



Agenda for the Board of Building and Zoning Appeals
Regular Meeting- Huron City Hall – Council Chambers
January 13, 2025 5:30p.m.

- I. Call to Order**
- II. Roll Call**
- III. Adoption of the Minutes (10-14-24 & 11-18-24)**
- 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**
403 Winona Ave Zoning: R-1 PPN 49-00057.000
Area Variance- Rear Yard Setback Variance for a one-story addition.
- VII. Other Matters**
Meeting Reminder- February, 10, 2025
- VIII. Adjournment**



TO: Chairman Kath and Board Members
FROM: Christine Gibboney, Planning & Zoning Manager
RE: 403 Winona Ave
DATE: January 13, 2025

403 Winona Ave **Zoning District: R-1** **Parcel No.: 49-00057.000**

Existing Land Use: **Single Family Residence** **Flood Zone: X**

Property Size: **0.00 Acres** **140 x 95**

Traffic Considerations: **N/A**

Project Description- Area Variance-Rear Yard Setback Variance

The applicant/owner is proposing a 467sq. ft. single-story addition in the rear yard and a front porch renovation to include a new roof on this existing 2-story residential dwelling in Chaska Beach.

Applicable Code Sections/Specifications

1123.01- R-1 Single Family Residential

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

1137.03 YARD MODIFICATIONS.

(a) Average Depth of Front Yards. The required minimum front yard depth of any lot in any R District shall be modified to be at least equal to the average front yard depth of lots immediately adjoining it and within the same block front. Such modification will be made only if such average front yard depth is not equal to the required minimum front yard depth. The modified required minimum front yard depth of such lot shall be at least ten feet and not exceed fifty feet. If any immediately adjoining lot is vacant, then the front yard depth of such immediately adjoining lot will be presumed to be the required minimum front yard depth. (Ord. 2024-47)

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 was built in 1942, is a two-story residential dwelling with an attached garage and is pre-existing/ nonconforming with regard to the rear yard setback. The required rear yard setback in an R-1 District is 30'; the existing attached garage has a rear yard setback of 23'-8". The current side yard setbacks are compliant. The front yard setback is 23', which based on the average of the two abutting neighboring properties, is found to be compliant. (1137.03)

The proposed porch renovation to include adding a roof, will not require a variance, since the averaging of abutting neighbors allows the setback to be 23'. The proposed one-story rear yard addition will have a rear yard setback of 23'-8"; extending no further than the existing setback of the garage, but still requiring a rear yard variance since it does not meet the 30' requirement.

As proposed, the following variance is required:

- *Rear yard setback variance of 6'-4"*

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 403 Winona Ave for a 6'-4" rear yard setback variance for a one-story addition, as submitted, as 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.*

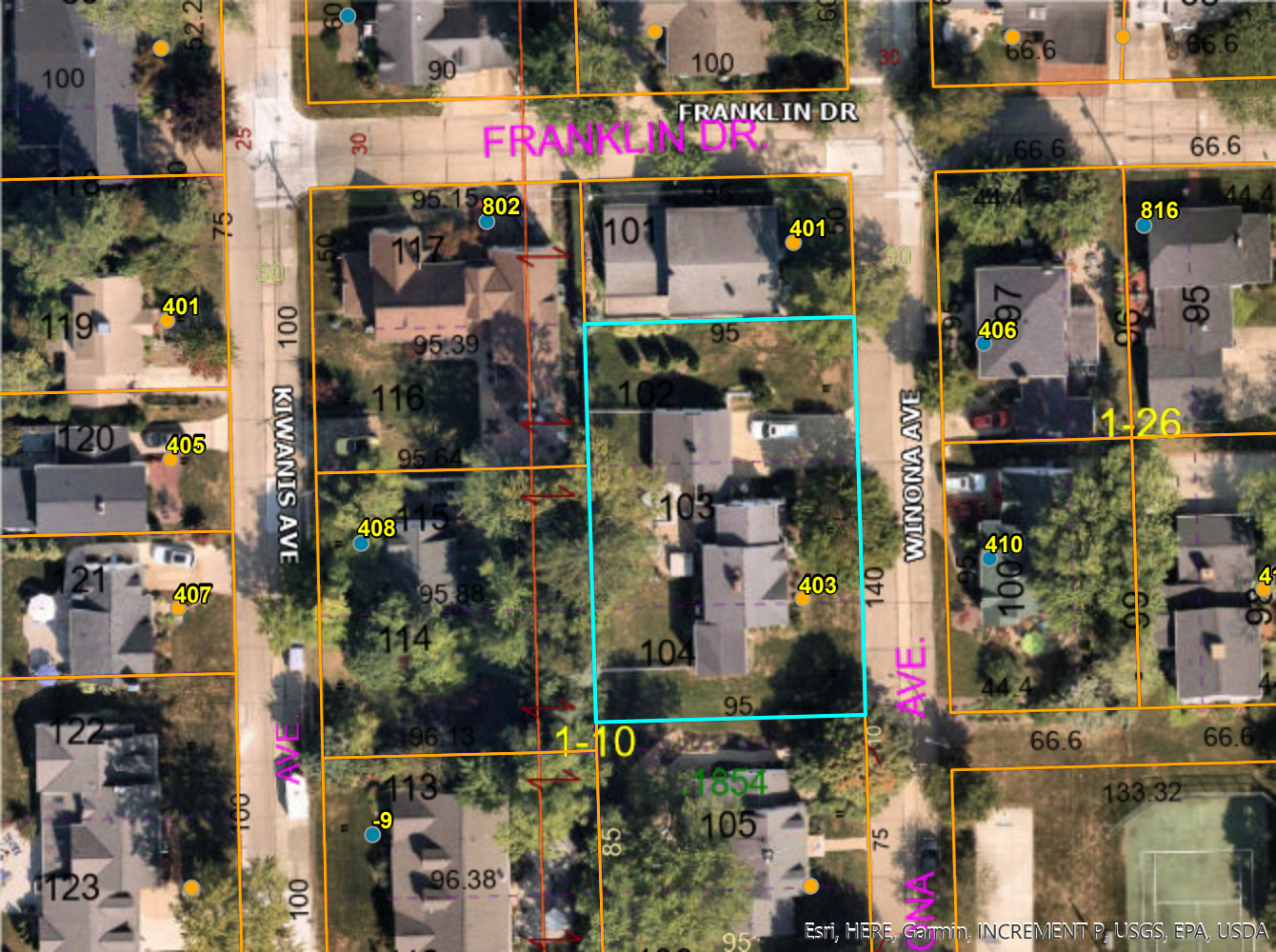
- *The essential character of the neighborhood would not be substantially altered and/or the adjoining properties would not suffer a substantial detriment as a result of the variance.*
- *The variance would not adversely affect the delivery of governmental services (for example, water, sewer, garbage).*
- *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, 403 Winona Ave for a 6'-4" rear yard setback variance for a one-story addition, 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 DANIEL FREDERICK ARCHITECT/AGENT

