



Agenda for the Board of Building and Zoning Appeals  
Regular Meeting- Huron City Hall – Council Chambers  
March 11, 2024 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**

PPN45-00262.000	111 Cincinnati Ave	Area Variance -Rear Yard
Setback Variance for an addition to garage.		
PPN43-00061.000	32 Middle Ave	Area Variance-Read Yard
Setback Variance for a garage and mudroom addition.		
PPN45-00309.000	315 Firwood Ave	Area Variance- Front Yard
Setback Variance for a covered front porch.		
PPN 48-00233.000	210 Tecumseh	Area Variance-Rear & Side
Yard Setbacks to replace an existing shed.		
PPN 49-00088.000	826 Lakeway Drive	Area Variance-Side Yard
Setback Variance for a garage addition and driveway.		
- VI. **Other Matters**  
Review/discussion of Draft BZA Rules  
  
Review of Updated BZA Application -Compliant with Ord. 2023-53
- VII. **Adjournment**



**TO:** Chairman Kath and Board Members  
**FROM:** Erik Engle, Planning Director  
**RE:** 111 Cincinnati Ave- Addition to Garage  
**DATE:** March 11, 2024

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**Current Zoning District: R-1**      **Parcel No.: 45-00262.000**

**Existing Land Use: Single Family Residential**

**Property Size: 0.1880 acres**

**Traffic Considerations: Cincinnati Ave off Cleveland Road West**

**Project Description- Area Variance- Rear Yard Setback for an addition to the existing garage.** The applicant is proposing to build a 20' x 10' addition to extend the rear (west) facing side of his existing attached garage to create a workspace. The proposed placement creates no change to the north side as it lines up with the existing exterior of the garage. The proposed addition will be at 26' from the rear property line, therefore it will require a 4' 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) MEMBERS SHOULD REVIEW AND APPLY THIS CRITERIA ON THE RECORD:***

- 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 in an R-1 Zoning District. The applicant is proposing a 200sf addition to the rear of the existing garage to be used as a workshop area. As proposed the addition will be compliant with side setback regulations, following the existing exterior of the garage and having a

9' side yard setback. The proposed height is 11', well within the 15' maximum. The proposed addition will have a rear yard setback of 26', the required minimum setback for R-1 is 30', therefore a rear yard setback variance of 4' would be needed.

### **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:

I make the motion to **approve** the request for an area variance at 111 Cincinnati Ave granting a 4' rear yard setback variance for an addition to the rear of the existing garage as submitted. The testimony presented in this public hearing has shown that *(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 as a result 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 at 111 Cincinnati Ave for a 4' rear yard setback variance 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 as a result 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  
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 MYRON HALCZUK  
Property Owners' Name: MYRON HALCZUK  
Address: 111 CINCINNATI AVE  
City, State, Zip: HURON, OHIO 44839  
Phone Number 440-821-9448  
Email: NONE

Location of Project: LOTS #21 + #19  
Lot/Parcel #: 45-00262.000 Zoning District: R1  
Address: 111 CINCINNATI AVE Huron, OH 44839.  
Year purchased: 2013. Year the existing structure was constructed: 2010  
Single Story Home:      Two Story Home: 1 1/2 STORY

Provide a brief summary of your proposed project:

20'W X 10'D ADDITION TO EXTEND REAR(WEST) FACING SIDE  
OF EXISTING ATTACHED GARAGE BY 10' TO CREATE WORK SPACE.  
NO CHANGE TO NORTH SIDE DISTANCE FROM NEIGHBOR

Type:

- Area Variance: Subdivision Regulations      Parking      Setbacks X  
Height      Size      Flood Plain      Sign Regulations
- Use Variance:
- Conditionally Permitted Use:

ADDITION — 20'x10'  
200SF  
11' HIGH

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 — A VERY MODEST 4' REAR SETBACK VARIANCE IS REQUESTED FOR THE PROPOSED 200SF EXPANSION OF THE WEST REAR GARAGE AREA FOR ADDITIONAL WORK SPACE. THE MAXIMUM HEIGHT OF THE ADDITION WILL NOT EXCEED 11' HIGH

#### 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 ADDITION TO THE GARAGE WILL ENHANCE THE USEABLE WORK/HOBBY/STORAGE SPACE FOR THIS HOME, THEREBY INCREASING THE APPEAL + VALUE
2. The variance is [ substantial/insubstantial ] because:  
THE DISTANCE FROM THE SIDE NEIGHBOR TO THE NORTH WILL NOT CHANGE, + THE MINOR EXTENSION TO THE WEST STILL LEAVES PLENTY OF DISTANCE FROM THE NEIGHBORS BEHIND
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:  
SINCE MANY HOMES AROUND ME DO NOT COMPLY WITH CURRENT SET BACK STANDARDS, THE MODEST 4' EXTENSION TO SETBACK WILL STILL LEAVE PLENTY OF DISTANCE FROM SURROUNDING NEIGHBORS
4. The variance [ would/would not ] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)  
ALL SERVICES/DELIVERIES ARE TO FRONT OF PROPERTY. ADDITION WILL BE IN REAR OF PROPERTY, SO NO IMPACT TO ABOVE SERVICES
5. The applicant purchased the property [ with/without ] knowledge of the zoning restriction. Year the property was purchased: 2013. Year the structure(s) was constructed: 2010.

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 SPIRIT OF THE CURRENT SETBACK SPECIFICATIONS IS TO ASSURE A REASONABLE DISTANCE BETWEEN NEIGHBORING STRUCTURES. I DO BELIEVE THE SPIRIT + CHARACTER OF THIS NEIGHBORHOOD WILL NOT BE ADVERSELY

8. We believe the request should be granted due to the following hardship which is AFFECTED BY THIS created by the property: (explain the hardship that exists pursuant to the code) MINOR 4' VARIANCE

AS THE RECENTLY RETIRED OWNER OF THIS PROPERTY, I AM A YEAR ROUND FULL TIME RESIDENT. SINCE THE HOME IS NOT SUBSTANTIAL IN SIZE, THE ADDITIONAL SPACE REQUESTED WOULD ENHANCE THE PRACTICAL USE OF THIS PROPERTY, + ALLOW FOR MY PURSUIT AND ENJOYMENT OF HOBBIES + PASSTIMES

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

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

Date: 2-7-24 Signed Applicant Nyma Halczyk

Date: 2-7-24 Signed Property Owner Nyma Halczyk  
(REQUIRED)

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#### ZONING DEPT. USE ONLY

Date received: 2/7/24 Application Complete ✓

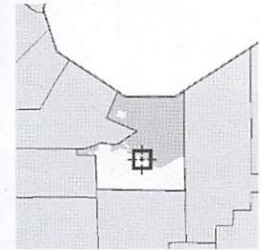
\$150 filing fee received: ✓

Comments \_\_\_\_\_ Hearing Date 3/11/24





#### Overview



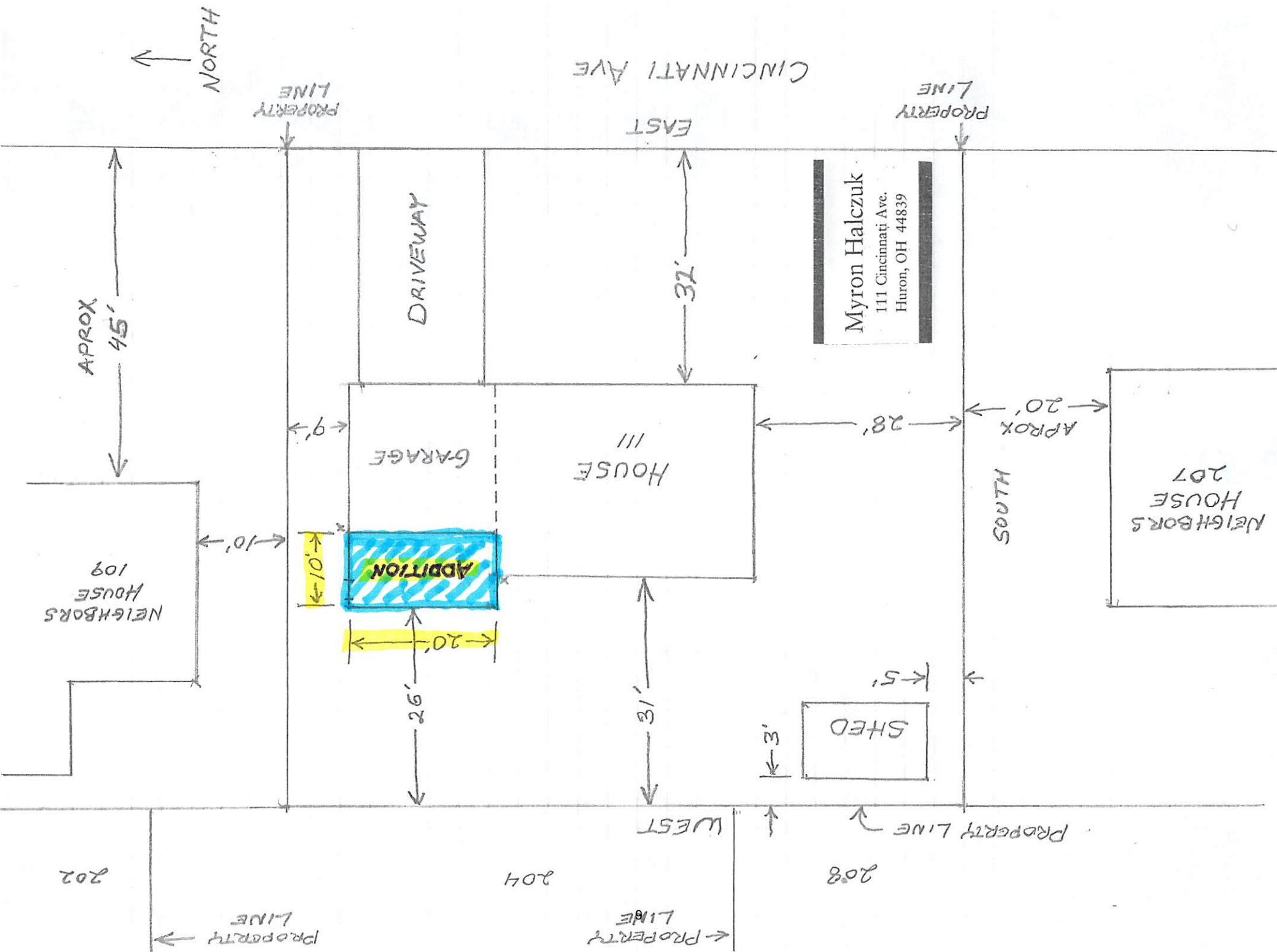
#### Legend

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

Parcel ID	45-00262.000	Acreage	n/a	Last 2 Sales	Date	Price	Vol/Page
Owner	HALCZUK MYRON (Owner Address)				10/3/2013	\$149500	201310549/
	HALCZUK MYRON (Tax Payer Address)				12/21/2009	\$27500	
Property Address	111 CINCINNATI HURON						

Date created: 2/5/2024  
Last Data Uploaded: 2/5/2024 4:37:27 AM

Developed by Schneider  
GEOSPATIAL





















## CLOSE BY NEIGHBORS

### CINCINNATI NEIGHBORS

107 BRADY

109 RIDER/KENNEDY

110 ERVIN

114 SPRANKEL

118 BAUMAN

207 KURTZ

### WOODSIDE NEIGHBORS

124 LACROSSE

202 BEALS

204 DECKER

208



**TO:** Chairman Kath and Board Members  
**FROM:** Erik Engle, Planning Director  
**RE:** 32 Middle Ave- Area Variance  
**DATE:** March 11, 2024

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**Current Zoning District:** R-1A

**Parcel No.:** 43-00061.000

**Existing Land Use:** Single Family Residential

**Property Size:** 0.0505 Acres-Parcel 43-00061.000. The home and part of the driveway area currently encroach onto to the other abutting lots owned by the applicant, one to the north (43-00060.000) and one to the south (43-00062.000)

**Traffic Considerations:** N/a

**Project Description- Area Variance- Rear Yard Setback for a garage and mudroom addition.**

The applicant is proposing to expand the north side of the house and add an attached mudroom and new garage to the south side of the existing house. A portion of the covered porch will also be added. Overall, the existing house, built in 1925, is legally non-conforming predating current zoning codes. Pursuant to the requirements for a R-1A zone, the required rear yard setback is 15'-0". The overall rear setback proposed aligned with the current structure is 7'-0".

***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) MEMBERS SHOULD REVIEW AND APPLY THIS CRITERIA ON THE RECORD:***

- 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:**

Overall, the applicant is requesting a rear yard variance of 8'-0". Other properties within 100' of 32 Middle have rear yard setbacks ranging from 0'-9'. As currently existing, the property is comprised of three (3) separate parcels. The existing home and driveway seem to encroach on the additional two parcels to the north and south. Staff recommends that if the BZA is in favor of approval, a condition be in place for having the parcels combined and recorded before any permits are released.

### **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:

I make the motion to **approve** the request for the 8'-0" rear yard setback variance as submitted. The testimony presented in this public hearing has shown that *(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 as a result 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 the 8'-0" rear yard setback variance 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 as a result 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**  
**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 Dianne StClair

Property Owners' Name: Dianne StClair

Address: 32 Middle Avenue

City, State, Zip: Huron, OH 44839

Phone Number 419 503 5470

Email: distar30@aol.com

**Location of Project:**

Lot/Parcel #: 43-00061.000 Zoning District: R-1-A

Address: 32 Middle Avenue Huron, OH 44839.

Year purchased: 2006. Year the existing structure was constructed: 1925

Single Story Home: ☐ Two Story Home: ☒

Provide a brief summary of your proposed project:

Construction of a garage and mudroom addition onto an existing residence.

