

Agenda for the Board of Building and Zoning Appeals Regular Meeting- Huron City Hall – Council Chambers June 9, 2025 5:30p.m.

- I. Call to Order
- II. Roll Call
- III. Adoption of the minutes (N/A)
- IV. Verification of Noticing
- V. New Business

225 Williams PPN 42-00884.000 Zoning: R-2

Area Variance: Side yard setback variance for an outdoor mounted walk-in cooler.

**1142 Mudbrook PPN42-00664.006 Zoning: R-1** Area Variance: Side yard setback variance for a replacement deck.

**401 Berlin Road PPN42-01147.000 Zoning: R-2** 

Area Variance: Rear and side yard setback variances for a breezeway addition between the home and the current detached garage.

VI. Other Matters

Meeting Reminder- July 14, 2025

VII. Adjournment



**TO:** Chairman Kath and Board Members

**FROM:** Christine Gibboney, Planning & Zoning Manager

**RE:** Area Variance: 225 Williams Street- First Presbyterian Church

**DATE:** June 9, 2025

**225 Williams Zoning**: R-2 **Parcel No.:** 42-00884.000

Existing Land Use: First Presbyterian Church Flood Zone: X

Property Size: Property is comprised of 6 separate parcels

Traffic Considerations: Cleveland Road West, Center Street, Williams Street

## **Project Description- Area Variance-Variance to Section 1123.03**

The applicant is proposing a walk-in cooler to be installed in the kitchen area of the structure. The cooler/freezer will store bulk foods and donations for the Christ Community Kitchen which serves the needy in the community. Access to this cooler will be from the inside of the kitchen, however, the unit will be an addition to the exterior. The cooler addition will be setback 9'-8" from the side property line.

## **Applicable Code Sections/Specifications**

#### 1123.03 R-2 ONE AND TWO-FAMILY RESIDENCE DISTRICT.

(a) <u>Principal Uses Permitted.</u> Any principal use permitted and as regulated in the R-1 District, and as hereinafter specified in this section: Two-family dwellings. Churches and other places of worship and Sunday school buildings located no less than twenty feet from any other lot in any R District.

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, Christ Community Meal operates out of the First Presbyterian Church, serving meals as Christ Community Kitchen. Staff had received inquiries regarding this cooler addition a few years ago and recently received a site plan and rendering. It was during this preliminary plan review that staff advised of the setback requirement specific to Churches being 20' from any other lot in any R District.

The Church property is comprised of 6 separate parcels all R districts, some R-2 and others R-3. The original Church structure certainly pre-dates the zoning code, and various additions/extensions to the original Church have been added over the years. The existing structures on this parcel are pre-existing/nonconforming to the required 20' distance requirement currently.

The area where this cooler will be located will have a setback of 9'-8" from the side property line. The property line abuts the rear yards of residential properties on Willams Street and Center Street, both of which have rear accessory structures at/near the property line in this area. The location of this cooler allows for direct access to the kitchen and will only be accessible from the interior.

## As proposed, the following variance is required:

• 10'-4" variance to Section 1123.03 (a) requirement of a 20'setback.

### **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 area variance at 225 Williams Street, for a 10'-4" variance to Section 1123.03 (a) to allow for the addition of a walk-in cooler, 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.

