental services (for example, water, sewer, garbage).***
- ***The property owner purchased the property with the knowledge of the zoning restriction and/or the need for the variance is "self-imposed." (The owner created the situation)***
- ***The property owner's predicament feasibly cannot be obviated through some method other than a variance.***
- ***The spirit and intent behind the zoning requirement would not be observed, substantial justice would not be done by granting the variance.***

CITY OF HURON

A great lake PLACE

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: ANDY HEWITT

Property Owners' Name: CARRIE BOLDMAN

Address: 46 EAST MAIN ST

City, State, Zip: NORWALK, OH, 44857

Phone Number: 419 706 - 4444

Email: ahewitt2765@gmail.com

Location of Project:

Lot/Parcel #: 42-01195.028 Zoning District: R-1

Address: 403 WEXFORD DRIVE Huron, OH 44839.

Year purchased: 2012. Year the existing structure was constructed: 1993

Single Story Home: ____ Two Story Home: X

Provide a brief summary of your proposed project:

REMOVAL OF OLD WOODEN DECK. INSTALLATION OF NEW MAINTENANCE FREE COMPOSITE DECK.

Type:

- **Area Variance: Subdivision Regulations** ____ **Parking** ____ **Setbacks** ✓
  Height 2' 3" **Size** 13'9" x 26' **Flood Plain** ____ **Sign Regulations** ____
- **Use Variance:** ____
- **Conditionally Permitted Use:** ____

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

AREA VARIANCE - 4' REAR SETBACK VARIANCE IS REQUIRED FOR PROPOSED DECK.

Conditionally Permitted Use Approval X

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 EXISTING DECK WILL CONTINUE TO DETERIORATE AND BECOME AN EYESORE. BUILDING IN MODERN MATERIALS, AND INCREASING HEIGHT AND SIZE MINIMALLY, WILL ADD EASE OF USE AND MAINTAIN HIGH STANDARDS OF NEIGHBORHOOD.

2. The variance is [~~substantial~~/insubstantial] because:
EXHISTING DECK HAS WEAR/TEAR ISSUES THAT WILL ONLY GET WORSE OVER TIME.

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:
JUST REPLACING OLD WORN OUT DECK WITH NEW COMPOSITE DECK MATERIALS.

4. The variance [~~would~~/would not] adversely affect the delivery of governmental services, (*e.g.*, water, sewer, garbage)
NO ISSUES

5. The applicant purchased the property [~~with~~/without] knowledge of the zoning restriction. Year the property was purchased: 2012. Year the structure(s) was constructed: 1993. HOME OWNER DOES NOT BELIEVE THERE ARE ANY RESTRICTIONS

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 SIMPLY WANT TO REPLACE OLD WORN OUT DECK WITH COMPOSITE, MAINENANCE FREE MATERIALS

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***)

BECAUSE OF UNUSUAL SHAPE OF PROPERTY, SETBACK REQUIREMENTS. ADDING 2'9" TO CURRENT FOOTPRINT, AND INCREASING HEIGHT WILL INCREASE USEABILITY, WILL NOT INCRINGE ON ANY PROPERTY LINES

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

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

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

Date: 7-9-24 Signed Applicant _____

Date: _____ Signed Property Owner _____

(REQUIRED)