**Type:**

• Area Variance: Subdivision Regulations ☐ Parking ☐ Setbacks ☒

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 - 15' setback variance is required for the proposed addition

### 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:  
This project results in the construction of an attached garage structure which is essential for winter occupancy along the lake shore. Currently, car parking is outdoors and unprotected which is not reasonable.
2. The variance is [ substantial/insubstantial ] because:  
The proposed setback for new construction will align with the existing rear wall of the residence.
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 proposed addition will result in a residence that is similar in size to many adjacent properties including several having a garage.
4. The variance [ would/would not ] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)  
because no changes are proposed to the location or size of existing public utilities serving the existing residence.
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: 1925.

Lot/Parcel #43-00061.000

Zoning District R-1-A

Address: 32 Middle Avenue

Brief Summary: Construction of a garage and mudroom addition onto an existing residence.

Type: Area Variance/Setbacks

Area Variance Questionnaire

1. The property.....WILL NOT.....yield a reasonable return because: This project results in the construction of an attached garage structure which is essential for winter occupancy along the lakeshore. Currently, car parking is outdoors and unprotected which is not reasonable.
2. The variance is INSUBSTANTIAL because the proposed setback for new construction will align with the existing rear wall of the residence.
3. The essential character.....WILL NOT.....because: the proposed addition will result in a residence that is similar in size to many adjacent properties including several having a garage.
4. The variance WILL NOT adversely.....because: No changes are proposed to the location or size of existing public utilities serving the existing residence.
5. You can fill in answers for these questions.
6. Predicament CANNOT be resolved: Variance needed for garage and visitor parking. By allowing the rear yard setback variance, this property will be able retain two off street parking spaces in front of the garage doors. Off street visitor parking is much needed in this neighborhood.
7. The spirit WOULD BE DONE because: Construction of a garage will support owner-occupied year around occupancy and reduce the need for unprotected outdoor storage of cars, lawn equipment, and seasonal outdoor furniture.
8. We believe.....the following hardship created by the property: Similar to many parcels in Rye Beach, this particular property is relatively small compared to other R-1-A districts in Huron. Specifically, this particular parcel adjoins two streets and an alley which creates multiple front yards and a lack of side yards which makes the buildable area even more restricted.



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 construction of a garage will support owner-occupied year around occupancy and reduce the need for unprotected outdoor storage of cars, lawn equipment, and seasonal outdoor furniture
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*)  
Similar to many parcels in Rye Beach, this particular property is relatively small compared to other R-1-A districts in Huron. Specifically, this particular parcel joins two streets and an alley which creates multiple front yards and a lack of side yards which makes the buildable area even more restricted.

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: 02-06-24 Signed Applicant Dianne A. Clam

Date: 02-06-24 Signed Property Owner Dianne A. Clam  
 (REQUIRED)

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#### ZONING DEPT. USE ONLY

Date received: 2/7/24 Application Complete ✓

\$150 filing fee receipted: yes

Comments (3) Sep. Parcels Hearing Date \_\_\_\_\_



ZONING: R-1 A

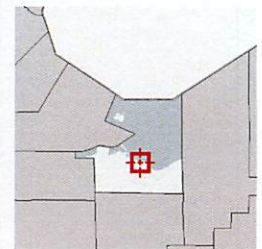
THREE SEP. PARCELS



Richard H. Jeffrey  
ERIE COUNTY AUDITOR | ERIE COUNTY, OHIO



### Overview



### Legend

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

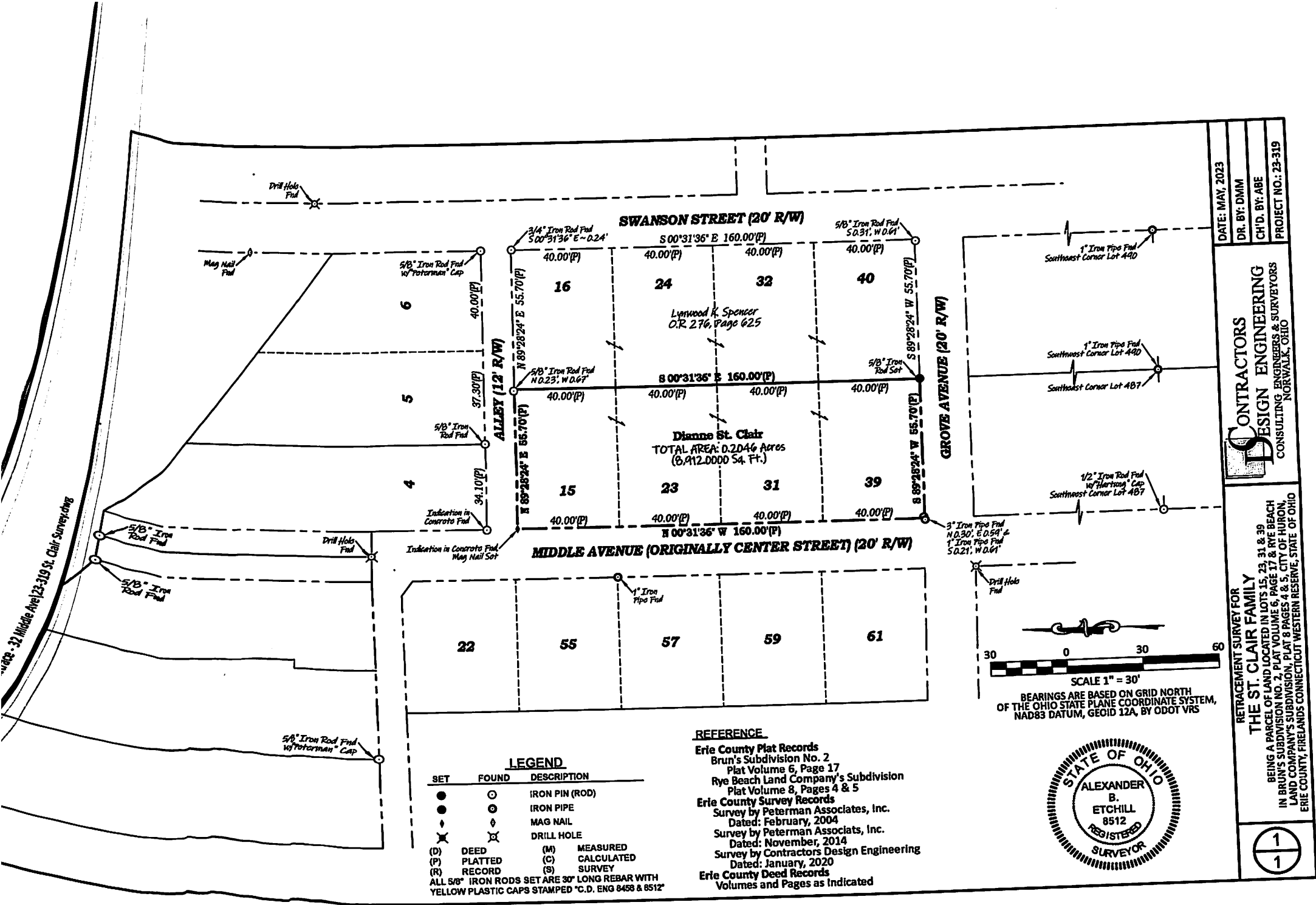
Parcel ID	43-00061.000	Acreage	n/a	Last 2 Sales	Date	Price	Vol/Page
Owner	ST CLAIR DIANNE (Owner Address)				9/12/2006	\$94000	
	ST CLAIR DIANNE (Tax Payer Address)				3/21/1994	\$45000	
Property Address	32 MIDDLE HURON						

Date created: 2/7/2024

Last Data Uploaded: 2/7/2024 10:54:33 AM

Developed by Schneider  
GEOSPATIAL

- 1 MAIN PARCEL WITH HOME: 43-00061.000
- 2 NORTH PARCEL: 43-00060.000
- 3 SOUTH PARCEL: 43-00062.000



**LEGEND**

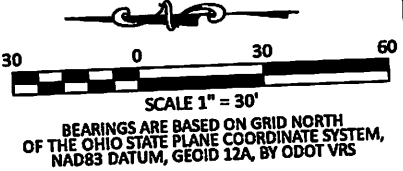
SET	FOUND	DESCRIPTION
●	○	IRON PIN (ROD)
●	⊙	IRON PIPE
◆	◇	MAG NAIL
✕	✕	DRILL HOLE
(D)	(M)	DEED MEASURED
(P)	(C)	PLATTED CALCULATED
(R)	(S)	RECORD SURVEY

ALL 5/8" IRON RODS SET ARE 30" LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "C.D. ENG 8458 & 8512"

**REFERENCE**

Erie County Plat Records  
 Brun's Subdivision No. 2  
 Plat Volume 6, Page 17  
 Rye Beach Land Company's Subdivision  
 Plat Volume 8, Pages 4 & 5

Erie County Survey Records  
 Survey by Peterman Associates, Inc.  
 Dated: February, 2004  
 Survey by Peterman Associates, Inc.  
 Dated: November, 2014  
 Survey by Contractors Design Engineering  
 Dated: January, 2020  
 Erie County Deed Records  
 Volumes and Pages as Indicated



DATE: MAY, 2023

DR. BY: DMM

CH'D. BY: ABE

PROJECT NO.: 23-319

**CONTRACTORS**

**DESIGN ENGINEERING**

CONSULTING ENGINEERS & SURVEYORS

NORWALK, OHIO

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RETRACEMENT SURVEY FOR

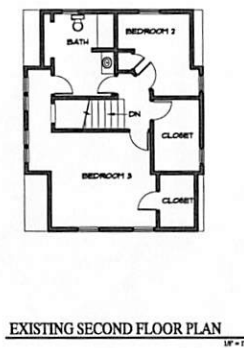
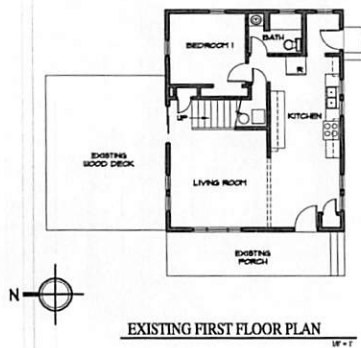
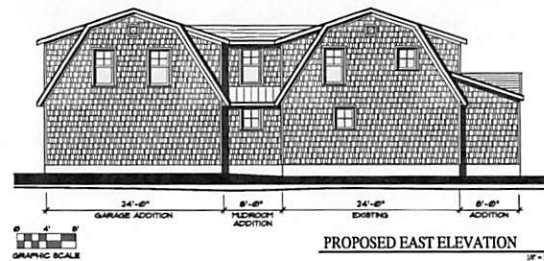
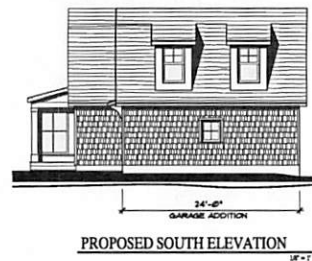
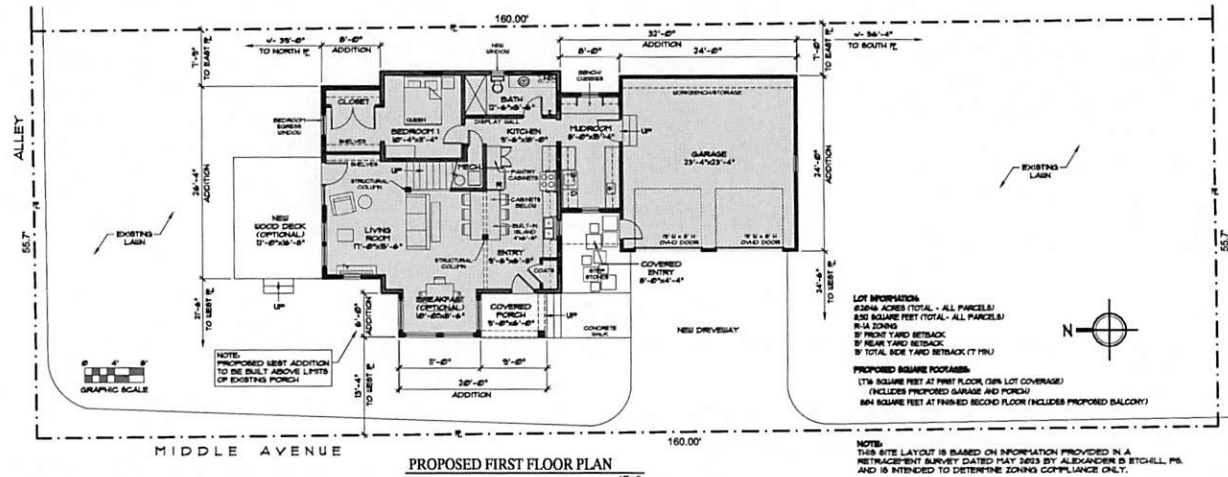
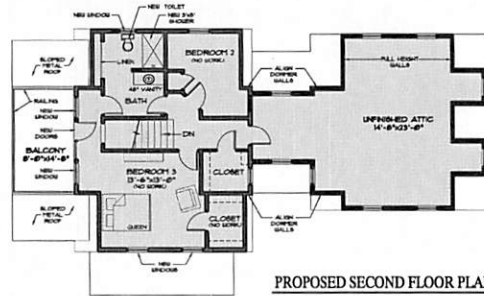
**THE ST. CLAIR FAMILY**

BEING A PARCEL OF LAND LOCATED IN LOTS 15, 23, 31 & 39  
 IN BRUN'S SUBDIVISION NO. 2, PLAT VOLUME 6, PAGE 17 & RYE BEACH  
 LAND COMPANY'S SUBDIVISION, PLAT 8 PAGES 4 & 5, CITY OF HURON,  
 ERIE COUNTY, FIRELANDS CONNECTICUT WESTERN RESERVE, STATE OF OHIO