Property Owners' Name: JEAN & AMY SPRINGER

Address: 403 WINDONA AVENUE

City, State, Zip: HURON OH 44839

Phone Number DON - 419 499 3242

Email: DAN@FREDERICKARCHITECTS.COM

Location of Project:

Lot/Parcel #: _____ Zoning District: _____

Address: 403 WINDONA AVENUE Huron, OH 44839.

Year purchased: 2021 Year the existing structure was constructed: 1992

Single Story Home: _____ Two Story Home: ☒

Provide a brief summary of your proposed project:

KITCHEN ADDITION AND RENOVATION

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
REQUIRED REAR YARD: 30'
PROPOSED REAR YARD: 23'-8"
SETBACK VARIANCE REQUESTED: 6'-4"

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] ~~not~~ yield a reasonable return and there [☒ can] ~~cannot~~ be a beneficial use of the property without the variance because:

2. The variance is [substantial] ☒ insubstantial because:
PROPOSED SETBACK MATCHES EXISTING
REAR YARD AT EXISTING ATTACHED GARAGE
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:
THIS IS A REAR YARD PROJECT SEE #2 ABOVE
ALSO EXISTING SIDE YARD SETBACKS FAR
EXCEED REQUIRED DIMENSIONS
4. The variance [☒ would] ~~would not~~ adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)
NO AFFECT ON SERVICES
5. The applicant purchased the property [☒ with] ~~without~~ knowledge of the zoning restriction. Year the property was purchased: 2021. Year the structure(s) was constructed: 1942.

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

NO CHANGE TO EXISTING REAR YARD SITUATION, NO DETRIMENTAL EFFECTS ON 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)

RESIDENCE OCCUPIES 3 CONSOLIDATED LOTS AND WHEN COMPLETE, THE REMAINING OPEN AREA AND SETBACKS WILL FAR EXCEED YARDS OF MOST NEIGHBOORS IN CHASKA BEACH

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: 12/9/2024 Signed Applicant

Daniel Frederick
KRISTINE AGENT

Date: 12/9/2024 Signed Property Owner

Aly Sperry

(REQUIRED)

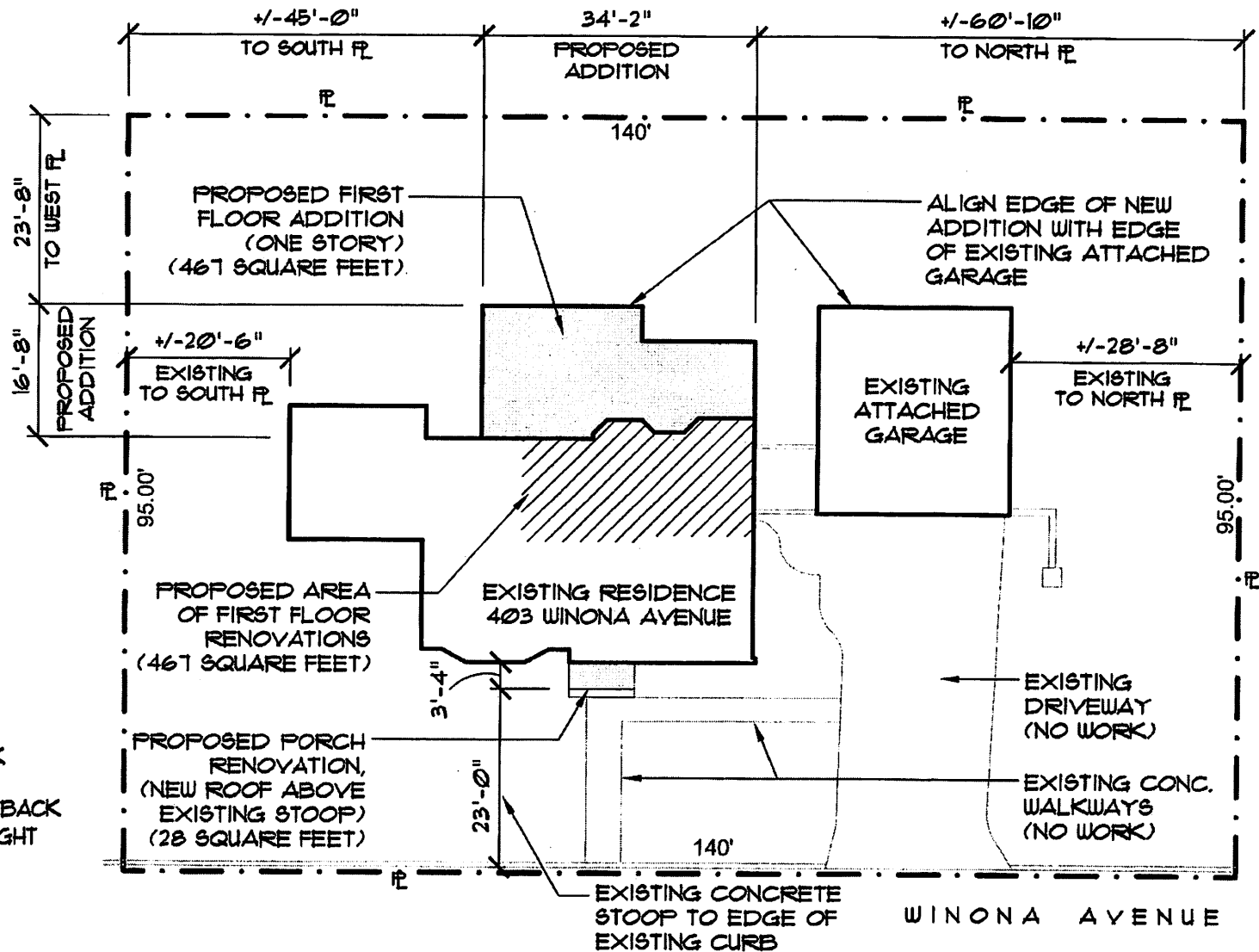
ZONING DEPT. USE ONLY

Date received: X 12/9/24 Application Complete

YES

\$150 filing fee receipted: _____

Comments _____ Hearing Date _____



LOT INFORMATION:
 0.31 ACRES
 13,300 SQUARE FEET

ZONING:
 R-1 ZONING
 30' FRONT YARD SETBACK
 30' REAR YARD SETBACK
 20' TOTAL SIDE YARD SETBACK
 35' MAXIMUM BUILDING HEIGHT