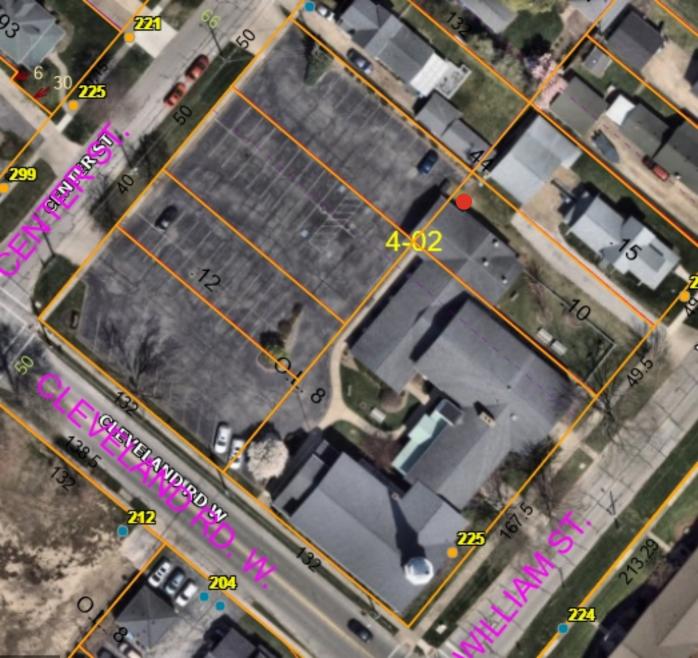
OR

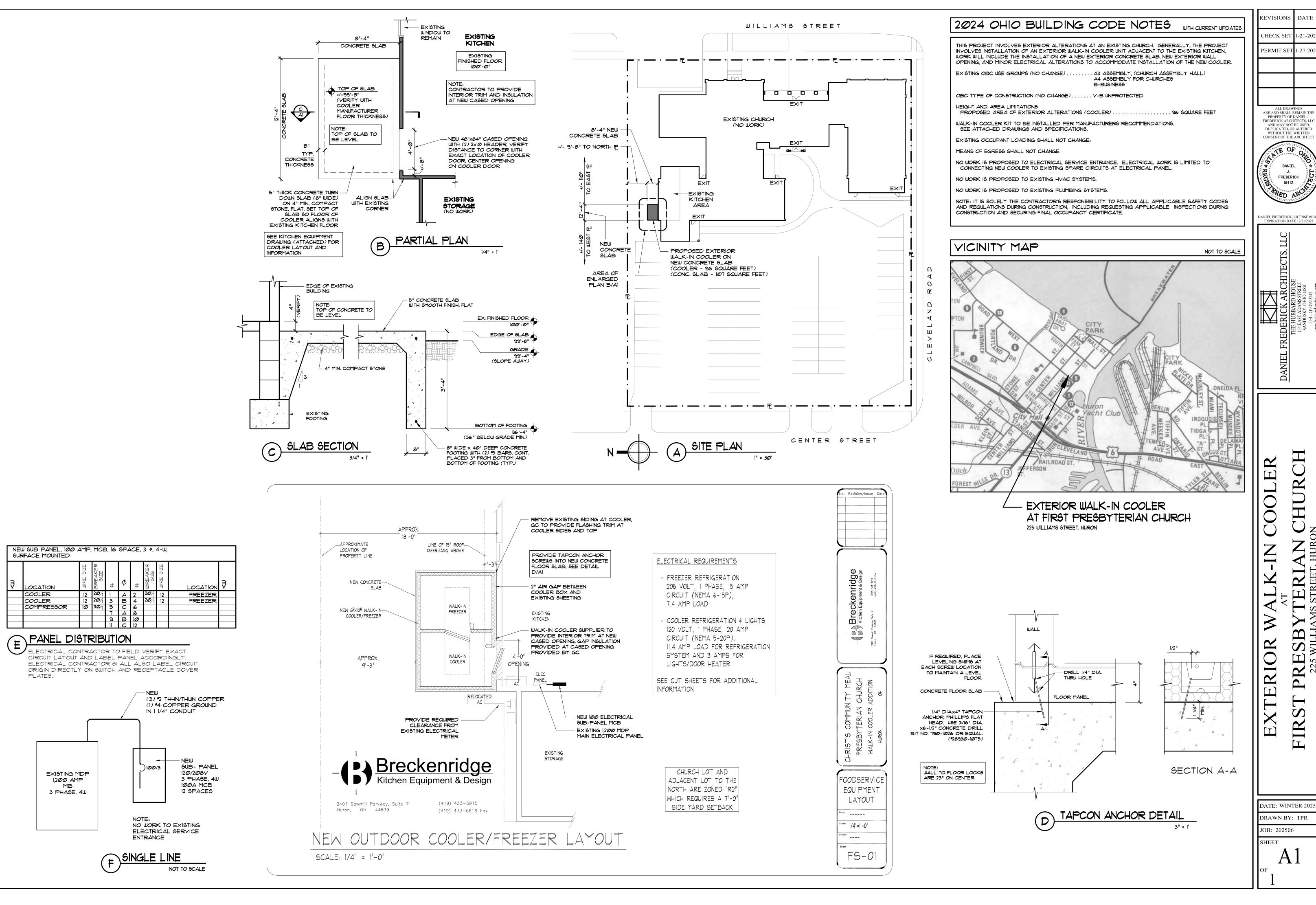
## Motion to **DENY** the variance request:

I make the motion to **deny** the request for an area variance at 225 Williams Street, for a 10'-4" variance to Section 1123.03 (a) to allow for the addition of a walk-in cooler, 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.





FREDERICK 10413 DANIEL FREDERICK, LICENSE #10413

> DATE: WINTER 2025 DRAWN BY: TPR

JOB: 202506 SHEET



## **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 Christ Community Meal - Christy Eirons
Property Owners' Name: 1st Presbyterian Church
Address: 225 Williams Street
City, State, Zip: Huron, OH 44839
Phone Number_419-602-0656
Email:
Location of Project:
Lot/Parcel #: 42-00884.000 Zoning District: R-2
Address: 225 Williams Street Huron, OH 44839.
Year purchased: unknown Year the existing structure was constructed: unknown
Single Story Home:Two Story Home:
Provide a brief summary of your proposed project:
Addition of an outdoor mounted walk-in cooler/freezer to store bulk foods from food banks and donations.
This is necessary for the Christ Community Kitchen group to properly and efficiently serve the needy in our community.
This location is the only viable spot on the property and it allows for direct kitchen access with no exterior doors.
Type:
Area Variance: Subdivision Regulations Parking Setbacks X
Height SizeFlood PlainSign 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)

Side setback variance of 10'-4" for proposed welk-in cooler/freezer addition for the Christ Community Meal Soup Kitchen. Standard R-2 side set back is 7'.

The church is located in an R-2 zone with adjacent R-2 zone property. There is a specific reference in the R-2 zoning code that requires "churches" to have 20' side set back. The existing church building is already pre-existing non-conforming with an approximate 18' setback.

## **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:

being j	proposed and the applicable code section:
Code S	
	(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 Christ Community Meals group cannot properly serve the needs of their clients without proper storage of perishable/frozen foods.
	They have grown out of their current storage spaces which do not allow them to accept donations at certain times due to lack of cold storage
Code Se	The variance is [substantial/insubstantial] because:  This side of the property is already pre-existing non-conforming with an 18' side setback and it will still be minimum 9'-8' from the property line.
	while the standard R-2 setback is 7'.
	while the standard R-2 setback is 7'.
<ol> <li>3.</li> </ol>	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 currently a commercial church building with adjacent parking lot located in an R-2 zone. In addition, the area where this new unit is proposed is in line with garages on the adjacent properties. No direct view from adjacent houses. See pictures attached.
4.	The variance [ would would not] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)  The 9'-8" remaining set back will leave ample room for governmental services.
5.	The applicant purchased the property [with/without] knowledge of the zoning restriction. Year the property was purchased: ? Year the structure(s) was constructed: Long before zoning was enacted.

- 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 remaining 9'-8" setback will be greater than the standard setback for R-2 zone and substantially greater than the current setbacks for the adjacent garages that are in line of site of the proposed addition location.
- 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 church was built long before the current zoning ordinances went into affect and they could not have anticipated what limiting impact the current zoning ordinances would have. In addition, the Christ Community Meal is currently limited in their ability to service the needy of this community

because of the lack of adequate cold storage.

Comments

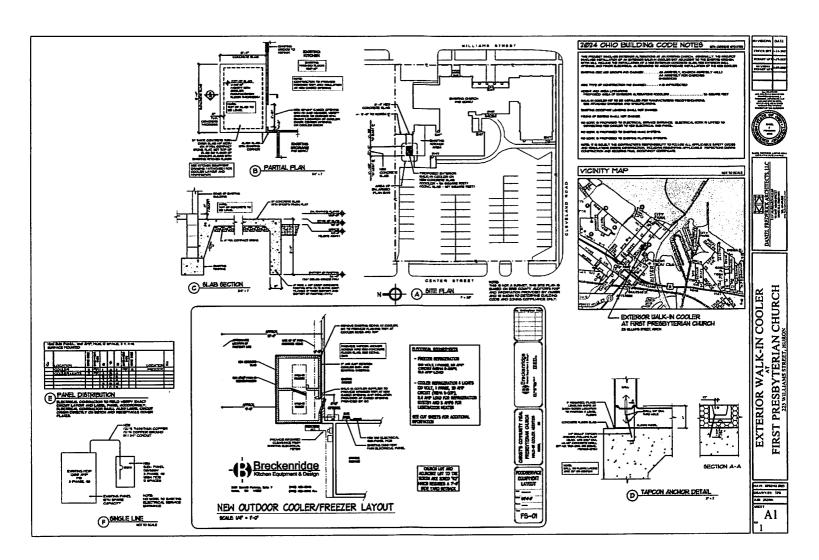
Note: If granted, Use or Area variances will expire within one (1) year from the date of approval. Refer to Section 1139.04 (e) for specifics to timeline regulations for commencement of construction or Use continuation.