1  
1

# ST. CLAIR COTTAGE

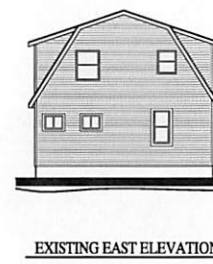
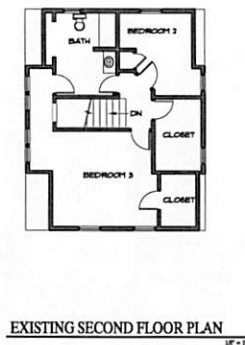
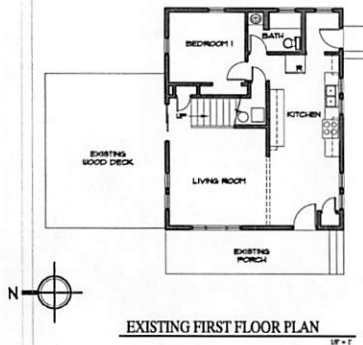
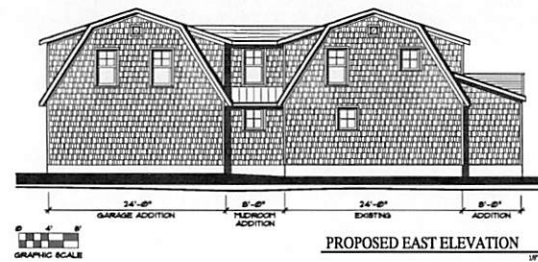
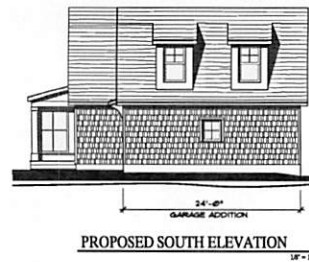
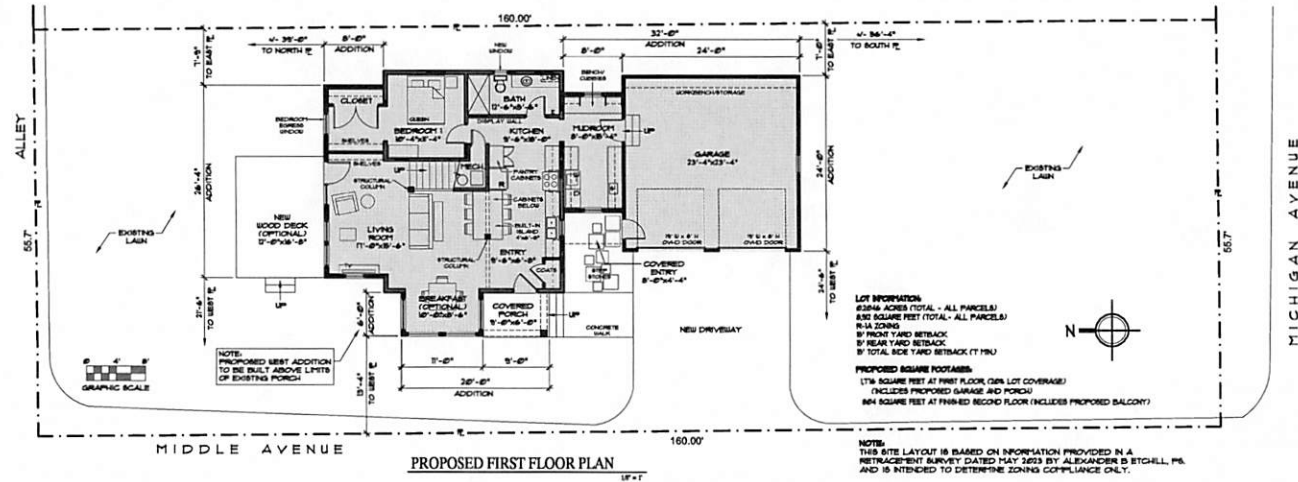
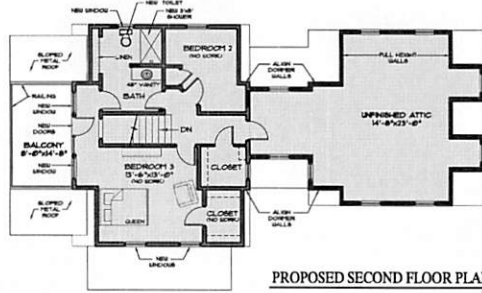
32 MIDDLE AVENUE, HURON  
 JANUARY 22, 2024

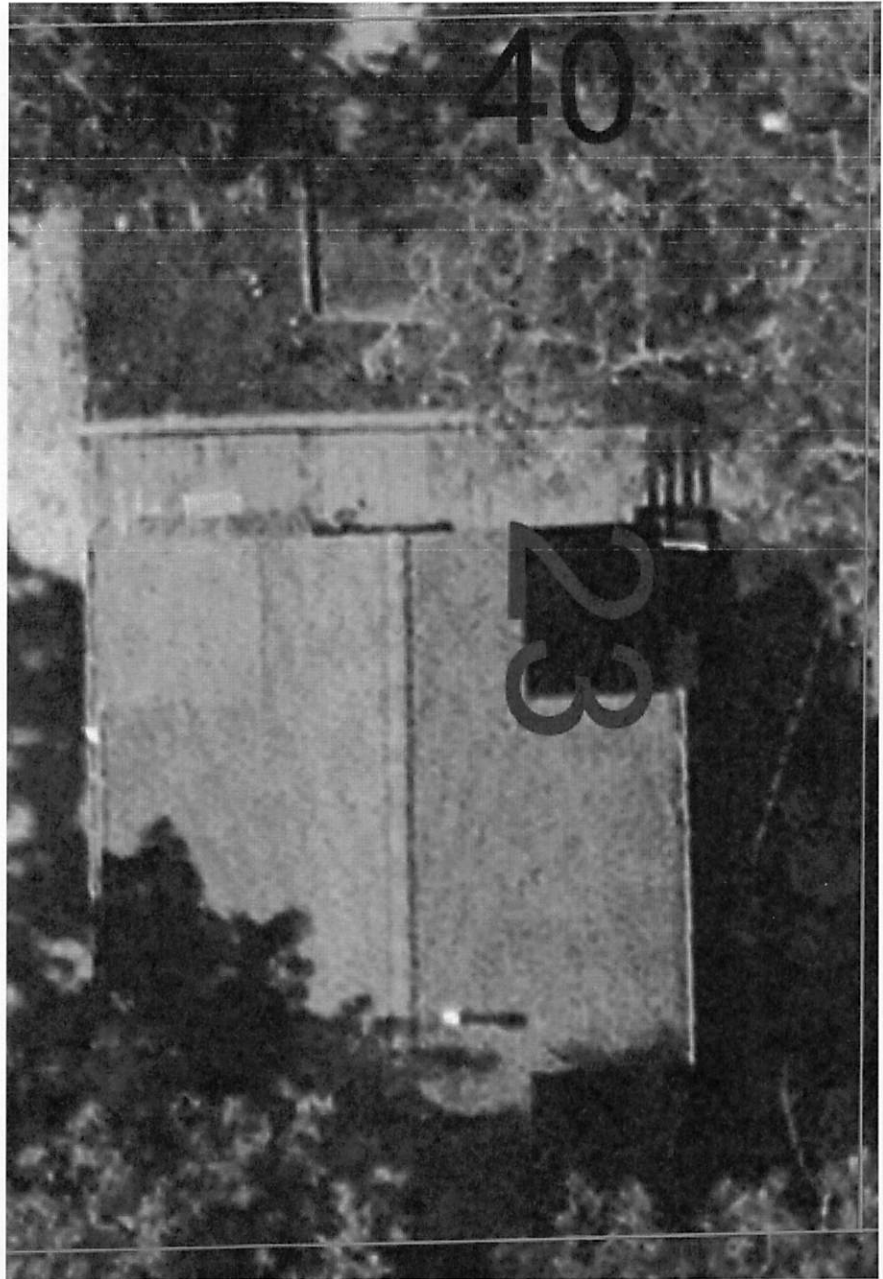




# ST. CLAIR COTTAGE

32 MIDDLE AVENUE, HURON  
 JANUARY 22, 2024







**Parcel Number**

43-00061.000

**Legal Description**

23 CENTER ST

**Location**

32 MIDDLE

**Owner**

ST CLAIR DIANNE

**Acres**

0.0000



**Sketch - Card 1**

ID	Description	Size
A	1.5SFR (1.5 STORY FRAME)	720
B	WDDK (WOOD DECK)	144
C	WDDK (WOOD DECK)	320

Floor	Floor Area (ft <sup>2</sup> )	Living Area (ft <sup>2</sup> )
First Floor	720	720
1/2 Upper Floor	720	360
<b>Total</b>	<b>1,440</b>	<b>1,080</b>







## **Property owners within 100 feet of 32 Middle Avenue**

**Russell Roshong  
28 Middle Ave.  
Huron, OH 44839**

**Theodore Mahl  
29 Middle Ave.  
Huron, OH 44839**

**Joni Dufresne  
37 Middle Ave.  
Huron, OH 44839**

**Zena Koser/Sandra Burtscher  
40 Middle Ave.  
Huron, OH 44839**

**Lynwood Spencer  
31 Swanson St.  
Huron, OH 44839**

**Gail Foos  
1914 Lake St.  
Huron, OH 44839**

**Gail Foos  
113 High St.  
Huron, OH 44839**



**TO:** Chairman Kath and Board Members  
**FROM:** Erik Engle, Planning Director  
**RE:** 315 Firwood- Area Variance  
**DATE:** March 11, 2024

---

**Current Zoning District:** R-1      **Parcel No.:** 45-00309.000

**Existing Land Use:** Single Family Residential

**Property Size:** 0.2181 acres

**Traffic Considerations:**

**Project Description- Area Variance- Front Yard Setback Variance for a covered front porch.**

The applicant is proposing to replace the current front porch with a covered front porch of the same size. By adding a roof over the porch, this becomes an addition which would then need to adhere to the 30' or average of neighboring properties within 100' front yard setback. As proposed, the porch setback is 21', which would require a front yard setback variance of 9'.

***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) MEMBERS SHOULD REVIEW AND APPLY THIS CRITERIA ON THE RECORD:***

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

**Staff Analysis:**

The applicant is proposing to replace their current front porch (refer to existing photos of the porch) with a covered porch of the same size 4' x 10'. Because they are adding a roof, this porch is now considered an addition and would need to comply with the front yard setback of 30' in an R-1

District and/or the relief staff can provide with the average of neighboring properties. When staff reviewed the site plan with the applicants, it was determined that the average of neighboring properties was 23'. The proposed covered porch will be at a 21' setback, therefore a 2' front yard setback variance would be required.

### **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:

I make the motion to **approve** the request for an area variance at 315 Firwood Road for a 2' front yard setback variance for a covered porch as submitted. The testimony presented in this public hearing has shown that *(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 as a result 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 at 315 Firwood Road for a 2' front yard setback variance for a covered porch 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 as a result 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  
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: Geordie & Bettylu DePasquale  
Property Owners' Name: Geordie & Bettylu DePasquale  
Address: 315 Firwood Road  
City, State, Zip: Huron, OH 44839.  
Phone Number: 419-602-7334 (Geordie's Cell)  
Email: geordie\_12@yahoo.com

**Location of Project:**

Lot/Parcel #: 594-595/45-00309.000 Zoning District: 45  
Address: 315 Firwood Road Huron, OH 44839.

