

CITY OF HURON
BOARD OF BUILDING AND ZONING APPEALS
October 14, 2024 Regular Meeting – 5:30p.m.

Chair, Frank Kath, called the regular meeting to order at 5:30 p.m. on Monday, October 14, 2024, in the Council Chambers of the City Building, 417 Main Street Huron, Ohio. Members in attendance: Jim Shaffer, JoAnne Boston, and Scott Slocum. Members absent: Lisa Brady. Also in attendance: Administrative Assistant, Christine Gibboney, and Zoning Inspector, Alec Romick

Approval of Minutes (9-9-24)

Motion by Mr. Slocum to approve the minutes of 9-9-24 as submitted. Motion was seconded by Ms. Boston. All in favor, minutes approved.

Verification of Notifications

Mr. Kath asked for verification that notices had been mailed. Ms. Gibboney confirmed that notices were mailed.

Mr. Kath reviewed the meeting and hearing format and swore in those in attendance wishing to testify before the Board on the case(s) appearing on the agenda.

New Business

418 Kiwanis Ave

Zoning District: R-1

Parcel No.: 49-00119.000

Project Description- Area Variance

Applicant is proposing a partial second story addition to an existing 1-story home, will be relocating the existing area of a rear yard sunroom/porch to the opposite side of the rear yard to allow for access into the rear yard. Currently there is no access to the rear yard without going through the sunroom or garage. The applicant is proposing to stay within the existing footprint of the home, the garage will also remain in the current footprint. The applicant will also be expanding and reconstructing the covered front stoop. As proposed, the following variances are required:

- Rear Yard Setback Variance of 4'-4"
- Side Yard Setback Variance of 8' Total (Left -Side Yard Setback Variance of 6' for the rear yard addition and partial second floor – Right -Side Yard Setback Variance of 2' for the expansion of the front porch)

Mr. Kath called the public hearing to order at 5:33 p.m. and introduced the case.

Ms. Gibboney reviewed the application and proposed improvements to a pre-existing/non-confirming home: extension of front porch stoop, removal of existing rear yard sunroom shifting the footprint to the left side of the home, and the addition of a partial 2nd story addition. She noted the removal of the sunroom and arbor will make the existing attached garage a detached garage which improves the rear yard setback of the home and the detached garage now complies with the rear yard setback for accessory structures. Members reviewed the power point presentation and existing and proposed setbacks.

Applicant/Owner Statements: Dan Frederick, Architect

Mr. Frederick reviewed the proposed improvements, noting the owners are planning on making this their permanent full-time home when they retire with the intention of keeping the home in

the family. He reviewed the floor plan of the second-story addition and explained the expansion of the existing front stoop is to allow for maneuverability around the door.

Members reviewed setbacks as proposed. Ms. Boston asked if the city had received any statements from neighbors. Ms. Gibboney noted that no statements were received.

Audience Comments:

Mary Hetteberg, 409 Kiwanis. Ms. Hetteberg expressed concerns over construction for the immediate neighbors, noting that the home is so close to the neighboring property. Mr. Frederick explained that contractors are used to working in these types of situations adding that he would believe the owners and neighbors will be communicating during the construction.

With no further questions or discussion, Mr. Kath closed the public hearing at 5:44 p.m.

Motion by Ms. Boston to approve the request for the area variances at 418 Kiwanis, (Rear Yard Setback Variance of 4'-4" and Side Yard Setback Variance of 8' Total) citing:

- 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

Motion seconded by Mr. Slocum. Roll call on the motion:

Yeas: Shaffer, Boston, Kath, Slocum (4)

Nays: (0)

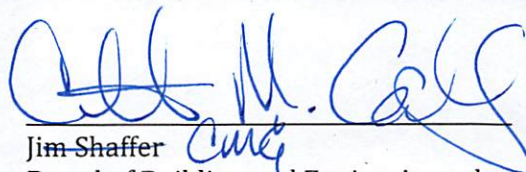
Abstain: (0)

With three or more votes in the affirmative, motion passes and the area variances approved.

Other Matters

- Ms. Gibboney provided status on the cases of 804 Lakeway (case closed) and 202 Ashland Ave- driveway ROW correction in progress.
- Next regular meeting will be moved to November 18th due to the holiday on November 11th.

With no further business, motion by Ms. Boston to adjourn. Motion seconded by Mr. Shaffer. All in favor, meeting adjourned at 5:55 p.m.


Jim Shaffer
Board of Building and Zoning Appeals
Secretary

ADOPTED:
JS/cmg

1-13-25