****

ZONING DEPT. USE ONLY

Date received: 7/9/24 Application Complete ✓

$150 filing fee receipted: ✓

Comments_____ Hearing Date 8-12-24

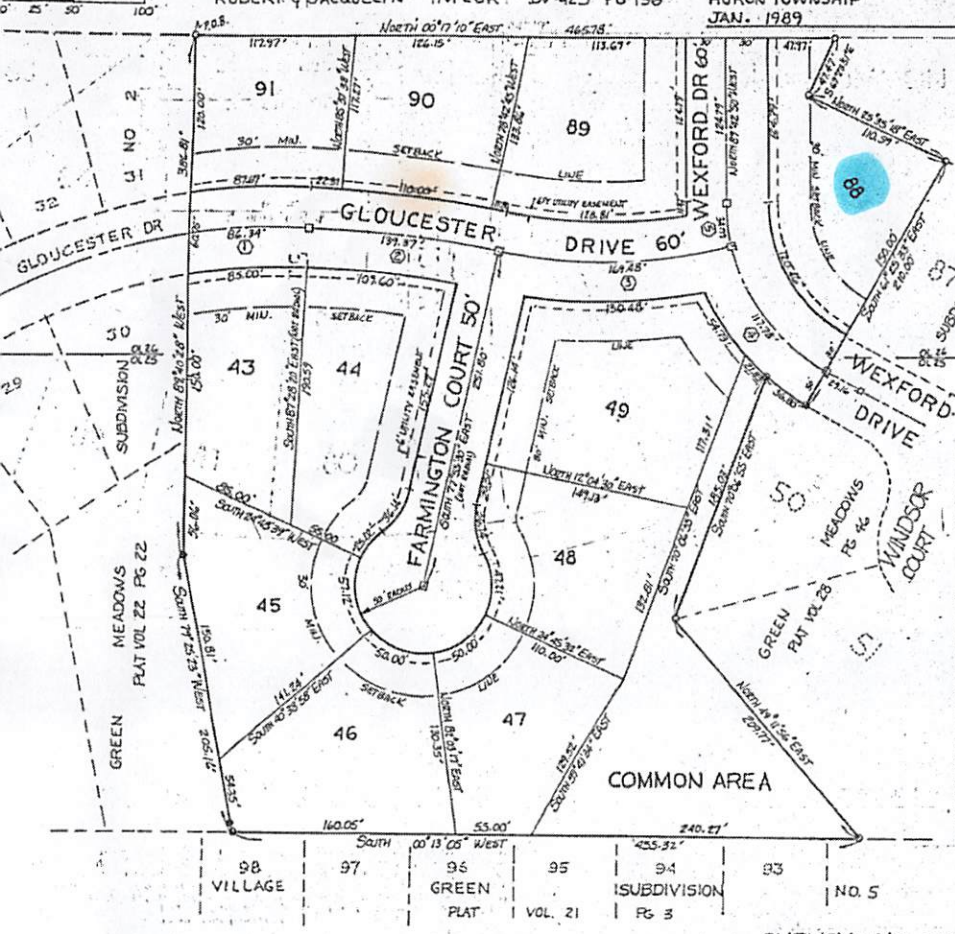
7/1/24 403 WEXFORD

GREEN MEADOWS SUBDIVISION NO. 3

BEING LOCATED IN PARTS OF OUTLOTS NUMBERS 25 & 26, SECTION NUMBER 2
HURON TOWNSHIP CITY OF HURON ERIE COUNTY, OH.
JAN. 1989 SCALE 1"=50'

FILED 0388287
89 APR -3 P3:10
JOHN W SCHAEFFER RECORDER ERIE COUNTY, OHIO

PLAT VOL. 29 PAGE 48



AREA SUMMARY

LOT AREA	4.0955 Acres
ROADS	1.2699 Acres
COMMON AREA	0.3500 Acres
Total Subdivision	5.9145 Acres

- MONUMENT BOX
- IRON PIPE FOUND 1"
- 5/8" IRON PIN SET

NOTE: 5/8" IRON PINS TO BE SET AT ALL LOT CORNERS

CENTERLINE CURVE DATA

ARC#	ARC	DELTA	RADIUS	CHORD	CHORD BEARING
1	86.34	11°39'22"	424.41	86.19	N 02°51'28" W
2	139.37	09°03'33"	881.47	139.23	N 07°30'00" E
3	169.48	25°51'35"	375.51	168.05	N 00°54'02" W
4	117.78	47°34'40"	141.84	114.43	N 52°21'47" E
5	34.99	14°08'03"	141.84	34.90	N 83°13'09" E