Year purchased: 1983. Year the existing structure was constructed: \_\_\_\_\_

Single Story Home: \_\_\_\_\_ Two Story Home: ☒ 1 1/2 STORY

Provide a brief summary of your proposed project:

REPLACE CURRENT FRONT PORCH (4'x10')  
WITH A COVERED FRONT PORCH (4'x10')

**Type:**

- Area Variance: Subdivision Regulations \_\_\_\_\_ Parking \_\_\_\_\_ Setbacks ☒  
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)

REDUSTRUCTING AREA VARIANCE FOR A FRONT PORCH WITH  
A COVER (ROOF), THE PORCH SIZE IS 4' FROM THE HOUSE AND  
10' WIDE LEAVING ABOUT 21' TO THE FRONT OF  
THE PROPERTY - STREET

#### 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:  
INCREASE VALUE OF THE HOUSE AND  
MAKE THE FRONT PORCH MORE  
FUNCTIONAL
2. The variance is (substantial/insubstantial) because:  
IT WILL ALLOW A COVER OVER OUR  
FRONT PORCH AND IMPROVE THE  
SAFETY OF THE STEPS.
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:  
IT WILL ADD A SMALL ROOF OVER  
CURRENT PORCH TO MAKE OUR  
HOUSE MORE APPEALING TO THE NEIGHBORHOOD
4. The variance [ would/would not] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)  
NO AFFECT.
5. The applicant purchased the property [with/without] knowledge of the zoning restriction. Year the property was purchased: 1983. Year the structure(s) was constructed: 1978/1979

6. The applicant's predicament feasibly can cannot] be resolved through some method other than a variance.
7. The spirit and intent behind the zoning requirement [would would not] be observed and substantial justice done not done] by granting the variance because IT WOULD ENHANCE AND IMPROVE THE MONETARY VALUE TO THE HOUSE AND NEIGHBORHOOD.
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) HOUSE AND PORCH IS PRE-EXISTING AND NON-COMFORMING WITH CURRENT SETBACK OF 25 FEET

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

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

Date: 2/12/24 Signed Applicant

Date: 2/12/24 Signed Property Owner

(REQUIRED)

\*\*\*\*\*

# ZONING DEPT. USE ONLY

Date received: 2/13/24 Application Complete ✓

\$150 filing fee receipted: OK

Comments \_\_\_\_\_ Hearing Date 3-11-24



Existing  
Footprint

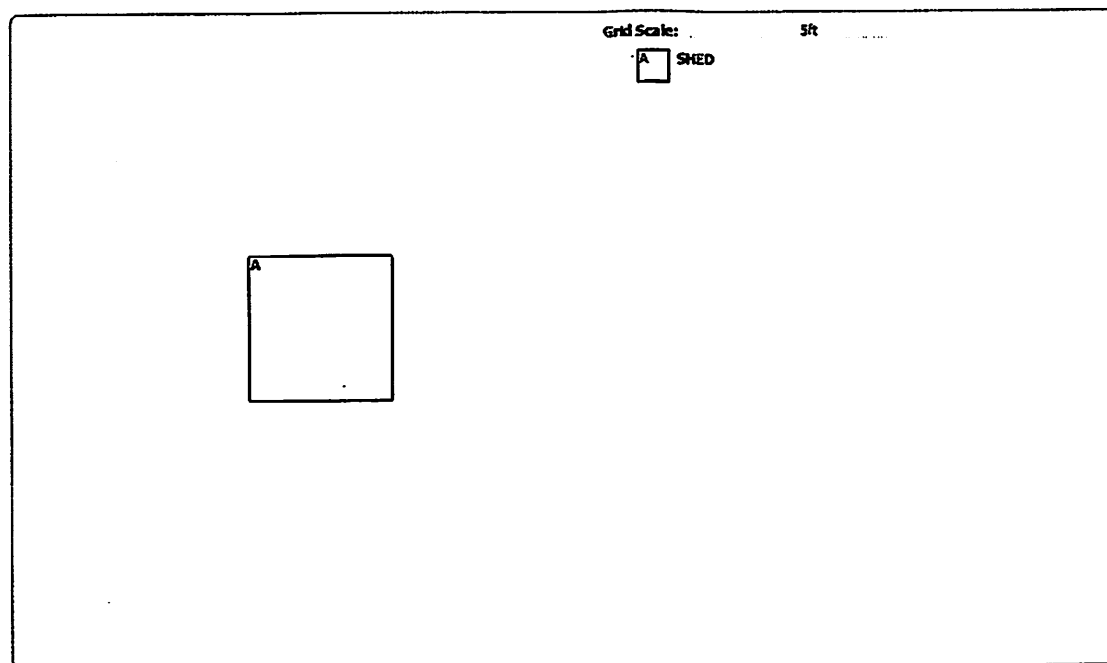
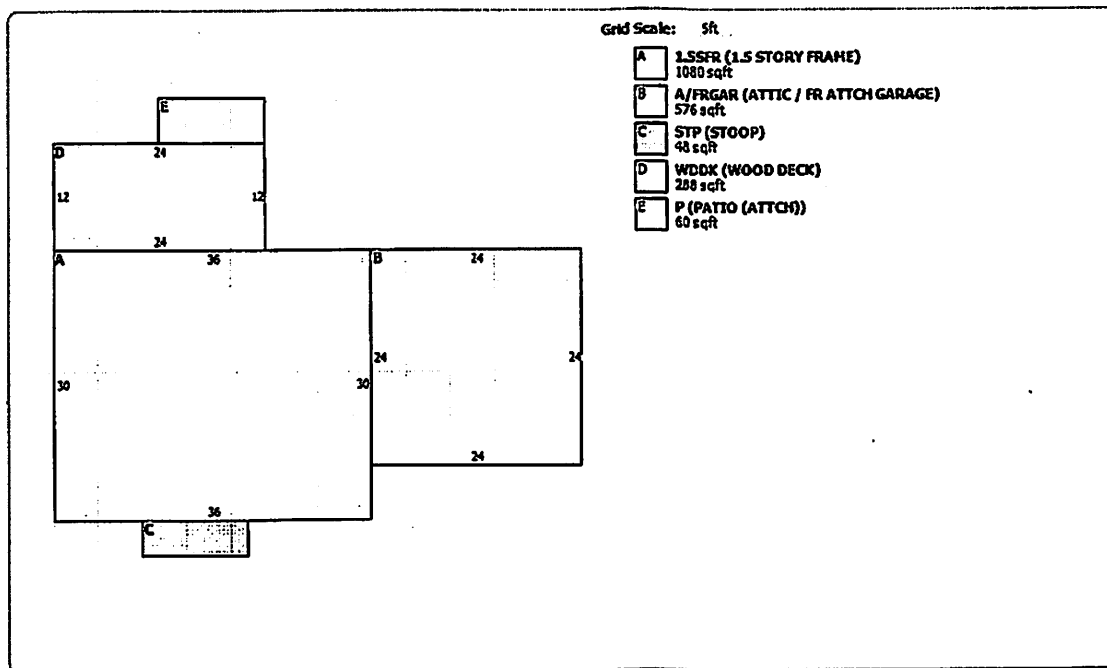
## Historical Grand List

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

45-00309.000 (PDF)

## Sketches

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



















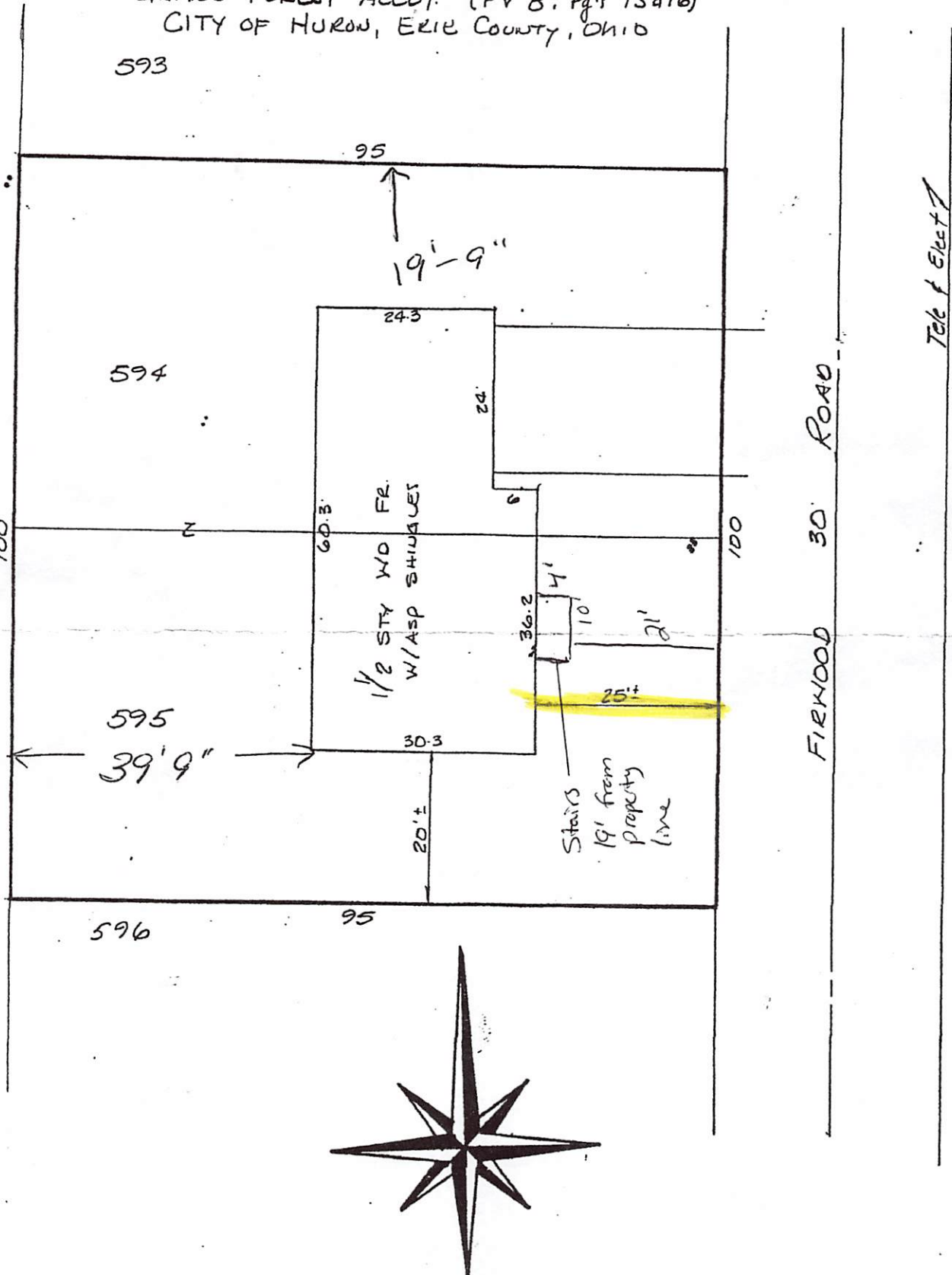


# SKETCH OF IDENTIFICATION SERVICE

J-20-86 SCALE: 1"=20'

JOB NO: LT 86-373(7684) ORDER NO: SA-6A790

LOTS 594 & 595 ON FIRWOOD ROAD IN  
GRAND FOREST ALLOT. (PV 8, Pg. 15416)  
CITY OF HURON, ERIC COUNTY, OHIO



BAHAROGLU & ASSOCIATES, INC.

NORWALK, OHIO

(MORTGAGE LOAN PURPOSES ONLY - NOT A PLAT OF SURVEY)