DANIEL FREDERICK ARCHITECTS, LLC
 THE HUBBARD HOUSE
 134 EAST ADAMS STREET
 SANDUSKY, OHIO 44870
 419.499.3242
 www.fredrickarchitects.com

SPRINGER RESIDENCE
 403 WINONA AVENUE, HURON
 DECEMBER 3, 2024

NOTE:
 THIS SITE LAYOUT IS BASED ON ERIE COUNTY AUDITOR WEBSITE AND INFORMATION PROVIDED BY OWNER AND IS INTENDED TO DETERMINE ZONING COMPLIANCE ONLY.

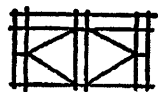
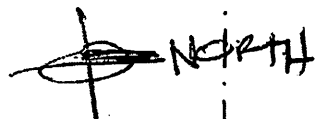
NOTE:
 NEW DOWNSPOUTS, IF ANY, SHALL BE CONNECTED TO AN EXISTING PERIMETER STORM TILE SURROUNDING THE RESIDENCE WHICH DRAINS TO CITY CATCH BASIN.



Proposed
SITE PLAN

1" = 20'

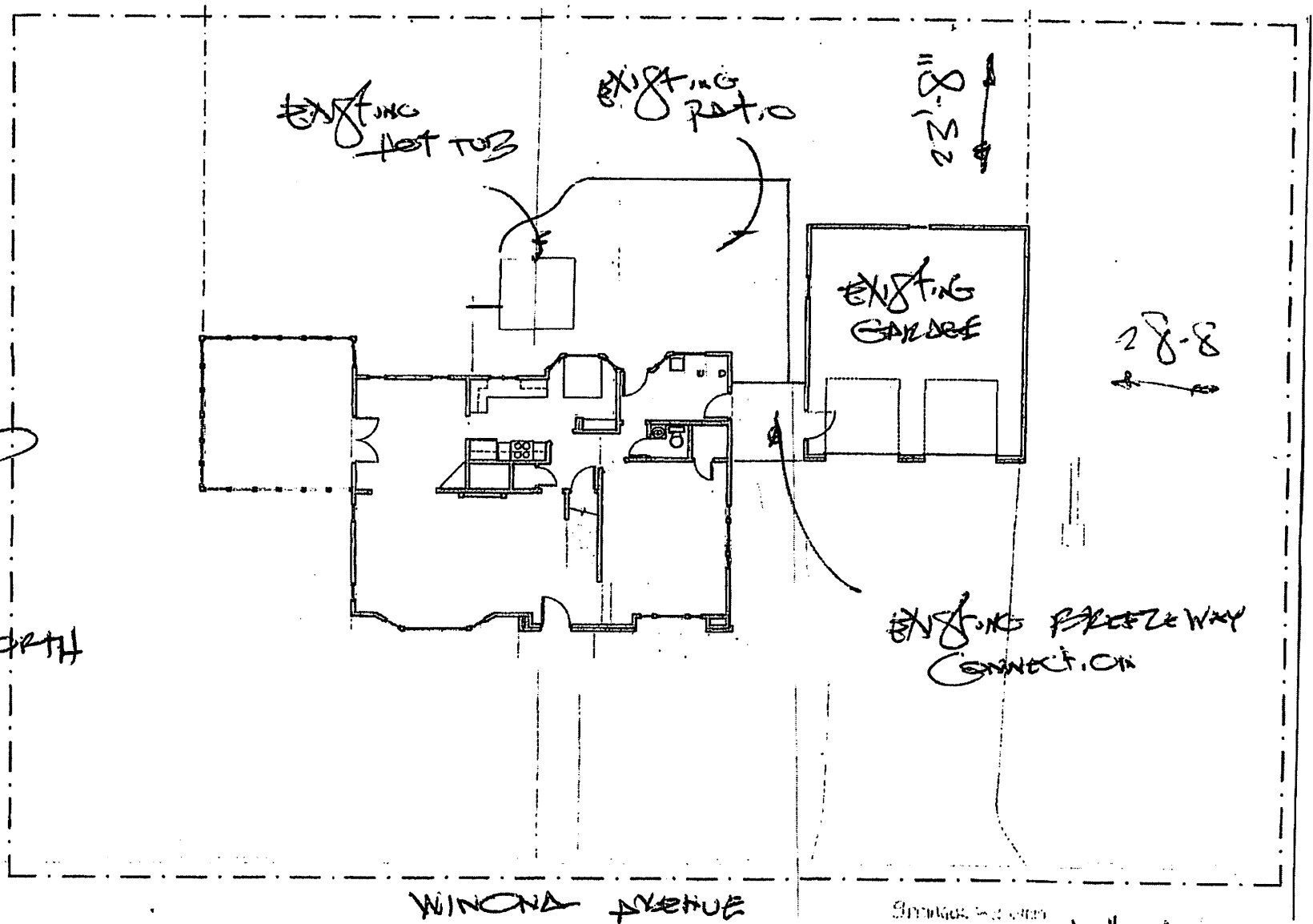
PROPERTY
LINE



DANIEL J. FREDERICK