LOT CURVE DATA

LOT	ARC	DELTA	RADIUS	CHORD	CHORD BEARING
43	85.00	12°20'52"	394.41	84.84	N 03°12'11" W
44	109.60	07°22'30"	851.47	109.52	N 06°40'17" E
44	36.14	41°24'35"	50.00	35.36	S 37°13'13" E
44	25.02	28°40'15"	50.00	24.76	S 50°51'08" E
45	57.12	65°27'37"	50.00	54.07	N 82°04'51" E
46	50.00	57°17'45"	50.00	47.94	N 20°42'10" E
47	50.00	57°17'45"	50.00	47.94	N 36°35'35" W
48	47.21	54°05'37"	50.00	45.47	S 67°42'44" W
48	36.14	41°24'35"	50.00	35.36	S 81°22'13" W
49	130.48	18°26'11"	405.51	129.92	N 00°43'13" W
49	54.73	18°14'54"	171.84	54.50	N 57°18'33" E
comm.	21.83	07°16'42"	171.84	21.82	N 43°57'00" E
88	120.46	61°42'43"	111.84	114.72	S 59°25'49" W
89	11.41	03°48'18"	171.84	11.41	S 88°23'02" W
89	128.81	21°21'41"	345.51	128.07	N 01°23'24" E
89	11.80	00°44'30"	911.47	11.80	N 11°39'30" E
90	110.00	06°54'53"	911.47	109.93	N 07°49'49" E
91	22.31	01°24'09"	911.47	22.31	N 03°40'17" E
91	87.67	11°03'15"	454.41	87.53	N 02°33'29" W

DESCRIPTION

This plat has been prepared at the request of the Pleasantview Development Corporation, by and through its officers, David M. Dreffer, President, and Carole A. Dreffer, Secretary, having a business address of 310 Williams Street, Huron, Ohio, owner of the platted land shown hereon, and described as being located in parts of Outlots 25 and 26, Section 2, Huron Township, City of Huron, Erie County, Ohio and being more definitely described as follows:

Beginning at a 1/2" iron pin, set, at the Northwest corner of Green Meadows Subdivision No. 2, as recorded in Volume 22 Page 22 of the Erie County Plat Records, the same being the Northwest corner of Sublot No. 31;

(1) Thence North 00°17'10" East along the East line of a parcel owned by Robert and Jacquelyn Taylor (DV 423 PG 136), a distance of 465.78 feet to a 1/2" iron pin, set, on the South line of Sublot No. 86 in Green Meadows Subdivision No. 4 (PV 28 PG 46);

(2) Thence South 67°23'51" East along the South line of Sublot No. 86, a distance of 47.47 feet to a 1/2" iron pin, set, at the Southeast corner of Sublot No. 86;

(3) Thence North 25°35'18" East along the East line of Sublot No. 86, a distance of 110.59 feet to a 1/2" iron pin, set, at the Southwest corner of Sublot No. 87 in said Green Meadows Subdivision No. 4;

(4) Thence South 61°25'33" East along the South line of Sublot No. 87, a distance of 210.00 feet to a 1/2" iron pin, set, on the West line of Subot Number 50 in said Green Meadows Subdivision No. 4;

(5) Thence southwesterly, along an arc of a curve to the right, having a radius of 171.84 feet, a delta of 12°16'12", a chord bearing South 34°42'32" West, a chord distance of 36.73 feet, an arc length of 36.80 feet to a 1/2" iron pin, set;

(6) Thence South 70°06'55" East along the South line of Sublot Number 50 in said Green Meadows Subdivision No. 4, a distance of 185.03 feet to a 1/2" iron pin, set, at the Southwest corner of Sublot Number 51;

(7) Thence North 49°11'56" East along the South line of Sublot No. 51 a distance of 209.77 feet to a 1/2" iron pin, set, on the West line of Village Green Subdivision No. 5 (PV 21 PG 3);

(8) Thence South 00°13'05" West along the West line of Village Green Subdivision No. 5, a distance of 455.32 feet to a 1/2" iron pin, set, at the Northeast corner of Green Meadows Subdivision No. 2 (PV 22 PG 22);

(9) Thence South 79°25'23" West along the North line of Green Meadows Subdivision No. 2, a distance of 205.16 feet to a 1" iron pipe, found;

(10) Thence North 89°40'28" West continuing along the North line of Green Meadows Subdivision No. 2, a distance of 386.81 feet to a 1/2" iron pin, set, and the point of beginning, containing 5.9145 acres, more or less, of which 3.1187 acres are in Original Lot 25 and 2.7958 acres are in Original Lot 26, but being subject to all easements and restrictions ofrecord.