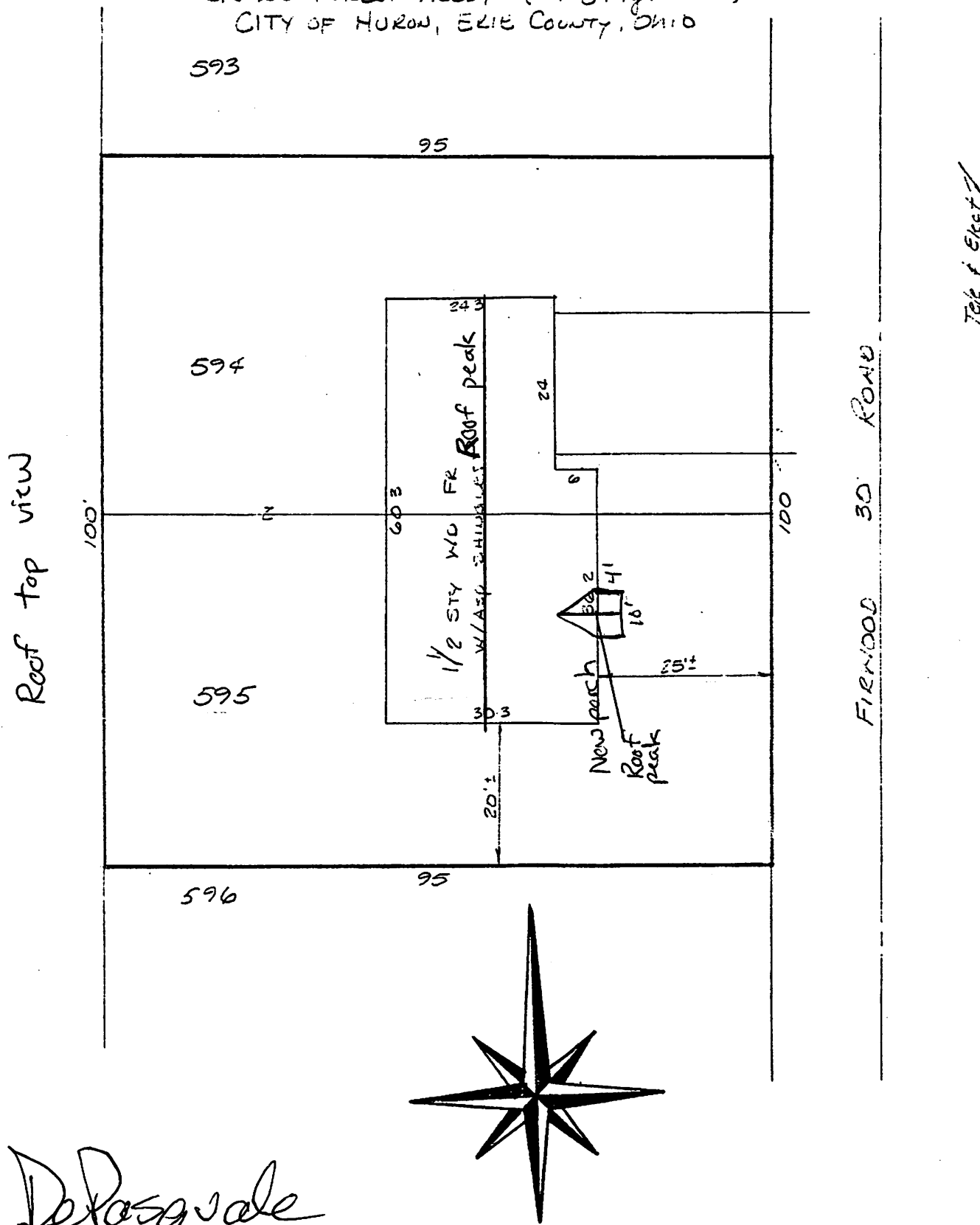
## SKETCH OF IDENTIFICATION SERVICE

~~DATE:~~ 4/4/83

**SCALE: 1"=20'**

JOB NO: LT 83-49(4279) ORDER NO: 3A-58649

LOTS 594 & 595 ON FIRWOOD ROAD IN  
GRAND FOREST ALLOT (PV 8. Pg. 15416)  
CITY OF HURON, ELIE COUNTY, OHIO



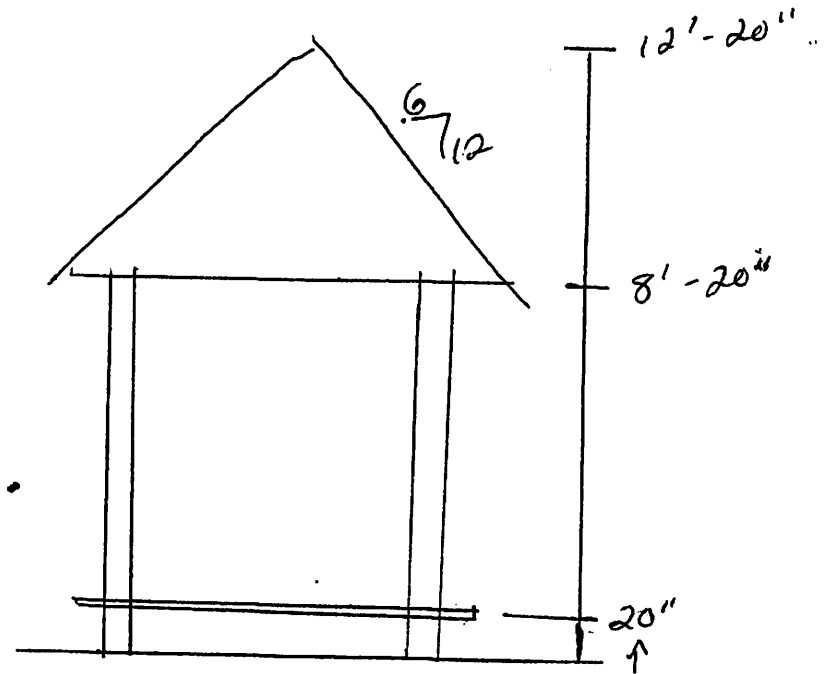
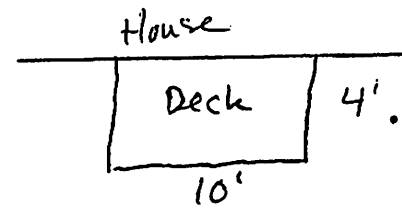
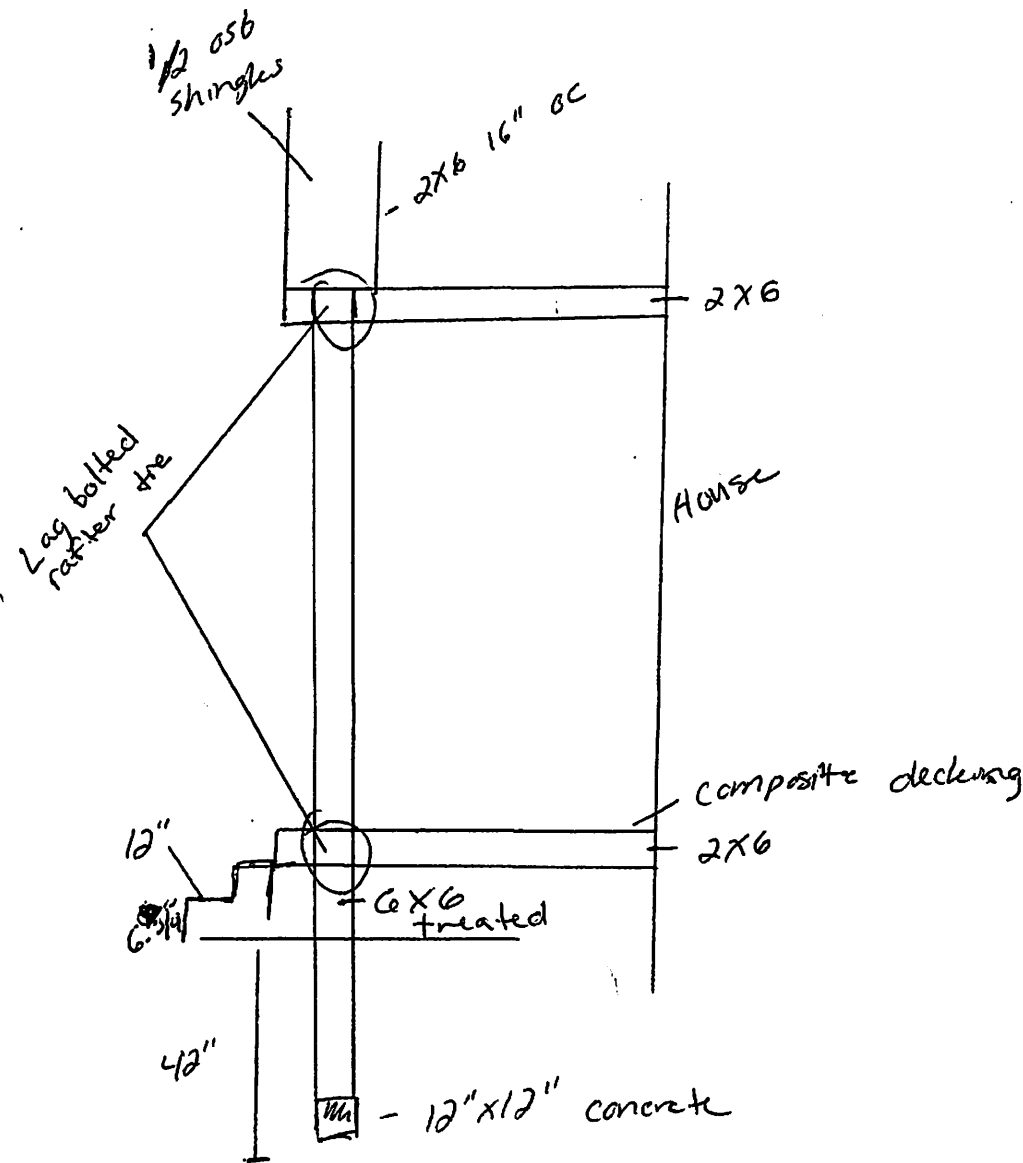
DePasquale

**BAHAROGLU & ASSOCIATES, INC.**

NORWALK, OHIO

(MORTGAGE LOAN PURPOSES ONLY - NOT A PLAT OF SURVEY)





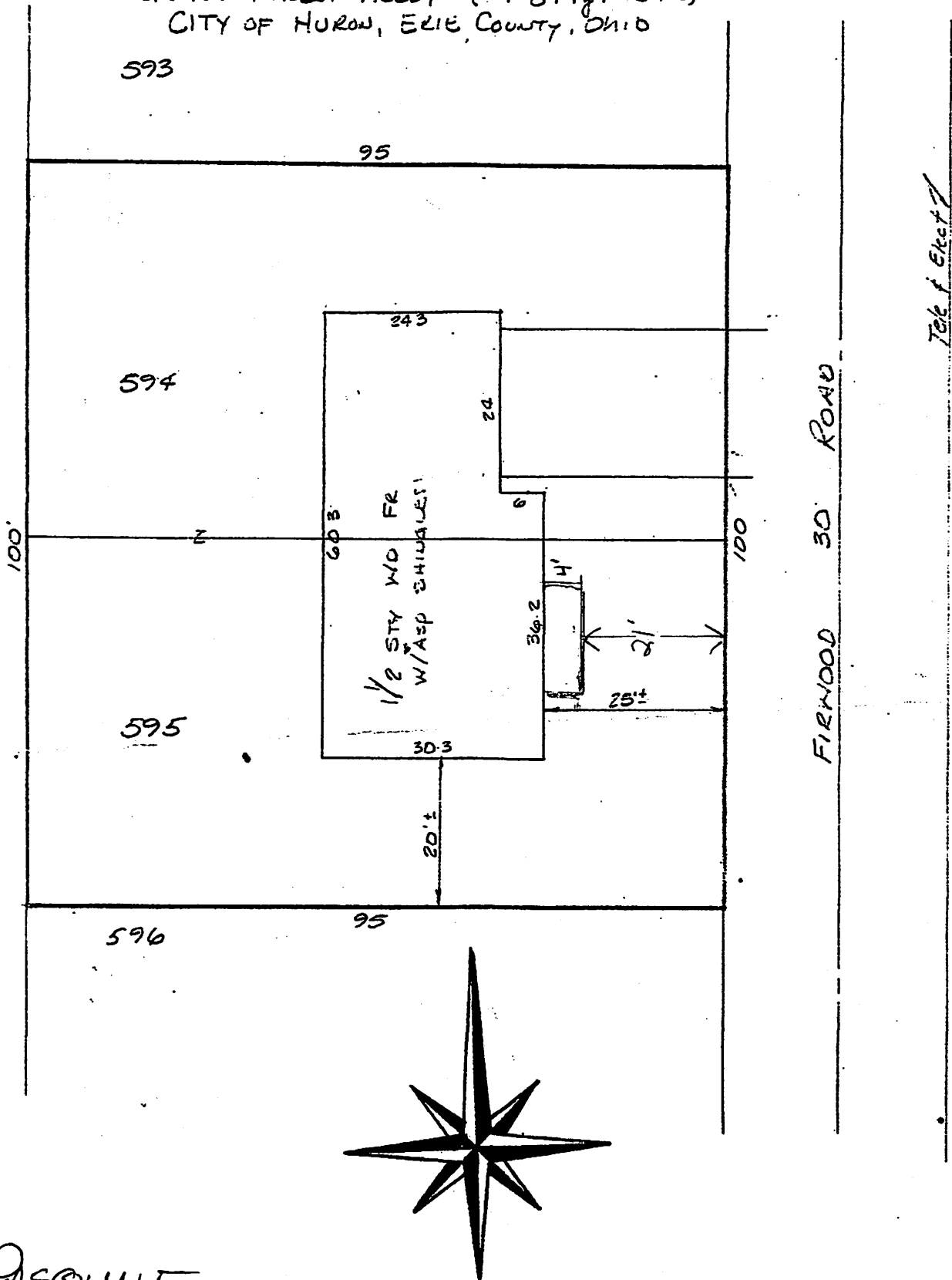
# SKETCH OF IDENTIFICATION SERVICE

DATE: 4/4/83

SCALE: 1"=20'

JOB NO: LT 83-49(4279) ORDER NO: 3A-58649

LOTS 594 & 595 ON FIRWOOD ROAD IN  
GRAND FOREST ALLOT (PV 8. Pg. 15416)  
CITY OF HURON, ELIE COUNTY, OHIO



BAHAROGLU & ASSOCIATES, INC.

NORWALK, OHIO

(MORTGAGE LOAN PURPOSES ONLY - NOT A PLAT OF SURVEY)



**by Moser Architects PLLC**







**by Moser Architects PLLC**



**MOSER**  
architects

# Property Owners & Addresses within 100ft.

Bruce R. & Pamela J. Bowman  
319 Firwood Road  
Huron, Ohio 44839  
Property Number # 45-00520.000

Kevin R. & Jessica L. Bower  
320 Firwood Road  
Huron, OH 44839  
Property Number # 45-00253.000

Christopher L. & Sandra L. Studer  
313 Firwood Road  
Huron, OH 44839  
Property Number # 45-00525.000

George D. & Linda L. Lehrer  
314 Firwood Road  
Huron, OH 44839  
Property Number # 45-00398.000





**TO:** Chairman Kath and Board Members  
**FROM:** Erik Engle, Planning Director  
**RE:** 210 Tecumseh- Area Variance  
**DATE:** March 11, 2024

---

**Current Zoning District:** R-1      **Parcel No.:** 48-00233.000

**Existing Land Use:** Single Family Residential

**Property Size:** 0.0964

**Traffic Considerations:** N/a – property fronts Tecumseh

**Project Description- Area Variance- Rear & Side Yard Setbacks to replace existing shed.**  
The applicant is proposing to replace and existing 10x12 (120 sf) shed to be placed in existing location.

***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) MEMBERS SHOULD REVIEW AND APPLY THIS CRITERIA ON THE RECORD:***

- 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:**

Overall, the existing shed appears to be non-conforming with a 1’ setback on the rear and 2’ on the side. The code is clear in that accessory structures are to be located a minimum of 5’ from both the rear and side property lines. Further, a distance of 6’ minimum is required between the principal structure and the accessory structure. Staff estimates there is around 11 feet of space between the existing shed and house. Based on the amount of space required, the homeowner can easily shift

the shed over and up to achieve the required setbacks and still meet the 6' buffer between the house, where roughly 7' would be leftover.

The applicant is requesting the following variances based on the proposed new shed:

- 4' rear yard variance for an accessory structure
- 3' side yard variance for an accessory structure

### **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:

I make the motion to **approve** the request for the 4' rear yard and 3' side yard variances as submitted. The testimony presented in this public hearing has shown that *(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 as a result 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 4' rear yard and 3' side yard variances, 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 as a result 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  
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: David + Leslie Zimmerman  
Property Owners' Name: David + Leslie Zimmerman  
Address: 506 Snowy Egret Dr.  
City, State, Zip: Huron, OH 44839  
Phone Number: 419 656-8387  
Email: dave.zimmerman419@gmail.com

Location of Project: 134/48-00233  
Lot/Parcel #: ~~210 Tecumseh~~ Zoning District: R1  
Address: 210 Tecumseh Place Huron, OH 44839.