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: 5/21/25 Signed Applicant Chresty Gergan	
Date: 5/21/25 Signed Property Owner March B. allur	
(REQUIRED)	
****************	
ZONING DEPT. USE ONLY	
Date received: 5 23 25 Application Complete	
\$150 filing fee receipted:	

Hearing Date 4

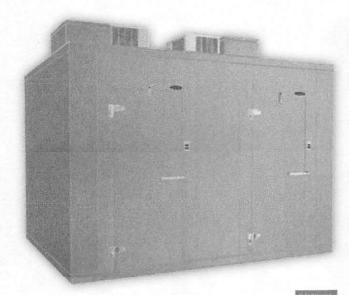




ITEM NO	
PROJECT	
LOCATION	
DATE	QTY

## **FAST-TRAK®**

# Walk-In Coolers & Freezers With Matching Refrigeration Systems





## **OPTIONS**

(Most options available two weeks from receipt of order. Please contact us for specific questions.)

- ☐ Outdoor membrane roof systems
- ☐ Door rain hoods
- ☐ Interior and/or exterior 30" high stainless steel or aluminum diamond tread door kick plates
- ☐ Exterior ramp for floor models
- ☐ Interior ramps (30" & 36" wide) for floor models
- ☐ Leak detector/alarm (may be a requirement in some areas)
- ☐ Extra LED lights (shipped loose)
- ☐ Strip curtains (shipped loose)
- □ Non-skid floor strips (shipped loose)
- ☐ Shelving systems
- □ 1-5/8" screed for use with 5/8" tile after walk-in installation
- ☐ 14" x 24" viewport

## **FEATURES**

- · Unlimited lengths in 1' increments
- Available in widths of 6', 7', 8', 9', 10', 11' & 12'
- Heights: 6'7", 7'7" and 8'7" with floor, 7'4" and 8'4" floorless for single compartment and combinations
- Heights: 7'7" and 8'7" combination with floor freezers and less floor coolers with 4-3/8" foam sealers
- · Indoor or outdoor models
- Available with Split-Pak™ remote refrigeration systems or Capsule Pak™ and Capsule Pak ECO™ self-contained systems (systems ordered separately; Capsule Pak and Capsule Pak ECO systems applicable to single compartment walk-ins under 14' in length)
- Temperatures: +37°F, -10°F
- Full 4" thick panels foamed-in-place with EPA-compliant polyurethane insulation
- 26 gauge corrosion resistant stucco embossed coated steel on all surfaces except interior floor
- Smooth aluminum interior floor (models with floor)
- Floorless models supplied with NSF listed vinyl sealers
- 26", 30" or 36" wide self-closing doors
- Deadbolt locking handle with independent key/padlock feature and inside safety release
- Two heavy duty cam-lift hinges per door, top hinge field adjustable with locking set screw
- Spring loaded hinge and spring actuated door closer
- · Magnetic gasket
- · Combination digital thermometer and light switch
- · Floor double sweep gasket
- · Perimeter door heater wire
- · Heated air vents standard in freezer door sections
- High output low profile LED light positioned above door to prevent interference with shelving or product
- NSF listed, UL flame spread 25 or less for all foam cores on all panels; UL electrical listing on door sections
- UL & C-UL electrical listing on refrigeration systems\*
- UL NCKL listed certifying compliant walk-ins are ignition protected
- · City of Houston listed
- · CN UL flame spread listed
- · California State listed
- · Oregon State listed
- USDA accepted
- 15 year panel warranty
- 18 months parts and labor warranty
- \* C-UL is Underwriters Laboratories Safety Certification Mark which indicates that UL has tested the equipment to applicable CSA Standards.

## **WALK-IN SPECIFICATIONS**

Fast-Trak walk-ins are built of modular panels, and are insulated with foamed-in-place EPA- compliant polyurethane insulation. Each panel is designed to ensure ease of installation, long term reliability and high insulating efficiency.

A. All panels are manufactured with male and female mating rails to ensure proper alignment during installation. The polyurethane insulation wraps around the return bend metal seams on both sections to create a lightweight panel of exceptional strength and durability. All panels are a full (4) inches thick and provide a superior insulating value.

#### Insulation:

Panels to be four (4) inches thick, metal clad and foamed-inplace with EPA-compliant polyurethane insulation.

The minimum R-values for 4" HFO panels are:

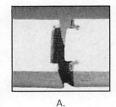
· Cooler:

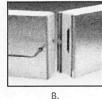
Walls/CeilingsR-value	25
DoorsR-value	25

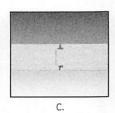
· Freezer:

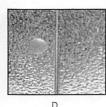
Walls/Ceilings	R-value 32
Doors	R-value 32
Floors	R-value 28

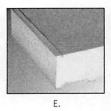
- B. The foamed-in-place cam locking fasteners ensure an airtight seal for maximum energy efficiency.
- C. Fast-Trak panel gaskets around the outer perimeter of the panel are continuous, without cuts or breaks at corners. Because gaskets are foamed-in-place as an integral part of the panel, they cannot fall off or pull off during shipment or installation.
- D. Panels lock together tightly to assure an energy efficient walk-in.
- E. Edge caps for ends of floor and ceiling panels are foamed-in-place rather than overlapped or mechanically fastened. Edge caps cannot come loose, and they stay in place through the life of the walk-in.
- F. Panel Finishes: Interior and exterior complete to be 26 gauge corrosion resistant stucco embossed coated steel. Models supplied with a floor will include a smooth aluminum interior floor surface.

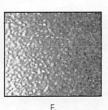




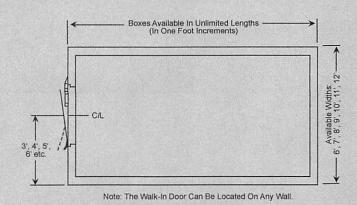


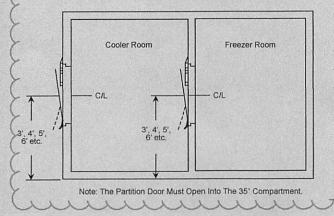






Fast-Trak Walk-ins Available in Both Single Compartment Walk-ins or Cooler/Freezer Combinations





#### DOOR

Door sections are factory tested to assure proper fit, performance and alignment. All doors feature a stepped profile design that serves as a barrier to air flow which results in an energy efficient door system.