OWNER'S CERTIFICATE

This is to certify that the Pleasantview Development Corporation, by and through its officers, David M. Dreffer, President, and Carole A. Dreffer, Secretary, owner of the Land hereon platted, does hereby dedicate to public use forever, Gloucester Drive, Farmington Court and Wexford Drive as shown hereon and does further grant perpetual easements as shown, for the purpose of construction and maintenance of public utilities.

Witnesses:

Owners:
Pleasantview Development Corporation

Denise R. Preston — David M. Dreffer, President

Melissa D. Palmer — Carole A. Dreffer, Secretary

STATE OF OHIO
COUNTY OF ERIE

Before me a notary public in an for said county, appeared the Pleasantview Development Corporation, by and through its officers, David M. Dreffer, President, and Carole A. Dreffer, Secretary, owners of the hereon platted Green Meadows Subdivision No. 3, who acknowledge that they did sign th foregoing dedication certificate by authority of their board of directors and that it was the free act and deed of said Corporation.

In Testimony Whereof, I have set my hand and seal at Huron, this 13th day of January, 1989.

My Commission expires the 10th day of October, 1989.

Kathleen M. Hartung
Notary Public

PLANNING COMMISSION'S CERTIFICATE

The Planning Commission of the City of Huron, Ohio, a quorum of which did on the 17th day of January 1989 meet and view the site of the proposed subdivision, and has found that the Street and lot layout and the proposed zoning uses meet the requirements of all current City Ordinances and, at a meeting held on the 17th day of January 1989 did by majority vote, approve and accept this subdivision as hereon platted.

Signed: E.J. Mulaney, Chairman

Signed: Michael T. Slomon, Secretary

CITY COUNCIL'S CERTIFICATE

I hereby certify that an ordinance was passed by the Council of the City of Huron, Erie County, Ohio, on February 27 1989, providing for the acceptance, confirmation and approval of the plat and the dedication thereof.

Huron, Ohio

Dated: Feb. 27, 1989

Phyllis Wasson
Clerk of the City of Huron, Ohio

SURVEYOR'S CERTIFICATE

I hereby certify that the within plat conforms to surveys made by me and is correct.

Daniel E. Hartung Jr.
Prof. Surveyor No. 5847

STATE OF OHIO DANIEL EDWARD HARTUNG, JR. 5847 REGISTERED SURVEYOR

CITY ENGINEER'S PLAT CERTIFICATE

I hereby approve the within plat.

Huron, Ohio

Dated: _____

Huron City Engineer

AUDITOR'S CERTIFICATE

Transferred April 3, 1989 and fees of $350 collected

Erie County Auditor

RECORDER'S CERTIFICATE

Recorded APRIL 3, 1989 In Plat Book 29 Page 48

File No. 0388287

FEE $C.00 PAID

John W. Schaeffer
Erie County Recorder

(GRMD 3)

For Lot 44
For Aff. Consent & Approvals & New Deed Vol. 506-Pg. 318-331 incl.
For Declaration & restriction - See Deed Vol. 551-Pg. 660
Also see OR Vol. 223-Pg. 865 for 1st. Amend