Year purchased: 2011. Year the existing structure was constructed: unknown for shed  
- home constructed 1960  
Single Story Home: ☐ Two Story Home: ☐

Provide a brief summary of your proposed project:

Replacing a 10x12 shed. See Attached  
drawing for replacement on the  
same footprint

Type:

- Area Variance: Subdivision Regulations ☐ Parking ☐ Setbacks ☒  
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 )

Replace shed with original setbacks: Back + Side  
Setbacks: See map  
Area variance to place new shed in exact location  
of existing shed, within existing footprint

#### 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 size of the lot is too small for  
the required setbacks and will not allow  
for replacement of the aged shed.
2. The variance is [substantial/insubstantial] because:  
The lot size - Matching existing setback  
of existing shed on a 40 wide lot will not  
allow for a reasonable size yard.
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:  
Replacing existing shed with a newer  
shed on same footprint
4. The variance [ would/would not ] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)  
No change
5. The applicant purchased the property [ with/without ] knowledge of the zoning restriction. Year the property was purchased: 2011. Year the structure(s) was constructed: shed build date unknown  
home constructed 1960



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 Due the lot size. This allows for continued use of the property as a single family residence with needed storage in a shed similar to
8. We believe the request should be granted due to the following hardship which is others in the created by the property: (explain the hardship that exists pursuant to the code) neighborhood. Due to the size of the lot 40x105. the setbacks are extreme. I am replacing to shed with a newer shed that has rotted due to age.

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 7/12/24 Signed Applicant [Signature]

Date 7/12/24 Signed Property Owner [Signature]

(REQUIRED)

\*\*\*\*\*

#### ZONING DEPT. USE ONLY

Date received: 2/14/24 Application Complete ✓

\$150 filing fee received: OK

Comments \_\_\_\_\_ Hearing Date 3-11-24

**Summary**

**Parcel Number** 48-00233.000  
**Map Number** 48203357010  
**Location Address** 210 TECUMSEH  
**Legal Acres** 0.0000  
**Legal Description** 134 TECUMSEH PLACE  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 4854889-OFF THE WATER-HOMESTEAD  
**Tax District** 42-HURON CITY  
**School District** HURON CSD  
**Homestead Reduction** NO  
**Owner Occupancy Credit** NO  
**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.)

[Download Land Use descriptions](#)

**Notes**

**Map Number:** 039  
**Personal Property District:** 22-0130

**Owners**

<b>Owner Address</b>	<b>Tax Payer Address</b>
ZIMMERMAN DAVID L II	ZIMMERMAN DAVID L II
506 SNOW EGRET DR	506 SNOW EGRET DR
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)	0.09642	40	40	105	83%	1500	\$49,800
<b>Total</b>	<b>0.0964</b>						<b>\$49,800</b>

**Dwellings**

<b>Card</b>	1	<b>Heating</b>	Central Heat
<b>Number of Stories</b>	1	<b>Cooling</b>	Central AC
<b>Style</b>	01-SINGLE FAMILY	<b>Basement</b>	
<b>Year Built</b>	1960	<b>Attic</b>	0
<b>Year Remodeled</b>	0	<b>Finished Living Area</b>	1184
<b>Rooms</b>	6	<b>First Floor Area</b>	1184
<b>Bedrooms</b>	2	<b>Upper Floor Area</b>	0
<b>Full Bath</b>	2	<b>Half Floor Area</b>	0
<b>Half Bath</b>	0	<b>Finished Basement Area</b>	0
<b>Family Rooms</b>	0	<b>Total Basement Area</b>	0
<b>Dining Rooms</b>	0	<b>Fireplace Openings</b>	0
<b>Grade</b>	C-	<b>Fireplace Stack Count</b>	0
<b>Grade Adjustment</b>	90.0000	<b>Value</b>	
<b>Condition</b>	AV-AVERAGE		

**Additions****Card 1**

Line	Description	Area	Appraised Value (100%)
1	EFP-ENCLOSED FR PORCH	168	\$5,040
2	WDDK-WOOD DECK	192	\$2,880
3	STP-STOOP	36	\$648

**Improvements****Card 2**

Description	Dimensions	Area	Year Built	Appraised Value (100%)
SHED	12 x 10	120	1940	\$1,010
<b>Total</b>				<b>\$1,010</b>

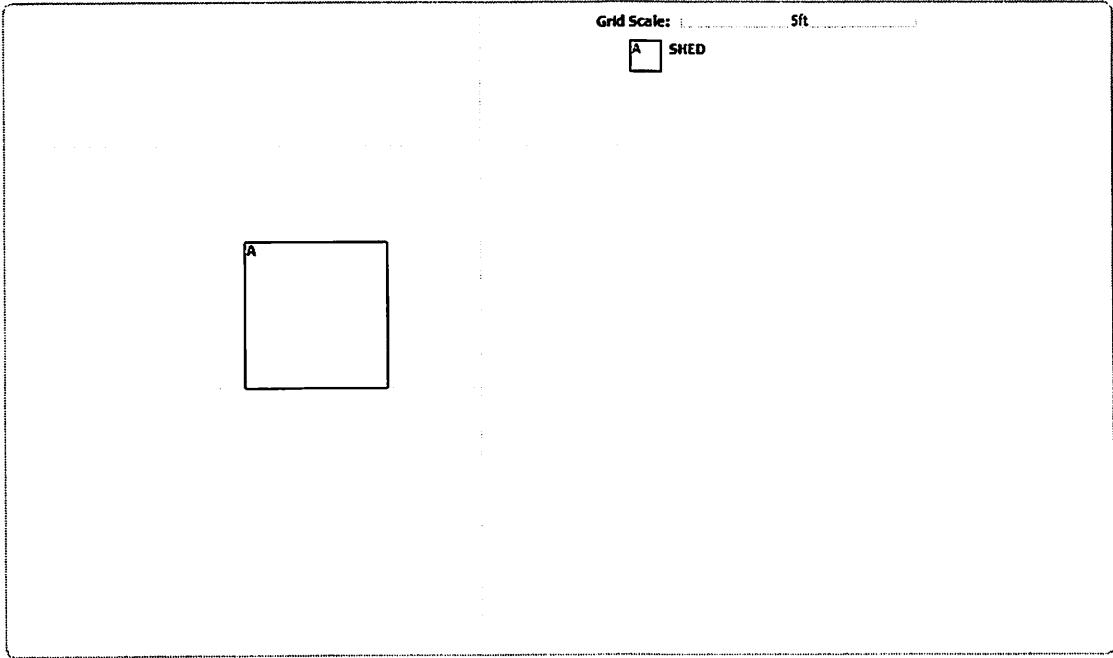
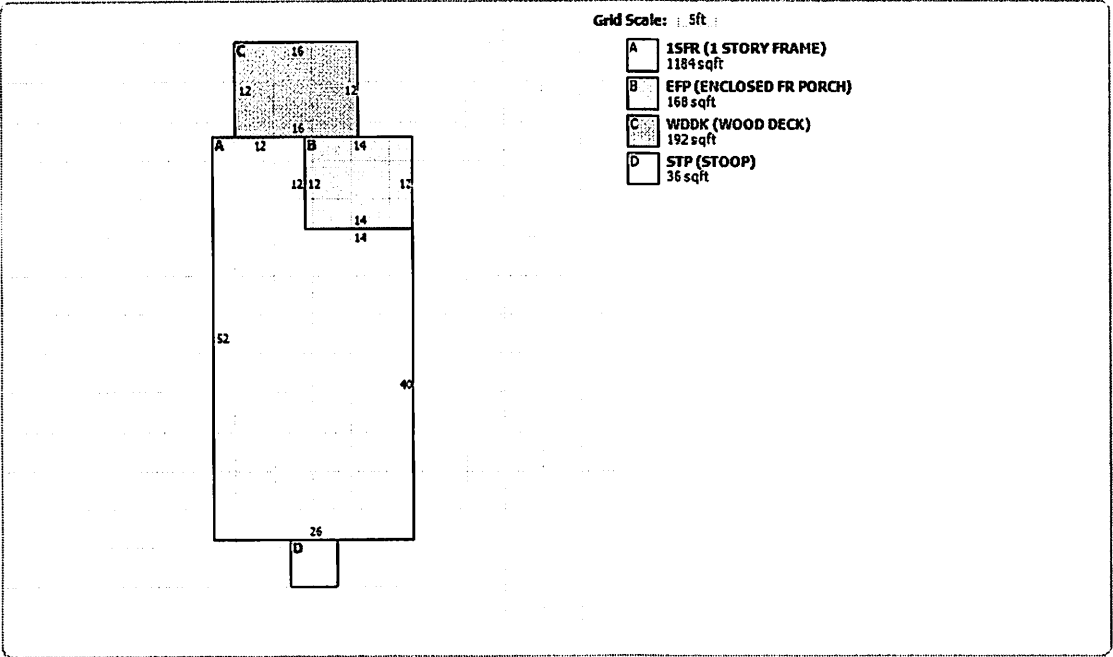
Historical Grand List

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

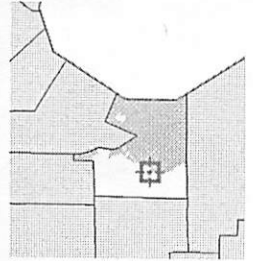
48-00233.000 (PDF)

Sketches

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







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

Developed by  **Schneider**  
GEOSPATIAL

## Map



## Property Card

[Property Card](#)

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

The information provided by Erie County is provided 'as is' and for reference only. The user expressly agrees that the use of Erie County's web site is at the user's sole risk. Erie County does not warrant that the service will be uninterrupted or error free. Any information published on this server could contain technical inaccuracies or typographical errors. Changes may be made periodically to the tax laws, administrative rules, tax releases and similar materials.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 2/5/2024, 4:37:27 AM

[Contact Us](#)

Developed by



# ZIMMERMAN RESIDENCE

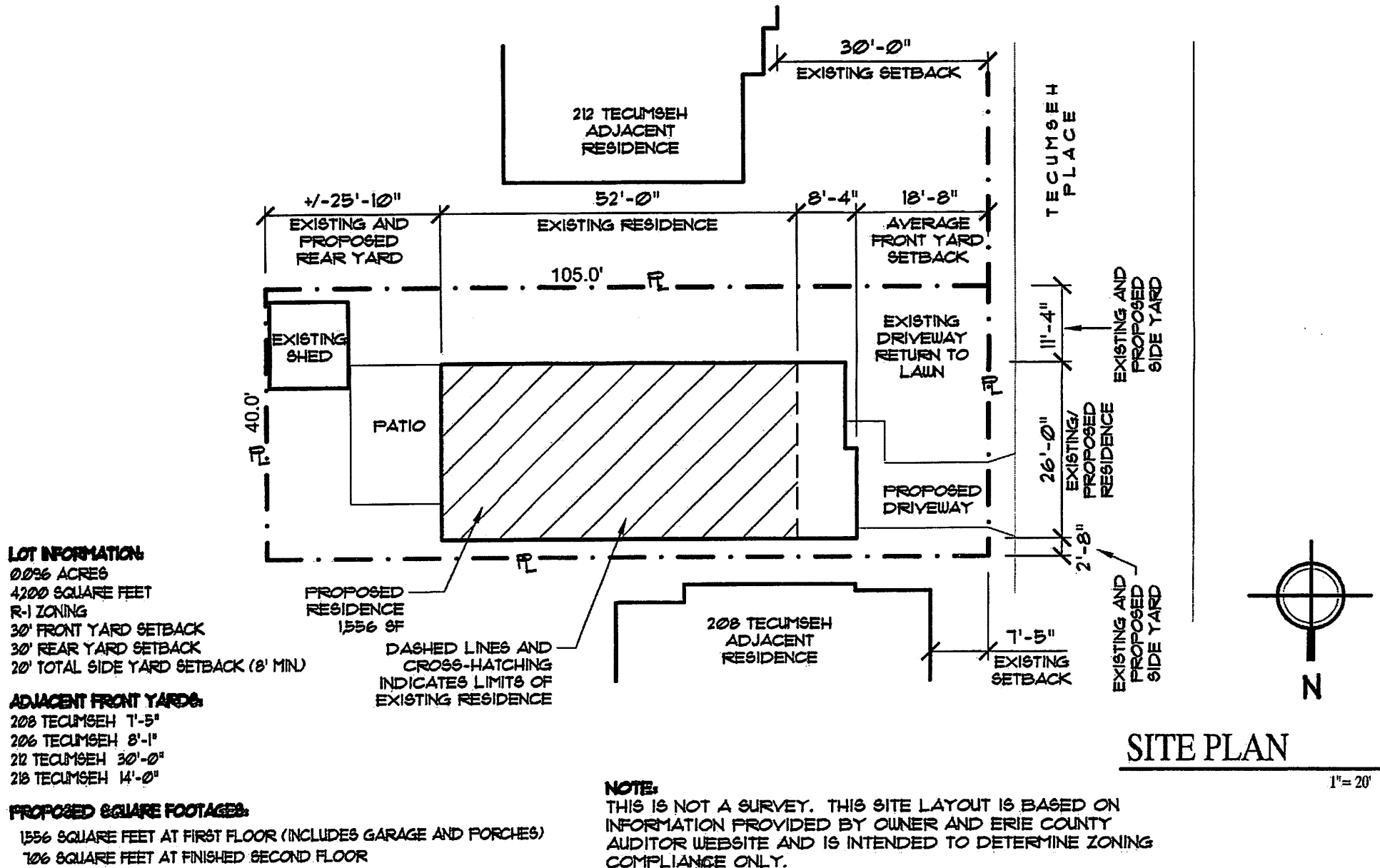
210 TECUMSEH PLACE, HURON

MARCH 15, 2023



DANIEL FREDERICK ARCHITECTS, LLC

30 PARK STREET • ON THE SQUARE  
POST OFFICE BOX 10  
MILAN, OHIO 44846  
TEL: 419.499.3242 • FAX: 419.499.2213  
www.danieldfrederickarchitects.com





40'

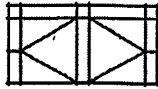
11'  
Shed  
11' x 10'  
11'

House

103'