Each Fast-Trak Remote walk-in compartment is equipped with a 26", 30" or 36" wide door opening. The height of the door opening varies with the series of Fast-Trak walk-in ordered. The 45 Series has a 59" high door, the Standard Series (6'7" high) has a 66" high door opening and the 74 and 77 Series Fast-Trak walk-ins have a 78" high door opening. The door is self-closing, flush mounted, infitting and constructed to incorporate heavy duty, molded ABS breaker which is permanently foamed-in-place.

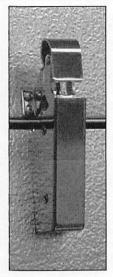
Doors are available with right or left side hinges and include two field adjustable cam-lift hinges with locking set screw, top hinge spring loaded, spring actuated door closer, NL9800 deadbolt locking handle with independent key/padlock feature and inside safety release. The doors are pre-hung in a four foot wide frame panel which is equipped with replaceable perimeter heater wire, magnetic stainless steel trim, digital thermometer, above door LED light fixture and switch with exterior pilot indicator light.

The door section is completely pre-wired within concealed conduit inside the door frame panel. 120/60/1 electrical is field wired to a junction box which is surface mounted on the interior frame above the LED light fixture. Door sections are 4" thick, metal clad and foamed-in-place with EPA- compliant polyurethane insulation.

Hinges and door handle are mounted to heavy-duty tapping plates. Each door section is complete with a fiberglass reinforced plastic heated threshold.



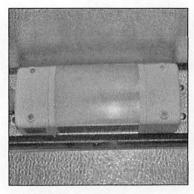
Deadbolt-locking handle



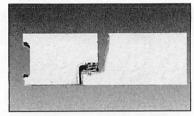
Spring actuated door closer



Digital thermometer/



**LED light fixture** 



Doors feature a stepped profile design

## Doors designed and certified for use in walk-in cooler applications

DOOR MODEL NUMBER	ENERGY CONSUMPTION (KWH/DAY)	DOOR SURFACE AREA (SQ. FT.)	ELECTRICAL	WATTS	AMPS
KL26X59	2.30	12.00	120/60/1	97.73	0.81
KL26X66	2.37	13.40	120/60/1	100.80	0.84
KL26X78	2.49	15.80	120/60/1	106.07	0.88
KL30X66	2.46	15.27	120/60/1	102.56	0.85
KL30X78	2.60	18.00	120/60/1	107.80	0.90
KL36X66	2.60	18.06	120/60/1	105.20	0.88
KL36X78	2.76	21.29	120/60/1	110.50	0.92

## Doors designed and certified for use in walk-in freezer applications

DOOR MODEL NUMBER	ENERGY CONSUMPTION (KWH/DAY)	DOOR SURFACE AREA (SQ. FT.)	ELECTRICAL	WATTS	AMPS
KL26X59	6.48	12.00	120/60/1	189.69	1.58
KL26X66	6.68	13.40	120/60/1	196.07	1.63
KL26X78	7.01	15.80	120/60/1	207.07	1.73
KL30X66	6.94	15.27	120/60/1	199.75	1.66
KL30X78	7.32	18.00	120/60/1	210.80	1.76
KL36X66	7.33	18.06	120/60/1	205.25	1.71
KL36X78	7.78	21.29	120/60/1	216.30	1.80



## CAPSULE PAK ECO™

## Self-Contained Refrigeration Systems With Natural Refrigerant

#### INDOOR COOLERS

- ☐ CPB050PC-S-0
- ☐ CPB075PC-S-0
- ☐ CPB100PC-S-0

#### INDOOR FREEZERS

- CPF050PC-S-0
- ☐ CPF075PC-S-0
- ☐ CPF100PC-S-0
- ☐ CPF150PC-S-4
- ☐ CPF175PC-S-4

#### **OUTDOOR COOLERS**

- ☐ CPB050PC-E-0
- ☐ CPB075PC-E-0
- ☐ CPB100PC-E-0

## **OUTDOOR FREEZERS**

- ☐ CPF050PC-E-0
- ☐ CPF075PC-E-0
- ☐ CPF100PC-E-0
- □ CPF150PC-E-4
- □ CPF175PC-E-4









## FEATURES

- Condensing unit and evaporator coil contained in a single housing ready to mount on top of your Norlake walk-in
- · Indoor and outdoor ceiling mount models
- · Available for coolers or freezers
- Systems may be specified for walk-in rooms 14' long and under
- Two temperatures: +37°F and -10°F
- · Air cooled condensing unit
- · Automatic condensate evaporator on indoor systems
- LogiTemp® electronic controller system
- Electronic control provided for automatic defrost on both coolers and freezers
- All models feature standard cord and plug eliminating the need for field connection
- Outdoor coolers incorporate a patent pending heater design for low ambient conditions to keep walk-in temperatures at the set point
- UL and C-UL electrical listing on complete Capsule Pak ECO refrigeration systems\*
- DOE, CARB and SNAP compliant
- 18 months parts and labor warranty (optional 5 year compressor warranty available)

## OPTIONS

Five year compressor warranty



R290 ECO-FRIENDLY NATURAL REFRIGERANT



PATENTED
TECHNOLOGY
U.S. Patent No. 11,859,885

<sup>\*</sup> C-UL is Underwriters Laboratories Safety Certification Mark which indicates that UL has tested the equipment to applicable CSA Standards.

## CAPSULE PAK ECO™ REFRIGERATION SYSTEM SPECIFICATIONS

Capsule Pak ECO™ refrigeration systems consist of a single assembly pre-charged condensing unit and evaporator coil factory assembled, wired, tested and ready for insertion into a factory prepared walk-in ceiling opening. All systems are UL and C-UL listed and DOE compliant.

Capsule Pak ECO systems are ceiling mount and available for indoor or outdoor installations. Models are available for interior compartment design temperatures of +37°F and -10°F. Installation is fast and easy with no plumbing required on indoor units.

A flush evaporator coil keeps all components outside the walk-in storage area allowing more storage inside. The

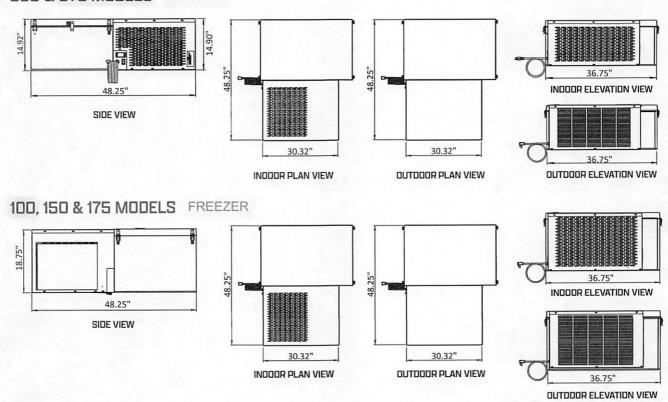
evaporator enclosure is constructed utilizing foamedin-place polyurethane insulation and equipped with a removable, gasketed access cover. High efficiency EC evaporator fan motors circulate air throughout the walk-in.