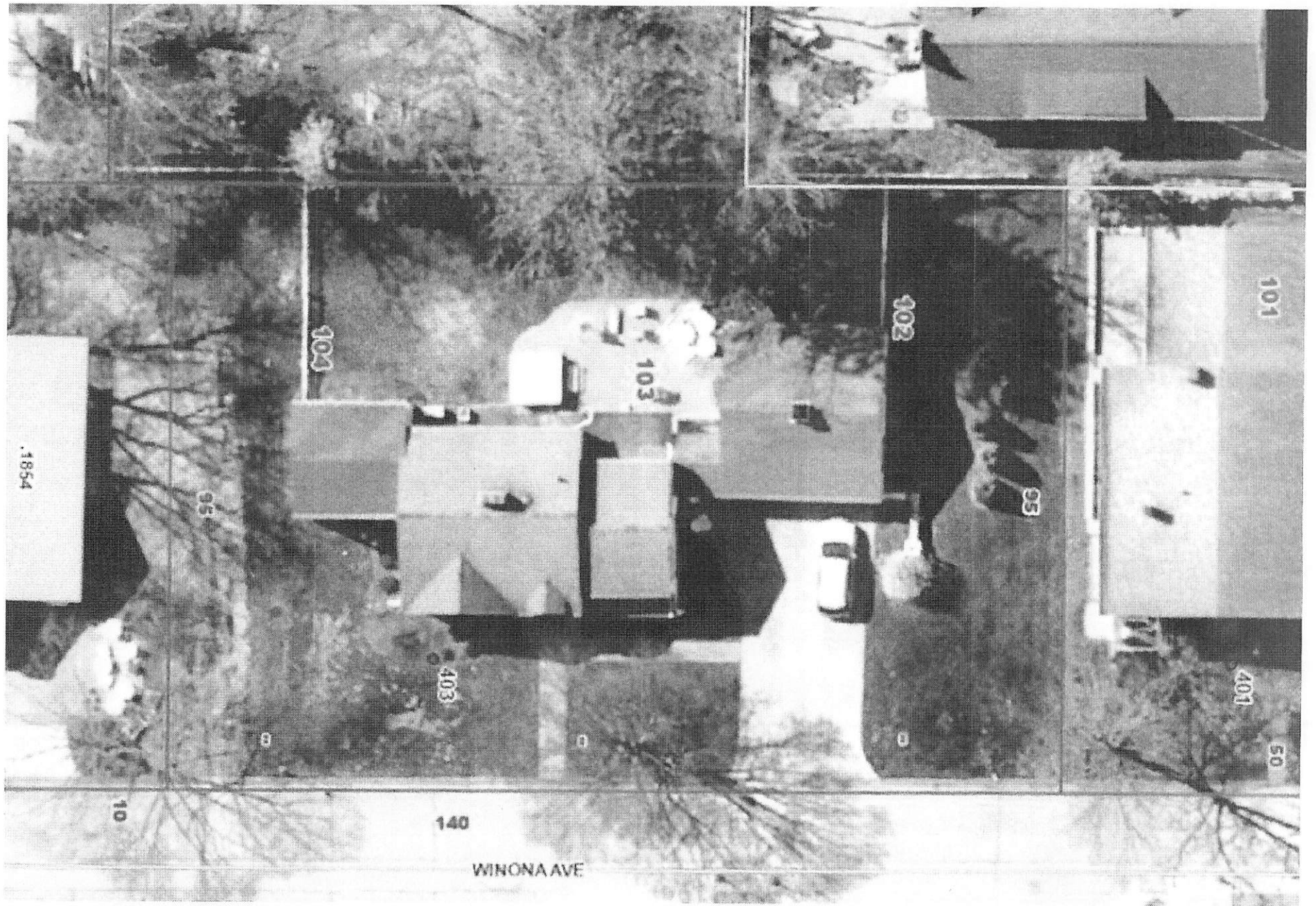
ARCHITECT

EXISTING SITE PLAN / FIRST FLOOR PLAN



SHRIMP & CO.

1/16" = 1'



SPRINGER RESIDENCE

403 WINONA AVENUE, HURON
DECEMBER 3, 2024





WEST ELEVATION (REAR YARD)



WEST ELEVATION (REAR YARD)



SOUTH ELEVATION (OF GARAGE)



EAST ELEVATION (FRONT YARD)

SPRINGER RESIDENCE

403 WINONA AVENUE, HURON

DECEMBER 3, 2024



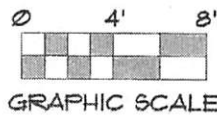
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403 WINONA AVENUE, HURON

DECEMBER 3, 2024



GRAPHIC SCALE



SOUTH ELEVATION

1/8" = 1'



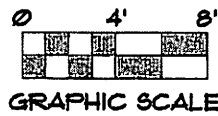
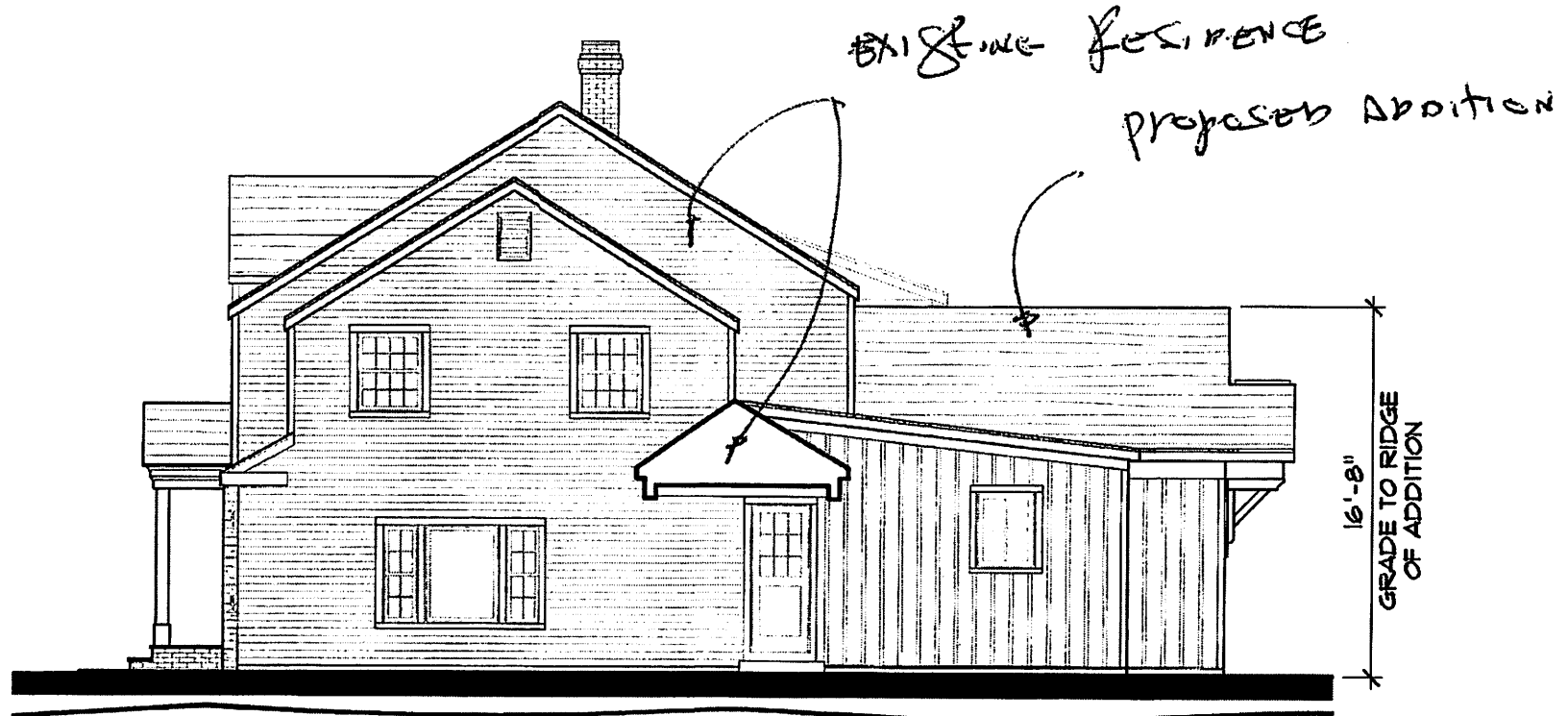
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SPRINGER RESIDENCE