105'

40' front



## DANIEL FREDERICK ARCHITECTS, LLC

30 PARK STREET • ON THE SQUARE  
POST OFFICE BOX 10  
MILAN, OHIO 44846  
TEL: 419.499.3242 • FAX: 419.499.2213  
www.frederickarchitects.com

### TRANSMITTAL

TO:	FROM:
Leslie Zimmerman	Daniel Frederick AIA
COMPANY:	DATE:
	MARCH 13, 2023
PHONE OR EMAIL:	TOTAL NO. OF PAGES INCLUDING COVER:
Ljz506@bex.net	1
PROJECT::	
210 Tecumseh Place, Huron	

☐ FOR YOUR REVIEW

☐ PLEASE REPLY WITH COMMENTS

Adjacent property owners on Tecumseh Place within 100 feet:

- 202 Doyt Echelberger, 202 Tecumseh Place, Huron OH 44839
- 203 Jeff Miller, 8730 Swisher Creek, New Albany OH 43054
- 206 Douglas Dailey, 6127 Timber Brook , Columbus OH 43228
- 207 Marvin Adelman, 207 Tecumseh Place, Huron OH 44839
- 208 CPR Connections LLC, 47 Briarcrest, Norwalk OH 44857
- 209 Tyne Properties, 92 E Main Street, Norwalk OH 44857
- 211 Albert Cepec, 1212 Cleveland Road West, Huron OH 44839
- 212 Barbara Graves, 656 Oakwood, Sheffield Lake OH 44054
- 215 Karen Shrewsberry, 3715 Lindsey Street, Mansfield OH 44904
- 218 Neil McFadden, 2 Baneberry Lane, Norwalk OH 44857



**TO:** Chairman Kath and Board Members  
**FROM:** Erik Engle, Planning Director  
**RE:** 826 Lakeway  
**DATE:** March 11, 2024

---

**Current Zoning District:** R-1      **Parcel No.:** 49-00088.000

**Existing Land Use:** Single Family Residential

**Property Size:** 0.0992

**Traffic Considerations:** N/a – fronts Lakeway Drive and Wasta Ave (corner lot)

**Project Description- Area Variance- Side Yard Setback Variance for a garage and driveway**

The applicant is proposing major renovations to the property including expansion of the upper floors of the house. Included in the scope is a proposed new garage addition to the front. The proposal consists of maintaining existing non-conforming setbacks.

***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) MEMBERS SHOULD REVIEW AND APPLY THIS CRITERIA ON THE RECORD:***

- 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 property in question contains a residential structure built around 1920 according to auditor site and is currently legally non-conforming. The garage addition on the west side of the house is approximately 8” from the property line; aligned with the existing house. Based on the R-1 setback



requirements for a two-story house, a minimum of 8' is required. Overall, the applicant is seeking a variance of 7'-4" for the side yard.

### **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:

I make the motion to **approve** the request for the 7'-4" side yard variance as submitted. The testimony presented in this public hearing has shown that ***(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 as a result 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 7'-4" side yard variance, 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 as a result 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**  
**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 Robert Howell, Architect  
Property Owners' Name: Maura & John Siegenthaler  
Address: 826 Lakeway Drive  
City, State, Zip: Huron, OH 44839  
Phone Number (419) 571- 4286  
Email: mss@lindmedia.com

**Location of Project:**

Lot/Parcel #: 49-00088.00 Zoning District: R-1  
Address: 826 Lakeway Drive Huron, OH 44839.  
Year purchased: 2015. Year the existing structure was constructed: 1950  
Single Story Home:        Two Story Home:        x 3 STORY

Provide a brief summary of your proposed project:

The addition of a 1-car garage (10'-8" x 20'-0") w/ driveway, which will require a  
variance. Parts of the project not requiring a variance: the addition of two bedrooms &  
one new study; and the enlarging of two existing bedrooms. The height does not exceed 35'.

**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 )*

1. Area variance - 7'-4" x 20'-0" side (west) setback is required for the proposed garage addition. The house currently sits, and has always been, 8" off the west property line.
2. Area variance - 1'-6" x 22'-9" driveway setback from west property line, verses the 3'-0" code requirement 1133.15 (b).  
The new garage door will be 2'-0" from the west property line.

### 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:  
It will still have value.
2. The variance is [ ~~substantial~~/insubstantial] because:  
The new proposed garage will just be an extension of the existing house along the west property and will be in keeping with the look and similar setbacks within the Chaska Beach neighborhood.
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 addition is in keeping with the look and similar setbacks within the Chaska Beach neighborhood, nor would any lake views be altered.
4. The variance [ ~~would~~/would not] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)  
The proposed addition will not affect any services.
5. The applicant purchased the property [ ~~with~~/without] knowledge of the zoning restriction. Year the property was purchased: 2015. Year the structure(s) was constructed: 1950.

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  
There is a long standing tradition for residential additions to be allowed when the addition aligns with the existing exterior plane of the existing home's exterior and does not conflict with services, lake views, or look and essence of the neighborhood. The addition meets the front yard setback per the avg. of the adjacent properties.
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 is parking for our family cars. During the summer when many, many people come to the beach, we are often unable to park our cars on the street by our house. The Huron zoning code 1133.03 requires 2 parking spaces per dwelling unit with one being enclosed.  
The code 1133.15 (d) forbids parking cars in the front/side front of any single family residence without a garage and driveway, thus eliminating that parking possibility. Parking in the front yard would be in opposition to spirit and intent of the code and of Chaska Beach norms.

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

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

Date: 2/22/2024 Signed Applicant  Architect

Date: 2/22/2024 Signed Property Owner   
 (REQUIRED) JL Siegenthaler

\*\*\*\*\*

#### ZONING DEPT. USE ONLY

Date received: 2/23/24 Application Complete ✓

\$150 filing fee receipted: ✓

Comments \_\_\_\_\_ Hearing Date 3-11-24



CHASMA BEACH SUB-DIVISION  
 OF PART OF LOT 22, 32, SECTION 11  
 HURON TWP. — ERIE CO. OHIO  
 SCALE: 1"=50'  
 JULY 11, 1920  
 C. A. JUDSON CIVIL ENGINEER  
 SANDUSKY, O.

ENGINEER'S CERTIFICATE:  
 made by me and is correct. Signed this 10th day of July, 1920  
 C. A. Judson  
 Civil Engineer

RECEIPTION  
 I, Herman H. Stein, owner of the land, enclosed in the  
 certificate, have received and approved the same and  
 or indicated thereon to public use.  
 State of Ohio }  
 County of Erie }  
 Before me, the undersigned, a Notary Public in  
 and for said county, duly sworn, the within plat and  
 returned to me for the purpose of being recorded  
 and for the purpose of being recorded to be her free  
 Dated July 20, 1920.  
 (Notarial Seal) C. A. Judson, Notary Public.

CERTIFICATE OF ACCEPTANCE OF PLAT, ETC.  
 The Council of the Village of Huron, Erie County, Ohio, on August  
 31, 1920, pursuant to the provisions of the laws of the State of Ohio  
 and subject to the approval of the State of Ohio, has accepted  
 and approved the same and has caused the same to be recorded  
 Dated August 19, 1920  
 Clerk of the Village of Huron

Transferred August 31, 1920 and fees of \$1.00 collected.  
 C. E. Bickel  
 County Recorder  
 Fee \$1.00  
 Geo. F. Bumpstead  
 County Recorder

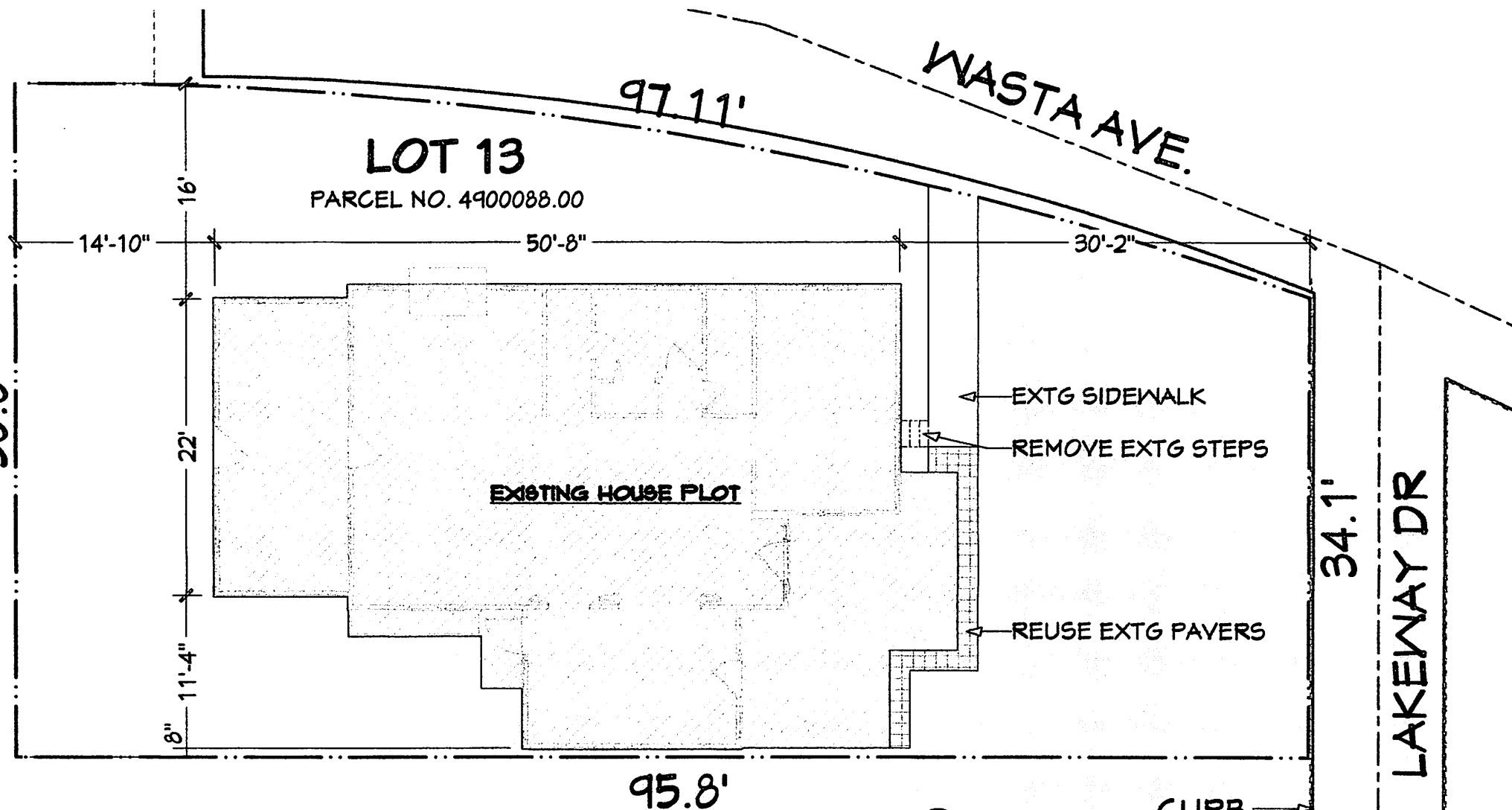
Total Area included within limits of Plat - 13.51 Acres  
 per Division of Plat, see Note Vol. 3, p. 117.

I hereby certify that this plat is a true and correct copy of the original as recorded in the public records of Erie County, Ohio.  
 Date 11/15/20  
 C. A. Judson, Civil Engineer

DEDICATED 30 FT WIDE  
 TO THE CLEVELAND-SANDUSKY RD.



50.0'



## SITE PLAN

SCALE 3/32" = 1'-0"



### NOTES:

1. THIS IS NOT A SURVEY. THIS SITE LAYOUT IS BASED ON GENERAL INFORMATION AND IS INTENDED TO ILLUSTRATE ZONING COMPLIANCE ONLY. GENERAL CONTRACTOR SHALL FIELD VERIFY EXACT BUILDING LOCATION.
2. GENERAL CONTRACTOR TO VERIFY ALL EXISTING SITE UTILITY SERVICE LINE LOCATIONS/CONDITIONS AND COORDINATE TIE-INS TO SAME IN FULL COMPLIANCE WITH ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. I.E., SANITARY SEWERS, STORM SEWERS, UNDERGROUND POTABLE WATER SERVICE, UNDERGROUND ELECTRICAL SERVICE, UNDERGROUND TELEPHONE/CABLE, AND GAS SERVICE LINES.