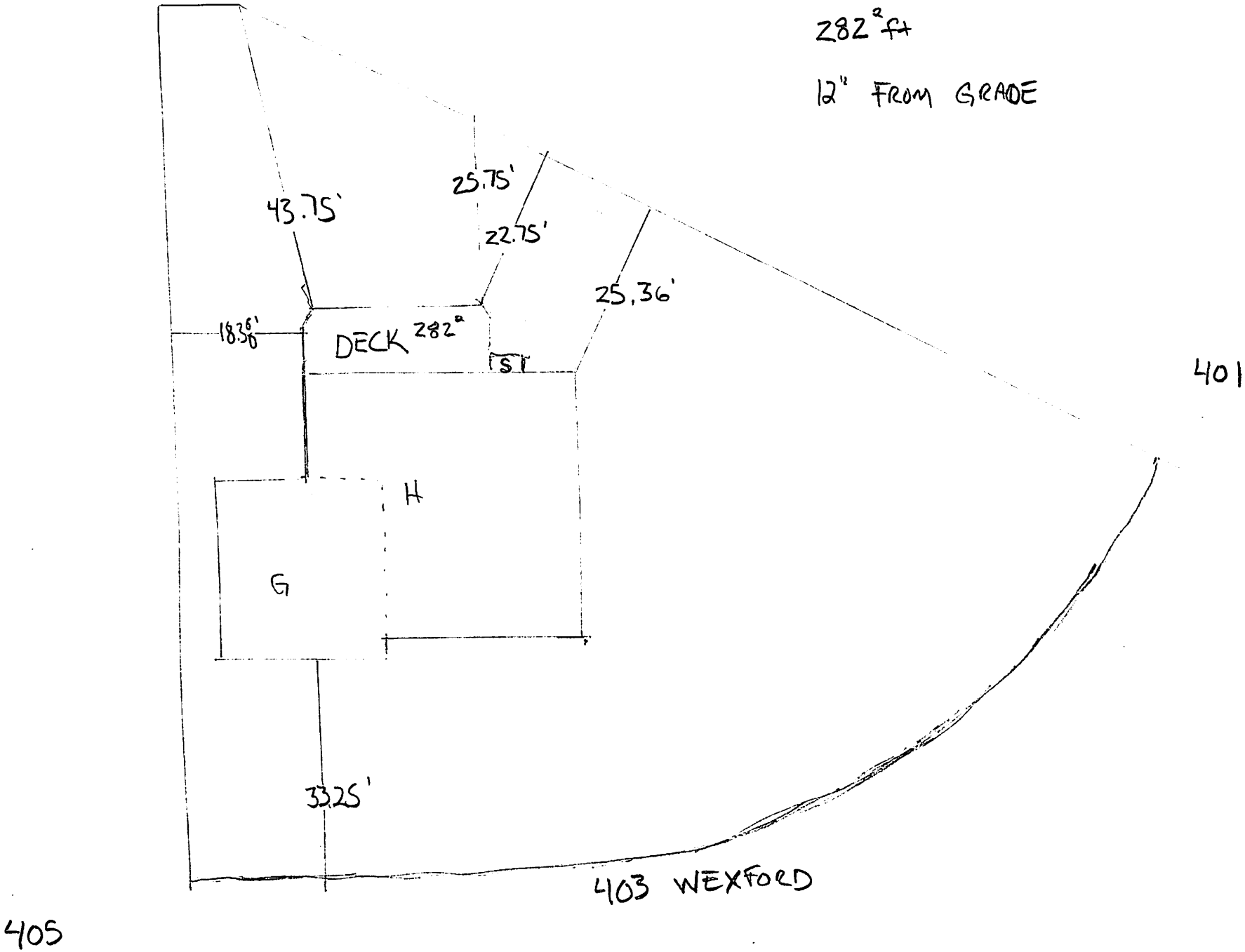
APPROVED
Donald Williams 3/28/89
ERIE COUNTY ENGINEER