Indoor Capsule Pak ECO models incorporate a condensate pan with wicking pads and forced air from the condenser fan to evaporate condensate. Outdoor models feature crankcase heaters for low ambient conditions.

Note: Allow minimum of 4" clearance above and 24" on each side of the system for installation. Consideration should be given to accessibility for service and free condenser air flow. Consult factory with installation questions.

## REFRIGERATION SYSTEM PHYSICAL SPECIFICATIONS

#### 050 & 075 MODELS COOLER



#### NOTE:

- · Consideration must be given to accessibility for service and free condenser air flow. Consult factory with installation questions.
- . Proper condensing unit ventilation must be provided. The factory recommends 200cfm of fresh air in the surrounding area with ample clearance around the condensing unit.
- Subject to change without notice.

## SYSTEM TECHNICAL DATA

## HNDOOR REFRIGERATION SYSTEMS (CORD AND PLUG CONNECTED)

MODEL	REFRIGERANT	REFRIGERANT CHARGE (OZ)	ELECTRICAL	TOTAL SYSTEM AMPS	NEMA PLUG	AWEF	втин*	SHIP WT. (LB/KG)
CPB050PC-S-0		5.25	115/60/1	6.9	5-15P	5.61	4100	192/87
CPB075PC-S-0		9.5**	115/60/1	11.4	5-20P	5.61	6700	214/97
CPB100PC-S-0		10.5***	115/60/1	15.3	5-20P	5.61	8800	257/117
CPF050PC-S-0	R290	5.25	115/60/1	6.9	5-15P	1.96	1600	197/89
CPF075PC-S-0	1 11250	9.5**	115/60/1	11.4	5-20P	2.07	2900	219/99
CPF100PC-S-0		10.5***	115/60/1	15.3	5-20P	2.14	3600	262/119
CPF150PC-S-4		10.5***	230/60/1	7.4	6-15P	2.21	4400	262/119
CPF175PC-S-4		10.5***	230/60/1	10.7	6-15P	2.38	6350	375/170

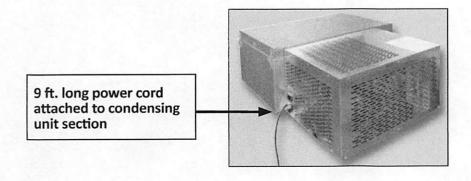
## OUTDOOR REFRIGERATION SYSTEMS (CORD AND PLUG CONNECTED)

	MODEL	REFRIGERANT	REFRIGERANT CHARGE (OZ)	ELECTRICAL	TOTAL SYSTEM AMPS	NEMA PLUG	AWEF	BTUH*	SHIP WT. (LB/KG)	
	CPB050PC-E-0		5.25	115/60/1	6.9	5-15P	7.6	4100	206/93	
COOLER	CPB075PC-E-0		9.5**	115/60/1	11.4	5-20P	7.6	6700	228/103	
		CPB100PC-E-0		10.5***	115/60/1	15.3	5-20P	7.6	8800	271/123
	CPF050PC-E-0	R290	5.25	115/60/1	6.9	5-15P	2.84	1600	211/95	
	CPF075PC-E-0		9.5**	115/60/1	11.4	5-20P	2.91	2900	233/105	
FREEZER		CPF100PC-E-0		10.5***	115/60/1	15.3	5-20P	2.96	3600	276/125
		CPF150PC-E-4		10.5***	230/60/1	7.4	6-15P	3.01	4400	276/125
	CPF175PC-E-4		10.5***	230/60/1	10.7	6-15P	3.12	6300	390/177	

\*BTUH calculated using 90°F ambient.

#### Note:

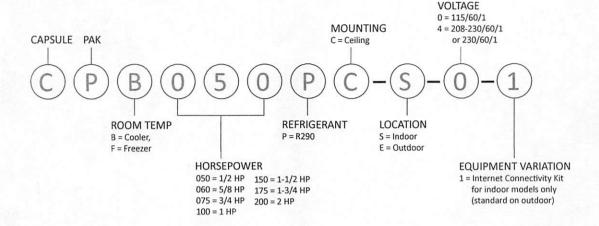
- Consult factory for application specifics
- All Capsule Pak ECO systems require a single power supply.



<sup>\*\*</sup>Two compressors using 4.75 oz each.

<sup>\*\*\*</sup>Two compressors using 5.25 oz each.

## MODEL NUMBER GUIDE



## STANDARD LOGITEMP® ELECTRONIC CONTROLLER SYSTEM



#### **FOOD SAFETY**

- More precise and reliable controls than an all-mechanical system for increased food safety
- Should there be an issue with the refrigeration system, operators will know instantly through error codes and data provided online

#### **ENERGY SAVINGS**

- Demand Defrost technology initiates defrosts only as needed for further energy savings
- Defrost time, when intiated, is also greatly shortened.
   Shorter defrost times also help protect food integrity.

### INSTALLATION SAVINGS

 LogiTemp is already installed on the Capsule Pak refrigeration system so no additional installation is necessary

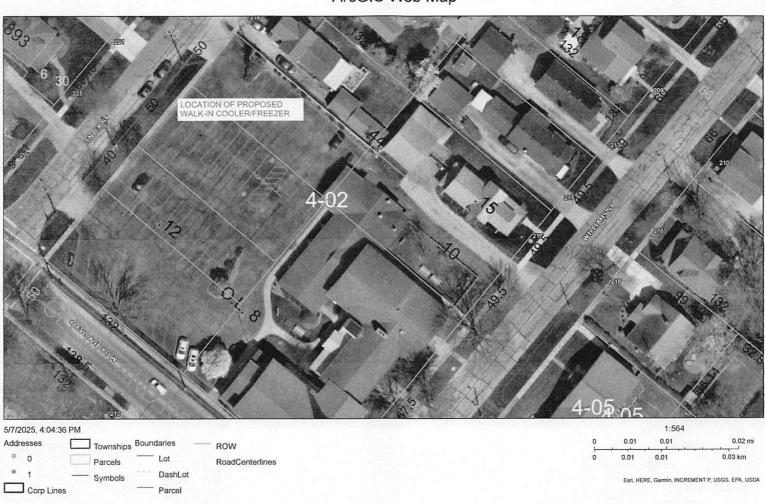
#### CONNECTIVITY

(standard feature on outdoor systems, optional on indoor)