403 WINONA AVENUE, HURON

DECEMBER 3, 2024



GRAPHIC SCALE

NORTH ELEVATION

1/8" = 1'



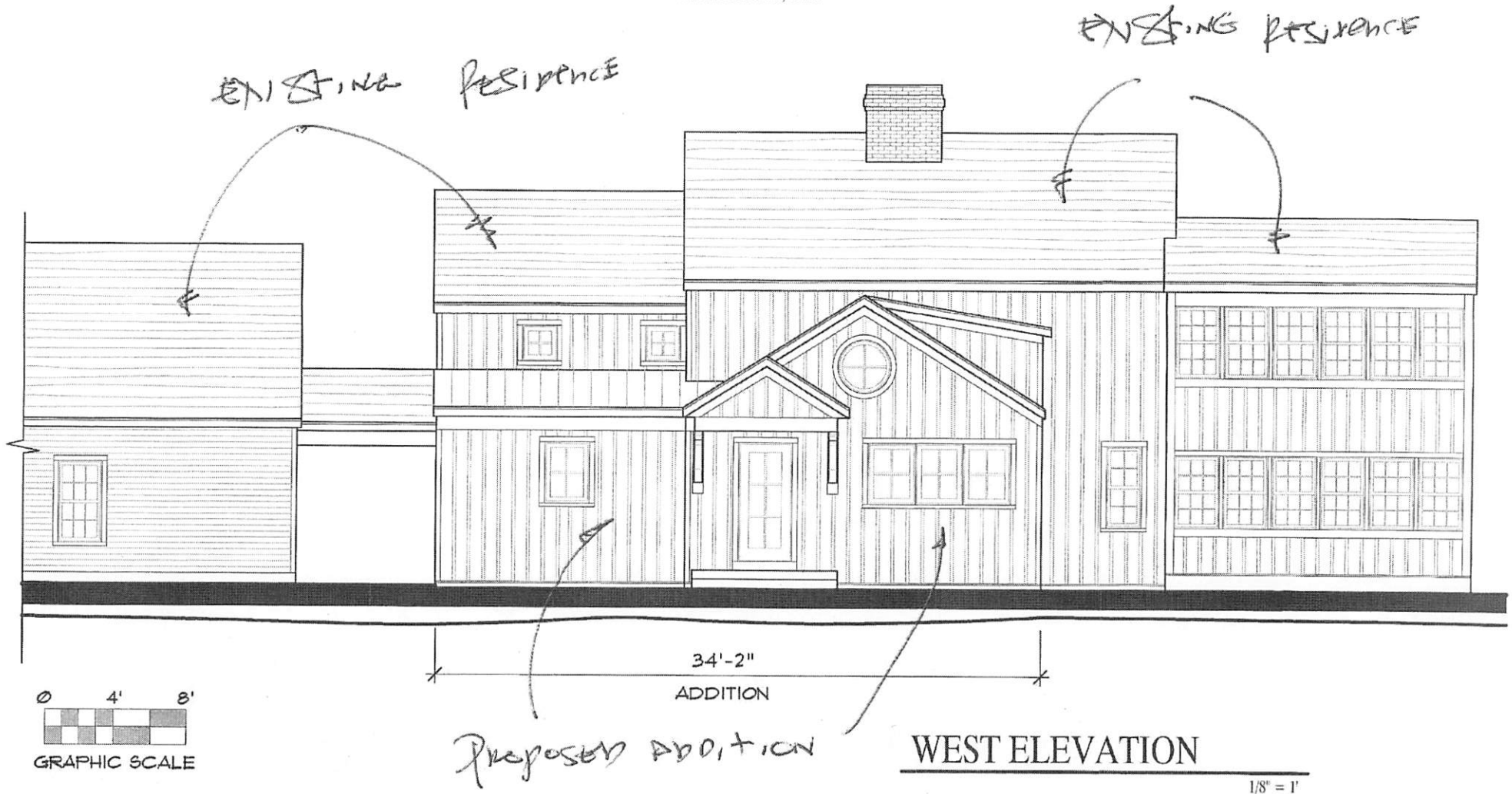
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SPRINGER RESIDENCE

403 WINONA AVENUE, HURON

DECEMBER 3, 2024



Search Results

Showing selected 2 of 23 Total Results

Printed Dec 9, 2024 10:33:54 AM

Public Records Search where Both Names contains SPRINGER JOHN and Document types in DEED

202110387 • DEED •

Recording Date 09/13/2021 02:43 PM	Grantor/Party 1 (5) SPRINGER JOHN SPRINGER JOHN W JR SPRINGER AMY SPRINGER AMY L JOHN AND AMY SPRINGER FAMILY TRUST	Grantee/Party 2 (2) JONES PARMELEE D JR PARMELEE D JONES JR TRUST AGREEMENT	Legal CHASKA BEACH SUB #3 PB 12 PG 23 HURON CITY Lot: 140 SENECA AVENUE
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Related Documents (3)