11.18
87
30.16
74.84
150
129.93
401
110.59
88
WEXFORD DR
120.46
124.79
403
POWERED BY
esri
194892.49, 632630.51

EXHISTING DECK 3/32" SCALE

282 sq ft

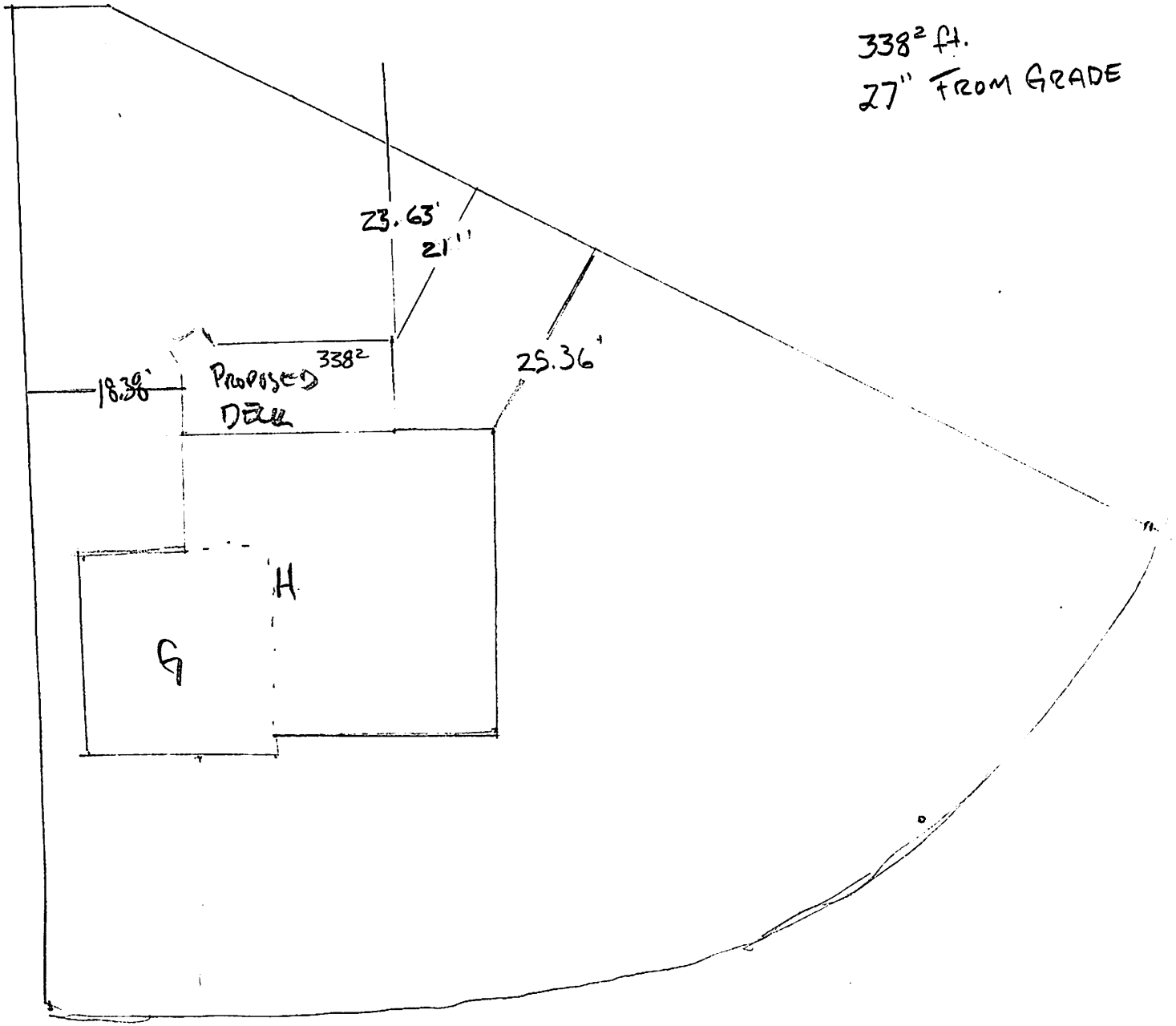
12" FROM GRADE



PROPOSED DECK 3/32 SCALE

338² ft.

27" FROM GRADE



401 WEXFORD DRIVE	DENNIS K MAERKISH
405 WEXFORD DRIVE	SCOTT P & DIANE M TIMPLE
331 CHATHAM PL	GEORGE J & HELENA M STEINBACH
407 WEXFORD	SAMUEL M & REBECCA J DEBARTOLO
838 GLOUCHESTER	MARY JAYNE FRANCIS
847 GLOUCHESTER	
404 WEXFORD DRIVE