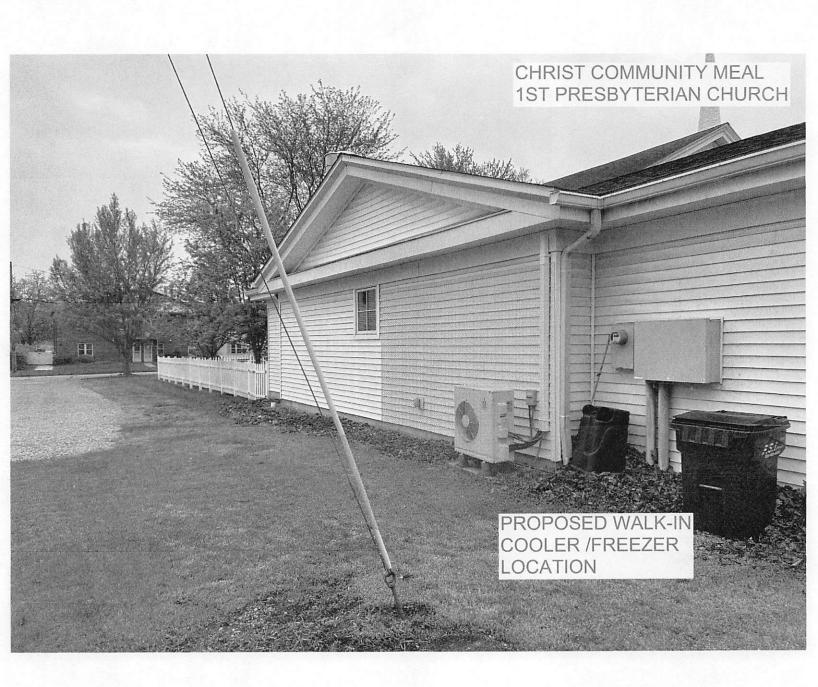
- Software loaded on each controller allows remote monitoring and programming using any device with a wireless internet or cabled (cat 5) connection\*
- No need for a service tech to climb onto a roof or enter the walk-in to monitor or adjust the refrigeration system
- Constant data access allows users to improve refrigeration performance and avoid service issues
- \*Requires converter kit sold separately.
- · Part no. 002768 converter kit for CAT5 connection
- Part no. 002769 converter kit for wifi connection Each converter can monitor up to 32 controls.

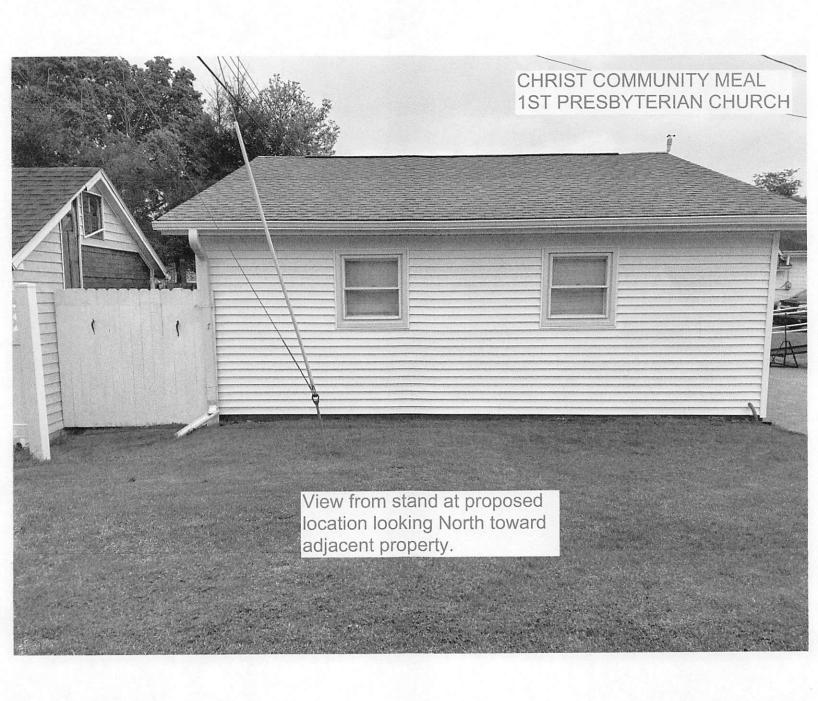
NOTE: All specifications within this publication subject to change without notice.

## ArcGIS Web Map



ArcGIS Web AppBuilder Esrl, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | See web site for license constraints, |





# BZA Application – Christ Community Meal/ 1st Presbyterian Church 225 Willams Street

## Property Owners within 150'

Soper 212 Center St. Huron, OH 44839

Reinbolt 216 Center St. Huron, OH 44839

Dicarlantonio 218 Center St. Huron, OH 44839

Morrow 209 Williams St. Huron, OH 44839

Ochs 213 Williams St. Huron, OH 44839

Koelsch 215 Williams St. Huron, OH 44839

Georgevich 217 Williams St. Huron, OH 44839



**TO:** Chairman Kath and Board Members

**FROM:** Christine Gibboney, Planning & Zoning Manager

**RE:** Area Variance: 1142 Mudbrook

**DATE:** June 9, 2025

**1142 Mudbrook Zoning**: R-1 **Parcel No.:** 42-00664.006

Existing Land Use: Single Family Residential Flood Zone: X

Property Size: 75 x 282

Traffic Considerations: n/a

#### **Project Description- Area Variance-Side Yard Setback**

Applicant is seeking to replace an existing rear yard deck. The current deck is old and will need new frame, decking and railings. The 1,440sq. ft. deck spans the length of the single-story home, the home and deck are pre-existing/non-conforming to right side yard setback, at 4'. The applicant is seeking to reconstruct the deck in the same footprint.

## **Applicable Code Sections/Specifications**

#### 1123.01- R-1 Single Family Residential

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

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 constructed in 1998-2000. In looking at the aerial of homes along Mudbrook, most, if not all, have front yard setbacks that exceed the 50' max, and reflect less than the minimum for side yard setbacks, staff can only assume that this plat may have had their own setback regulations as part of a Planned Unit Development at the time, however, no documents have been found. That being said, the home and deck are pre-existing/non-conforming to the R-1 code for the right-side yard setback which is 4'. The opposite side yard and rear yard setbacks are compliant.