Document Number	Document Type	Recording Date	Book/Page
202407498	DEED	10/10/2024	
202108410	AFFIDAVIT	07/27/2021	
201809068	DEED	10/16/2018	

202110384 • DEED •

Recording Date 09/13/2021 01:56 PM	Grantor/Party 1 (2) JONES D PHARMELEE JR PHARMELEE D JONES JR TRUST AGREEMENT	Grantee/Party 2 (3) SPRINGER JOHN W JR SPRINGER AMY L JOHN AND AMY SPRINGER FAMILY TRUST	Legal (3) CHASKA BEACH SUB #2 PB 09 PG 15 HURON Lot: 103 CHASKA BEACH SUB #2 PB 09 PG 15 HURON Lot: 104 PartLot CHASKA BEACH SUB #2 PB 09 PG 15 HURON Lot: 102
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Related Documents (1)

Document Number	Document Type	Recording Date	Book/Page
200513418	DEED	10/05/2005	

SPRINGER, JOHN & AMY 403 WINONA AVE

PROPERTY OWNERS WITHIN 150' OF ABOVE

JOHNSON, LAWRENCE	101 WINONA AVE
HOGAN, SUSAN	400 WINONA AVE
EHLEERT, DOUGLAS	116 KIWANIS AVE
KREBS, JOAN	114 KIWANIS AVE
HABY, JOEL	104 WINONA AVE
BLOOR, LISA	112 KIWANIS AVE
COOK, RONALD	410 WINONA AVE
LAVELLE, DEBRA	107 WINONA AVE
BENTHAM, DEBORAH	111 KIWANIS AVE
DOWELL, ROBERT	110 KIWANIS AVE
CLAUS, MARK	108 WINONA AVE
STEINMETZ, RICHARD	805 FRANKLIN AVE
CHASKA PARTNERS LP	813 FRANKLIN AVE

City of Huron
Planning and Zoning Dept.
417 Main St. Huron, Ohio 44839
P: 419-433-5000
F: 419-433-5120



Residential Zoning Permit Application

Property Owner

Name: John & Amy Springer

Address, City, State, Zip: 403 Winona Avenue, Huron Ohio, 44839

Phone: 419-602-0818

Email: jspringer@industrialnut.com

Contractor (must be registered with the City of Huron)

Name: Lake Erie Custom Builders, LLC

Address, City, State, Zip: 6300 Zachary Drive, Sandusky Ohio 44870

Phone: 419-680-3464

Email: lakeeriecustombuilders@yahoo.com

Location of Project

Address: 403 Winona Avenue, Huron County Parcel Number: 49-00057.00 Lot #: _____

Zoning District & Flood Zone

Zoning District: R-1 (R-1 R-1A R-2 R-3 B-1 B-2 B-3 I-1 I-2 P-1 MU)

Flood Zone: X (A AE AO AH X-SHADED X)

Project Information

New Construction: ☐

Deck/Porch: ☐

Addition to Existing Structure: ☒

Swimming Pool: ☐

Detached Garage/Shed/Storage: ☐

Demolition: ☐ Height of Structure: _____

Fence: ☐ Linear Ft.: _____

Other: _____

Description of proposed project: (include complete details, square footage and height)
467 square foot one-story addition onto existing two-story house, includes proposed new roof
above the existing front concrete stoop

ESTIMATED VALUE OF PROPOSED PROJECT: \$200,000

SETBACKS FROM PROPERTY LINES: (Not applicable for Fences or Demolition Projects)

Front Yard Setback: 23'-0" Rear Yard Setback: 23'-8" Height of Structure: 16'-8"

Side Yard Setbacks: (Left) 45'-0" (Right) 60'-10"

SITE PLAN: A complete site plan must accompany this application. The site plan must include the following information:

- ✓ Dimensions of the Lot /Property Lines, measurements from the property lines to the foundation
- ✓ Size and Location of the Existing Structure(if applicable)
- ✓ Size, Location and Height of the Proposed Structure
- ✓ Front, Rear, and Side Setbacks of Existing Structure(if applicable)
- ✓ Front, Rear, and Side Setbacks of Proposed Structure
- ✓ Dimensions from existing structures to the Proposed Structure
- ✓ Height of the Proposed Structure or Structure to be demolished. (if applicable)
- ✓ Location of Sidewalks and Driveways (if applicable) **ROW Driveway Application Required**
- H/A Height of Fence (front yard 4' max; side and rear yards 6' max)

STORMWATER PLAN: Applicable for all additions, new construction. Contact the City Engineer for plan detail required: 440-821-7871 engineer@huronohio.us

- H/A Site Plan with drainage patterns, flow lines for surface water.
- Location of any temporary stormwater inlets and piping, including discharge points.
- Location and description of measures to prevent stormwater drainage to adjacent properties (Example: silt fence).
- Location of catch basins near property and containment measures planned.
- Concrete washout location and description of containment measures.

POST CONSTRUCTION PERMANENT STORMWATER CONTROLS

- Surface flow(s) of planned stormwater flow.
- Downspout locations and route/piping/discharge points planned for stormwater
- Yard inlets/other drainage items to control stormwater, if applicable.
- Floor elevation of proposed structure and elevation of adjacent streets.

VERIFICATION OF PROPERTY LINES:

- ✓ It is the responsibility of the property owner to verify the location of property lines and reflect these on the required site plan. It is recommended owners refer to their survey map and/or have a survey performed to verify the property lines before applications are submitted.

_____ 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 we agree to conform to all applicable laws, regulations, and ordinances. All information contained within this application and supplemental materials is true and accurate to the best of my knowledge and belief.

Incomplete applications will not be accepted, please complete all applicable sections and include all specified plans as listed above.

Applicant Signature: _____

Date: _____

Owner Signature: _____

Date: _____

PLEASE NOTE, DO NOT APPLY FOR PERMITS UNLESS YOU ARE READY TO BEGIN YOUR PROJECT WITHIN 6 MONTHS. PERMITS FEES ARE DUE AND PAYABLE AT THE TIME OF ISSUANCE AND ARE NON-REFUNDABLE. ZONING PERMITS EXPIRE 12 MONTHS FROM DATE OF ISSUANCE. IF YOUR PROJECT REQUIRES A BUILDING PERMIT, SUBMIT THE BUILDING PERMIT APPLICATION AND REQUIRED CONSTRUCTION PLANS WITH THIS APPLICATION.