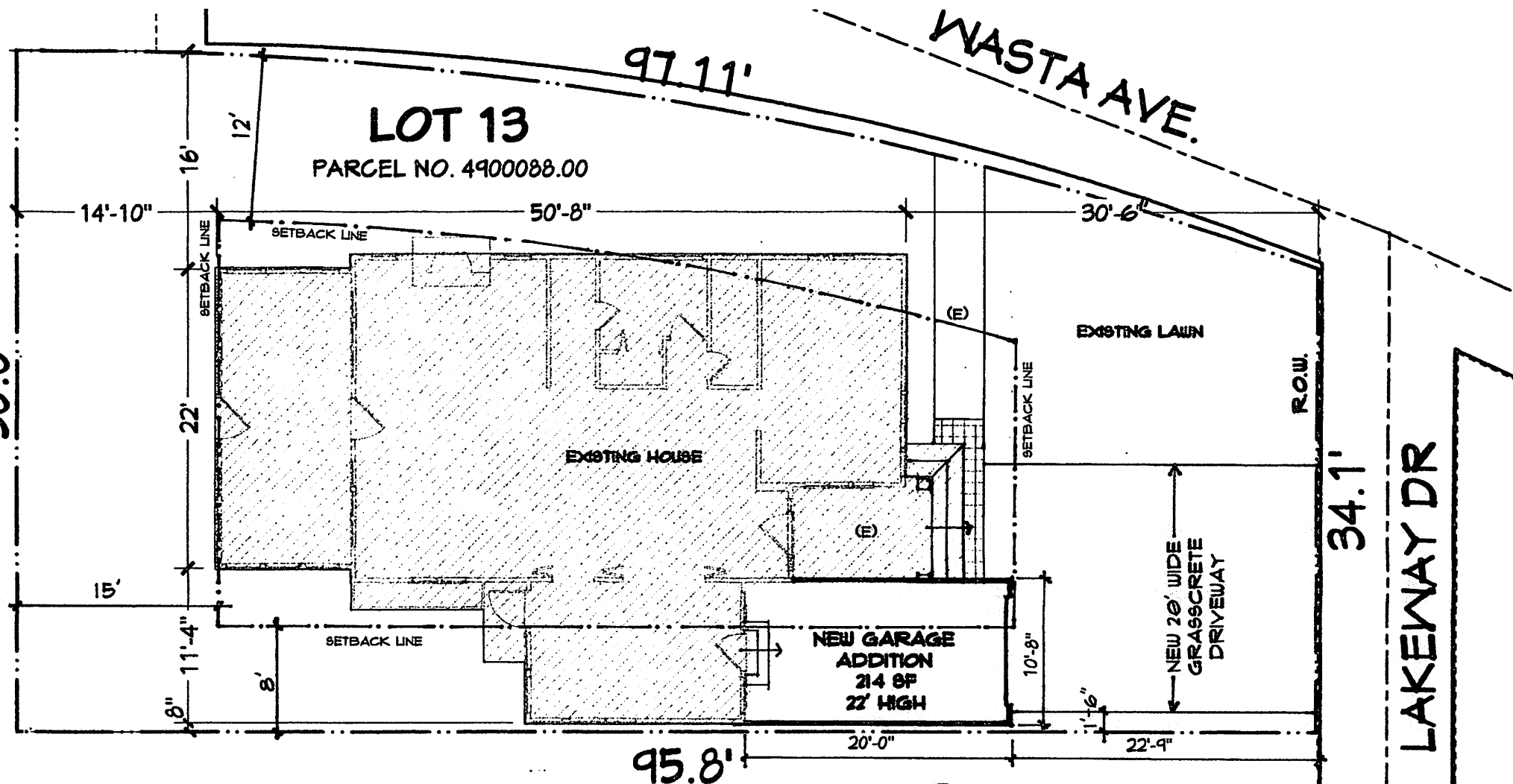
### CLIMATE & GEOGRAPHICAL DESIGN CRITERIA

ZONE	ROOF LIVE LOAD (lbs/sqft)	ROOF SNOWLOAD (lbs/sqft)	WIND PRESSURE @ 30mph (lbs/sqft)	SEISMIC CONDITION BY ZONE	SUBJECT TO DAMAGE FROM:		SUBJECT TO DAMAGE FROM:		WINTER DESIGN TEMP FOR HEAT. FAC.
					WEATHERING	FROST DEPTH	TERMITE	DECAY	
6	20	20	16.4	1	SEVERE	36"	NO	YES	1"

**EXISTING SIEGENTHALER RESIDENCE**

**826 LAKEWAY DRIVE**

50.0'



## SITE PLAN - PROPOSED

SCALE 3/32" = 1'-0"



### NOTES:

1. THIS IS NOT A SURVEY. THIS SITE LAYOUT IS BASED ON GENERAL INFORMATION AND IS INTENDED TO ILLUSTRATE ZONING COMPLIANCE ONLY. GENERAL CONTRACTOR SHALL FIELD VERIFY EXACT BUILDING LOCATION.
2. GENERAL CONTRACTOR TO VERIFY ALL EXISTING SITE UTILITY SERVICE LINE LOCATIONS/CONDITIONS AND COORDINATE TIE-INS TO SAME IN FULL COMPLIANCE WITH ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. I.E., SANITARY SEWERS, STORM SEWERS, UNDERGROUND POTABLE WATER SERVICE, UNDERGROUND ELECTRICAL SERVICE, UNDERGROUND TELEPHONE/CABLE, AND GAS SERVICE LINES.

### CLIMATE & GEOGRAPHICAL DESIGN CRITERIA

ZONE	ROOF LIVE LOAD (lbs/sqft)	ROOF SNOW LOAD (lbs/sqft)	WIND PRESSURE (@ 90mph) (lbs/sqft)	SEISMIC CONDITION BY ZONE	SUBJECT TO DAMAGE FROM:		SUBJECT TO DAMAGE FROM:		WENTER DESIGN TEMP FOR HEAT. FAC.
					WEATHERING	FROST DEPTH	TERMITE	DECAY	
6	20	20	16.4	1	SEVERE	36"	NO	YES	1"

**SEGENTHALER RESIDENCE 826 LAKEWAY DRIVE**



Parcel ID	49-00088.000	Acreage	n/a	Last 2 Sales	Date
Owner	SIEGENTHALER JOHN L & MAURA S (Owner Address) SIEGENTHALER JOHN L & MAURA (Tax Payer Address)				7/6/2015 2/1/2000
Property Address	826 LAKEWAY HURON				











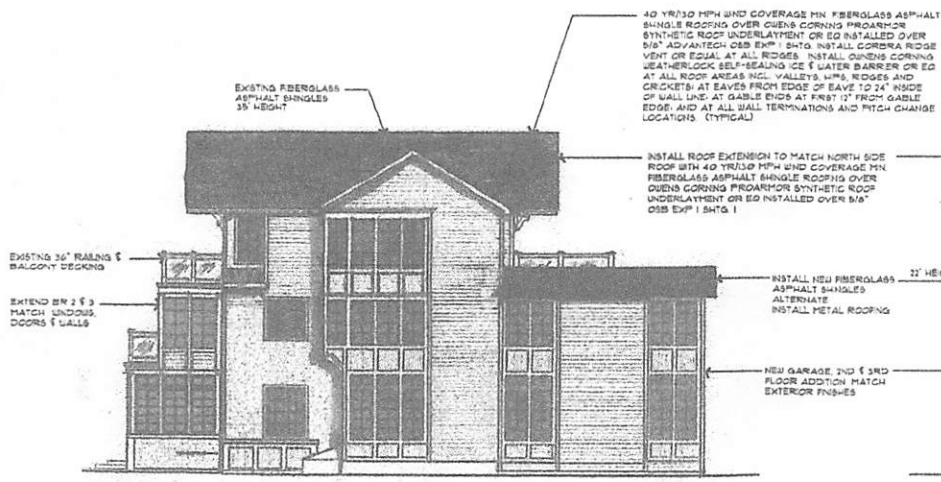






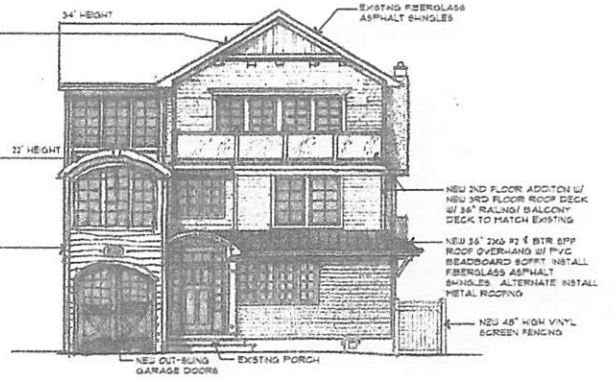






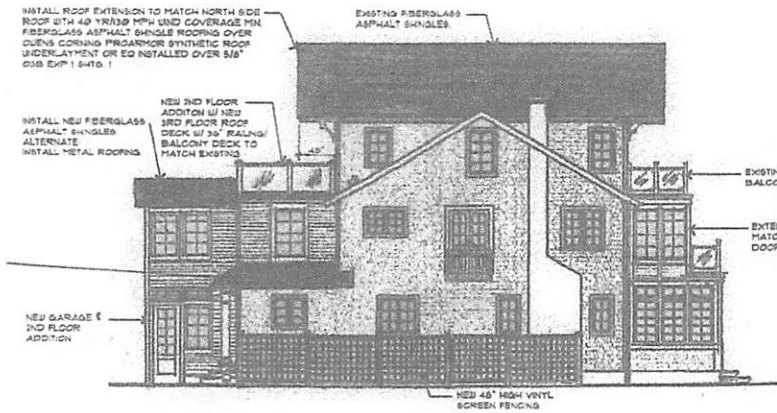
**WEST ELEVATION**

SCALE 1" = 20'-0"



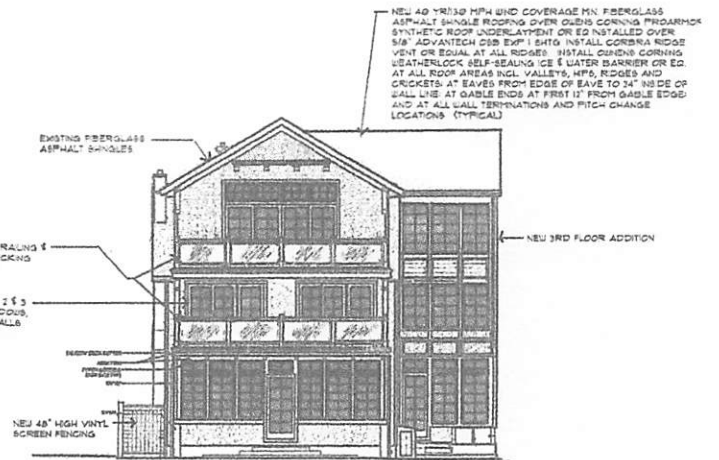
**SOUTH ELEVATION**

SCALE 1" = 20'-0"



**EAST ELEVATION**

SCALE 1" = 20'-0"



**NORTH ELEVATION**

SCALE 1" = 20'-0"

**SIEGENTHALER RESIDENCE PROPOSED ELEVATIONS**





Parcel ID	49-00088.000	Acreage	n/a	Last 2 Sales	Date
Owner	SIEGENTHALER JOHN L & MAURA S (Owner Address) SIEGENTHALER JOHN L & MAURA (Tax Payer Address)				7/6/2015 2/1/2000
Property Address	826 LAKEWAY HURON				

## **SIEGENTHALER 150' PROPERTY LIST:**

Parcel ID - 49-00040.000

Alt Id - 49203380003

Address - 314 WASTA

Owner - LANDOLL STACEY & STEPHEN (Owner Address)

LANDOLL STACEY & STEPHEN (Tax Payer Address)

o

Parcel ID - 49-00108.000

Alt Id - 49203381003

Address - 314 SENECA

Owner - SEMPLE PEGGY SUE TRUSTEE (Owner Address)

SEMPLE PEGGY SUE TRUSTEE (Tax Payer Address)

l

Parcel ID - 49-00022.000

Alt Id - 49203376001

Address - KIWANIS

Owner - CHASKA BEACH LOT OWNERS ASSN (Owner Address)

CHASKA BEACH LOT OWNER ASSN (Tax Payer Address)

h

Parcel ID - 49-00058.000

Alt Id - 49203376011

Address - 820 LAKEWAY

Owner - ALLENDORF JOHN CHARLES & DIANE LYNN CO TRUSTEES (Owner Address)

ALLENDORF JOHN CHARLES & DIANE LYNN CO TRUSTEES (Tax Payer Address)

h

Parcel ID - 49-00079.000

Alt Id - 49203380009

Address - 829 CRESCENT

Owner - SAZDANOFF TED L & HEIDI L (Owner Address)

SAZDANOFF TED L & HEIDI L (Tax Payer Address)

h

Parcel ID - 49-00024.000

Alt Id - 49203381002

Address - 830 LAKEWAY

Owner - CHATLAIN HELEN H & MARION E CO-TRUSTEES (Owner Address)

CHATLAIN JENNETTE (Tax Payer Address)

h

Parcel ID - 49-00013.000

Alt Id - 49203377009

Address - 817 CRESCENT

Owner - BRADFIELD STEPHEN H & JENNIFER S (Owner Address)

BRADFIELD STEPHEN H & JENNIFER S (Tax Payer Address)

w

t

a

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o

Parcel ID - 49-00025.000

Alt Id - 49203379004

Address - 818 CRESCENT DR

Owner - HAUTZENROEDER JILL HAND TRUSTEE (Owner Address)

HAUTZENROEDER JILL HAND TR (Tax Payer Address)

b

Parcel ID - 42-00938.000

Alt Id - 42203381005

Address - 901 BEACHSIDE

Owner - MURRAY PATRICK R SUCCESSOR TRUSTEE (Owner Address)

MURRAY PATRICK R SUCCESSOR (Tax Payer Address)

n

Parcel ID - 49-00079.001

Alt Id - 49203380008

Address - WASTA

Owner - LANDOLL STACEY & STEPHEN (Owner Address)

LANDOLL STACEY & STEPHEN (Tax Payer Address)

Acres - 0.0154

o

Parcel ID - 49-00059.000

Alt Id - 49203376012

Address - 822 LAKEWAY

Owner - NORTON CHRISTINE G TRUSTEE (Owner Address)

NORTON CHRISTINE G TRUSTEE (Tax Payer Address)

w

Parcel ID - 49-00061.000

Alt Id - 46079

Address - 821 CRESCENT

Owner - BACON MARY ELIZABETH (Owner Address)

BACON MARY ELIZABETH (Tax Payer Address)

Acres - 0.1334

n

Parcel ID - 49-00049.000

Alt Id - 49203381001

Address - 828 LAKEWAY

Owner - ZENO SAM & ANNE (Owner Address)

ZENO SAM & ANNE (Tax Payer Address)

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