### As proposed, the following variance is required:

• A 3' right side yard setback variance to allow the deck to be rebuilt in the same footprint.

## **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:

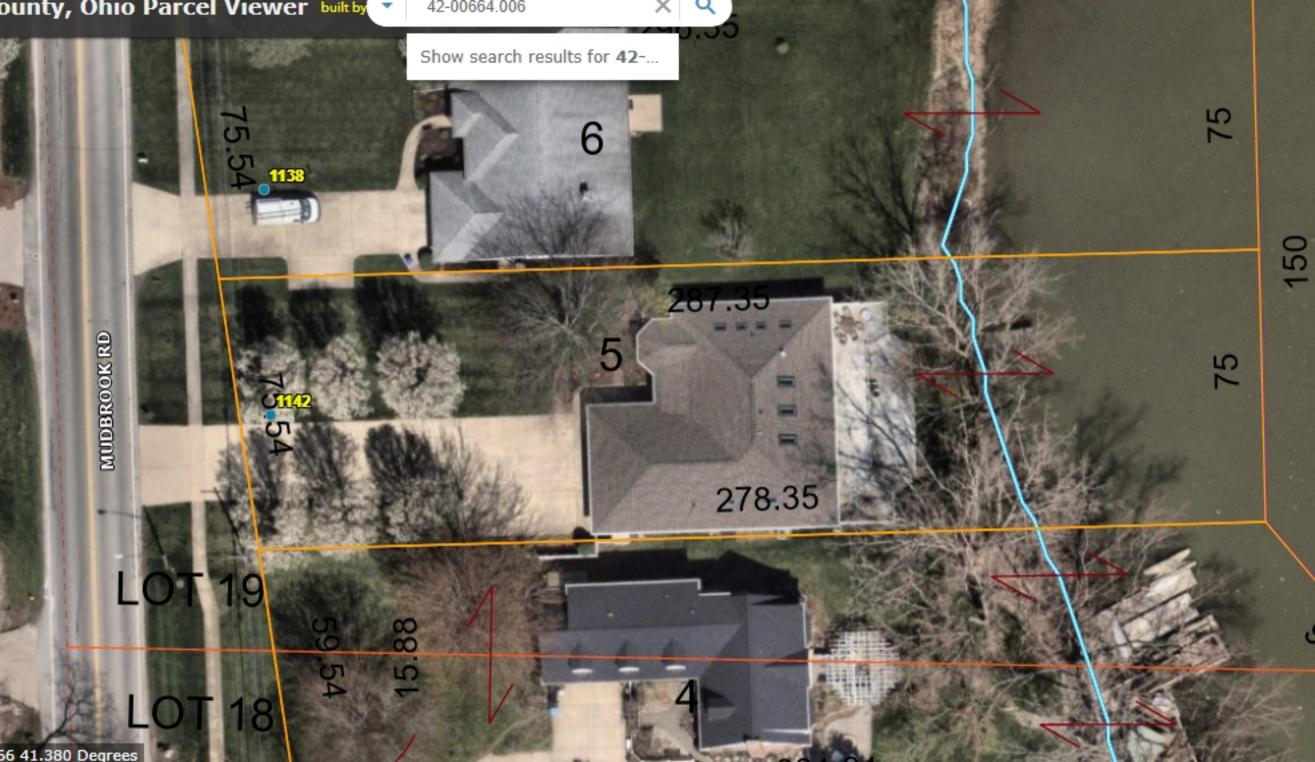
I make the motion to **approve** the request for an area variance at 1142 Mudbrook for a 3' right side yard setback variance to rebuild a deck, as submitted, as the testimony presented in this public hearing has shown that *(Choose one or more appropriate finding(s) and specific items based on the seven-way 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.

#### Motion to **DENY** the variance request:

I make the motion to **deny** the request for an area variance at 1142 Mudbrook for a 3' right side yard setback variance to rebuild a deck, 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:

945 M 101000
Applicant's Name Susan M. Lange
Property Owners' Name: <u>Jack and Susan Lange</u>
Address: 1142 Mudbrook Rd.
City, State, Zip: Huron, OH 44839
Phone Number 419 - 366 - 5219
Email: <u>Sujak 4 @ yahoo, com</u>
Location of Project:
Lot/Parcel #: 42-606/4. ColeZoning District: R-1
Address: 1142 Mudbrook Rd Huron, OH 44839.
Year purchased: 1998 - 2000
Single Story Home:
Provide a brief summary of your proposed project:
I would like to replace the existing deck using the present footprint.
existing deck using the present
footprint.
Type:
Area Variance: Subdivision Regulations Parking Setbacks X
Height SizeFlood PlainSign Regulations
Use Variance:

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)  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 existing deck is an integral part of the house and adds to its value
2. The variance is [substantial] insubstantial] because:  The house was built prior to  the present code.
The present deck is already existing and has been a part of the prejudent and has been a part of
4. The variance [wouldwould not] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)  Lt will not affect any delivery of governmental services
The applicant purchased the property [with/without] knowledge of the zoning restriction. Year the property was purchased: 1998. Year the structure(s) was constructed: 1998-2000

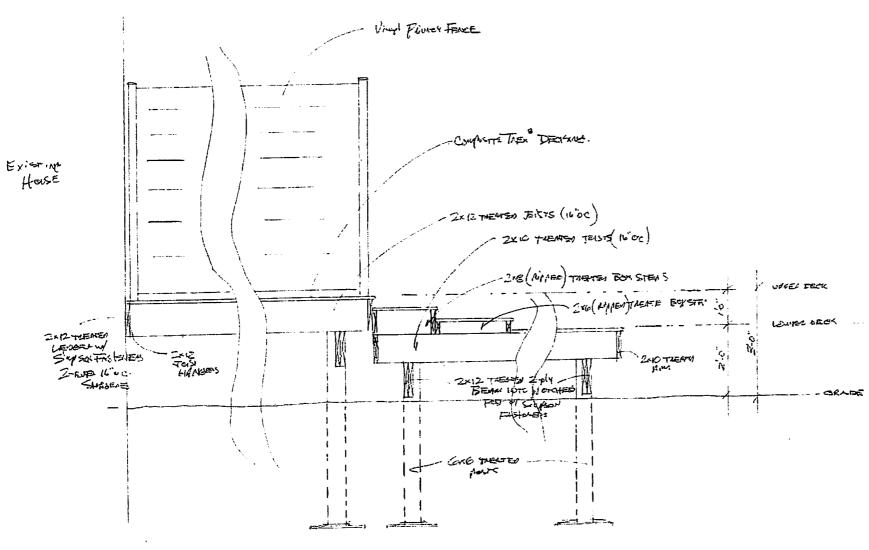
6. The applicant's predicament feasibly [can/cannot] be resolved through some method other than a variance.
some method other than a variance.  This is due to a present code establish the house was the spirit and intent behind the zoning requirement [would would not] be completed observed and substantial justice (done) not done by granting the variance because
coserved and substantial justice ( doing not doing) by Stanting and tall and
to it's original form. At the present
8. We believe the request should be granted due to the following hardship which is
created by the property: (explain the hardship that exists <i>pursuant to the code</i> )
non-comforming. The grading
the deck to be in any other location.
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: Signed Applicant
Date: 05/07/25 Signed Property Owner Susan M. Harge
(REQUIRED)
ZONING DEPT. USE ONLY
Date received: 5 25 Application Complete
\$150 filing fee receipted:
Comments CV#5843 Hearing Date June 9, 25