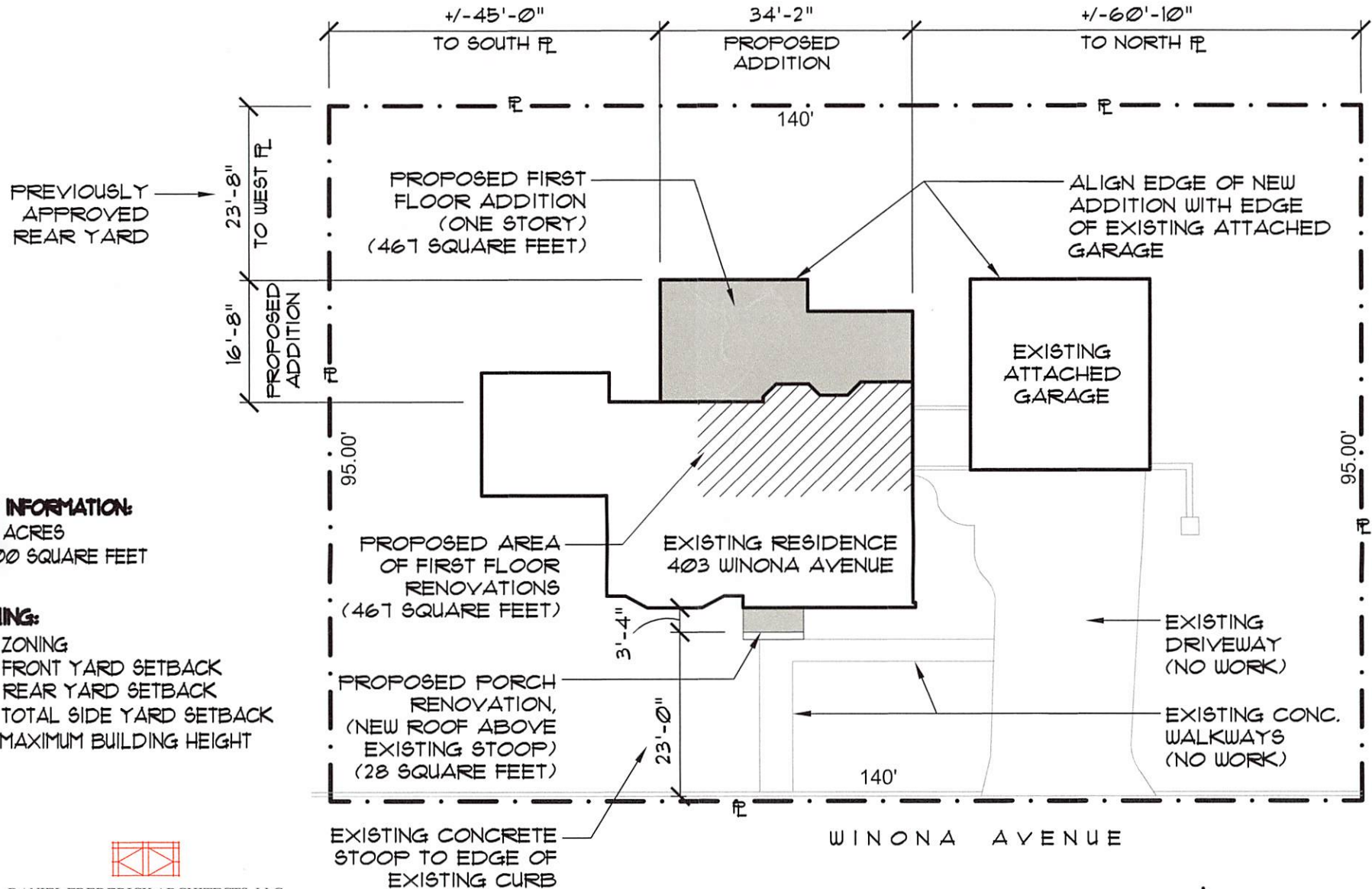
For use by City of Huron Zoning Department:

Date of Submission: _____

Required Plans Included?: ☒

Comments/Additional Information requested: _____

Denial date and reason: 12-4-24- rear yard setback nonconforming.



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SPRINGER RESIDENCE
 403 WINONA AVENUE, HURON
 NOVEMBER 27, 2024

NOTE:
 THIS SITE LAYOUT IS BASED ON ERIE COUNTY AUDITOR WEBSITE AND INFORMATION PROVIDED BY OWNER AND IS INTENDED TO DETERMINE ZONING COMPLIANCE ONLY.



SITE PLAN

1" = 20'



DANIEL FREDERICK ARCHITECTS, LLC

THE HUBBARD HOUSE

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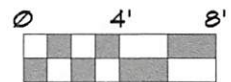
419.499.3242

www.frederickarchitects.com

SPRINGER RESIDENCE

403 WINONA AVENUE, HURON

NOVEMBER 27, 2024



GRAPHIC SCALE

NORTH ELEVATION

1/8" = 1'

**HURON TOWNSHIP
BUILDING PERMIT APPLICATION**

Jurisdiction: Huron Twp. ☐ Huron City ☒ Milan Village ☐ Berlin Village ☐ Margaretta Twp. ☐
Oxford Twp. ☐ Castalia Village ☐ Bay View ☐ Groton Twp. ☐

Property Owner:

Name: JOHN & AMY SPRINGER E-mail: jspringer@industrialnut.com
Address: 403 WINONA AVENUE, HURON OHIO 44839
Telephone Number: (419) 602-0818
AGENT: DAHIEL FREDERICK (ARCHITECT) 419-499-3242, dan@frederickarchitects.com

Contractor:

Name: LAKE ERIE CUSTOM BUILDERS E-mail: lakeeriecustombuilders@yahoo.com
Address: 6300 ZACHARY DRIVE, SANDUSKY OH 44870
Telephone Number: (419) 680-3464

Location of Project

Street Address: 403 WINONA AVENUE, HURON
Lot #: _____
Parcel #: 49-00057.00

DESCRIPTION:

Addition/Remodeling ☒ Renovation ☐ Other ☐
Building Use: Residence ☒ Single Family ☒ Two Family ☐ Three Family ☐
Detached Accessory Building ☐ Other: _____
Area of Project: 500 sq. ft. (round up to the next 100 sq. ft.)

ZONING

If the project is in any jurisdiction, (other than Huron Township), an approved zoning certificate must accompany this application.

Has the zoning certificate been issued by the appropriate jurisdiction and is it attached to this application? YES ☐ NO ☒

Huron Township's project only fill in setback questions below:

Setbacks: (Required for all new structures and additions)

Front Yard: _____ ft. (for new structures only)
Front yards of adjoining structures: right _____ ft. left _____ ft.
Side Yards: right _____ ft. left _____ ft.
Rear Yard: _____ ft.

(All of the above measurements shall be from the property line)

Overall height of the proposed structure: 16'-8" ft from final grade

Flood Zone of the Subject Property: A ☐ X ☒
Must comply with Section 106.2.1 of the 2019 Ohio Residential Code

What permits are being applied for:

Structural ☒ Electrical ☐ Temporary Electric ☐

Value of the Work being Done:(excluding the lot) \$ 200,000

***For all jurisdictions, two (2) complete sets of plans, including but not limited to, electrical and mechanical, Energy Code Compliance, J-load, specs for a new furnace, AC, and fireplace, and a site plan.**

CONSTRUCTION DETAILS:

FOOTERS

Size of Footers: 10 " x 24 " Depth of footers below final grade: +/- 42 "
Reinforcing bars: yes ☒ no ☐

FOUNDATION WALL

Block ☒ size of block 8 "
Reinforcing ☐ #4 ☒ #5 ☐ #6 ☐ bars 48 " o/c
No Reinforcing ☐ Explain: _____

Wall Height 40 inches

Poured Concrete ☒ thickness of wall: 12 "
Reinforcing Bars ☐ #4 ☒ #5 ☒ #6 ☐
every 48" VERT. "

No Reinforcing ☐ Explain: _____

Anchor Bolts: (required 6" on center and within 12" of corners)

Does anchor bolt installation meets or exceed Code: yes ☒ no ☐

Depth of unbalanced fill* against the foundation wall: +/- 19" inches/feet
*(difference of the height of the interior floor and exterior grade)

GENERAL FRAMING

Are all the floor supports (beams and columns) properly secured to avoid displacement? Yes ☒ No ☐

Floor System:

1st Floor

Joist Dimension: 2 " x 10 " 16 " on center Longest clear span of joist: 9'-4" feet

Joist Hangers yes ☐ no ☒ (if no, explain how the joist is secured: on wall)

Deck Material: 3/4" T&G

2nd Floor:

Joist Dimension: _____ " x _____ " _____ " on center Longest clear span of joist: _____ feet

Joist Hangers yes ☐ no ☐ (if no, explain how the joist is secured: _____)

Deck Material: _____

Walls:

Framing Lumber Dimension 2 " x 6 " 16 " on center

Exterior Sheathing: 7/16" OSB

Truss/Rafters:

Dimension: 2 " x 10 " 16 " on center

Site built ☐ Pre-Built ☐ (Requires Manufacturers Spec sheet)

Truss Ties Required ☒ SIMPSON SDWC 15000 SCREWS

Roof:

Deck Material: 7/16" OSB

Ice Guard Required ☒

Shingles: YES

If any changes or renovation is to be done to the electrical system, the following must be completed:

ELECTRICAL (Current NEC Edition)

Entrance Panel Size _____ amp.

Service Overhead ☐ Underground ☐

***All receptacles are required to be tamper resistant**

***All outside receptacles are required to be weather resistant**

***Ground fault interrupters required in all "wet" locations**

If any changes or renovation is to be done to the HVAC system, the following must be completed:

HVAC

Fuel Type:

Natural Gas ☐ Electric ☐ LPG ☐ Other _____

Heating/Air Conditioning:

Forced Air Furnace ☐ Radiant Baseboard ☐ Heat Pump ☐ Boiler ☐ Central Air ☐

Seer Rating 11 12 13 14 15 16 Furnace Rating _____%

Duct Size: _____

Complete applicable sections of the following Life-Safety section:

LIFE SAFETY & STORM DRAINAGE CONNECTIONS:

1. Are "hardwired" smoke detectors installed in each sleeping room, in the immediate vicinity of each sleeping area and on each floor including the basement.
yes ☐ no ☐ N/A
2. Does at least one window in each sleeping area meet the following minimums:
 - a. sill height less than 44" from the floor
 - b. at least 5.7 square feet of openable area on the 2nd floor and at least 5.0 square feet of openable area on the 1st floor.
 - c. Minimum clear dimensions of:
Minimum opening width 22"
Minimum opening height 24"
Operable from the inside of the room without keys or tools
yes ☐ no ☐ N/A

3. Will all enclosed accessible areas under stairways be covered with at least one (1) layer of ½" drywall?
yes ☐ no ☐ N/A
4. If there is an attached garage, is it completely separated from the residence with at least one (1) layer of ½" drywall and are all communicating doors rated for at least ½ hour? yes ☐ no ☐ N/A
5. Is there a driveway opening, mailbox, or any other type of opening planned for the right-of-way area.
yes ☐ no ☒ --CUTTING OF THE CURB IS ONLY PERMITTED WITH THE PROPER PERMIT FROM APPLICABLE JURISDICTION
6. Any connection to the Huron Township storm sewer system can only be done with prior approval of the Huron Township Road Department

Completely explain each "no" answer in the LIFE SAFETY section.

NONE OF THESE ISSUES ARE PART OF THIS PROJECT

Contractor Registration:

Each contractor/sub-contractor doing work in Huron Township, the Village of Milan, or Milan Township is required to be registered with Huron Township under their specific trade or as a General Contractor

Please give a complete list of all Sub-Contractors for this project:

Structural: LAKE ERIE CUSTOM BUILDERS (GC) 419-680-3464
Name Address Phone

Footer/Foundation: LAKE ERIE CUSTOM BUILDERS "
Name Address Phone

Electrical: _____
Name Address Phone

HVAC: _____
Name Address Phone

Interior Finishes: LAKE ERIE CUSTOM BUILDERS "
Name Address Phone

DO NOT WRITE BELOW THIS LINE

Zoning: (Appropriate Zoning Inspector)

Approved ☐ Denied ☐

Zoning Inspector: _____

Date: _____