TENSON INSTALLED SUSAN LANGE
SUSAN LANGE
HUREN, OHIO

111-1-2 SCAR Va"=1-6" SCALE 32-3 80 9'-0' CARRY ZOMO -16 GAON DO EMOS I'M GROWED LONGO: E GAROVEN BOARDS 4 1 1.CYDEE PLANE + (1) DE TYULE FAME 4 D promise James POWN DOWN Dawy (2) IL GACOVEA 3 11 GrossEA (3) 16 Growter (3) 16 GAUSTUER 16 SOUNTE (13) 16 TO WARE (16) 8.00 (G) JAMOS Zio conte (1) 5 20 5000 6000 Porne; ) 16 GROCVED FORRES 15 GAOUVED BOARDI ALTINE FORME IL SOURCE (13) 37-2"

SUCAN LANGE
142 MOBROOK ROAD
HURON, OHO
14" -1 - STALE 32 - 3" 80 9'-0" 2x129 9 2 72 ×44 UPPER DECT. LE TEL DEC 8,-0, "RIPPED" 37-2"

ENSON ANSTAILENT SORAN LANGE 1142 WOREDON TRANS HORON, ENDO



LE # T E L E V A T 10 N

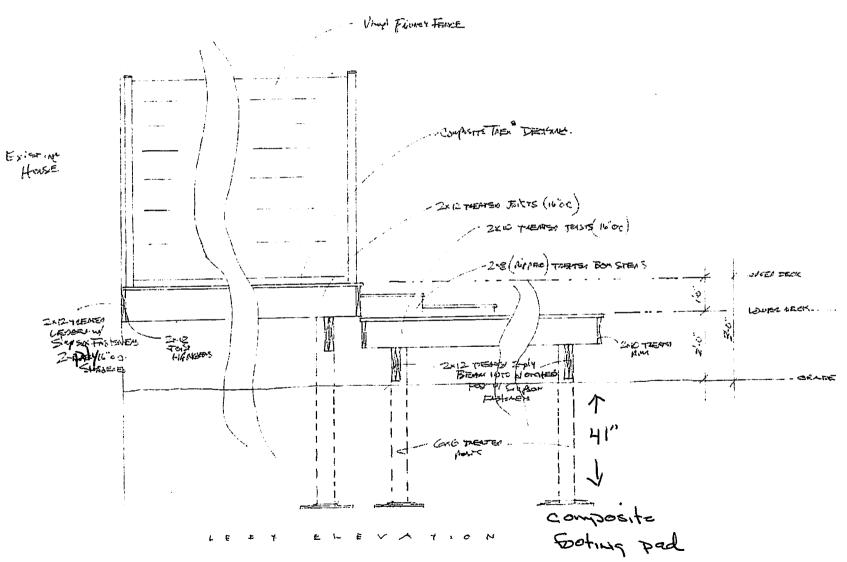
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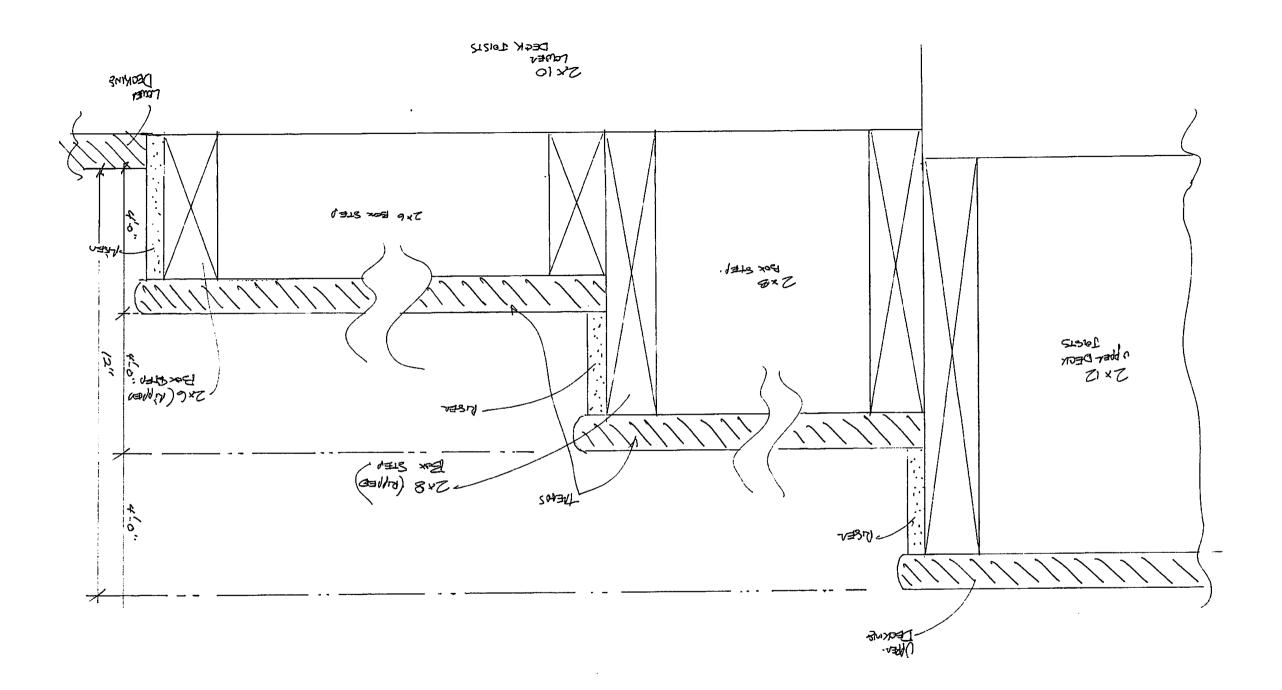
SUSAN LANGE

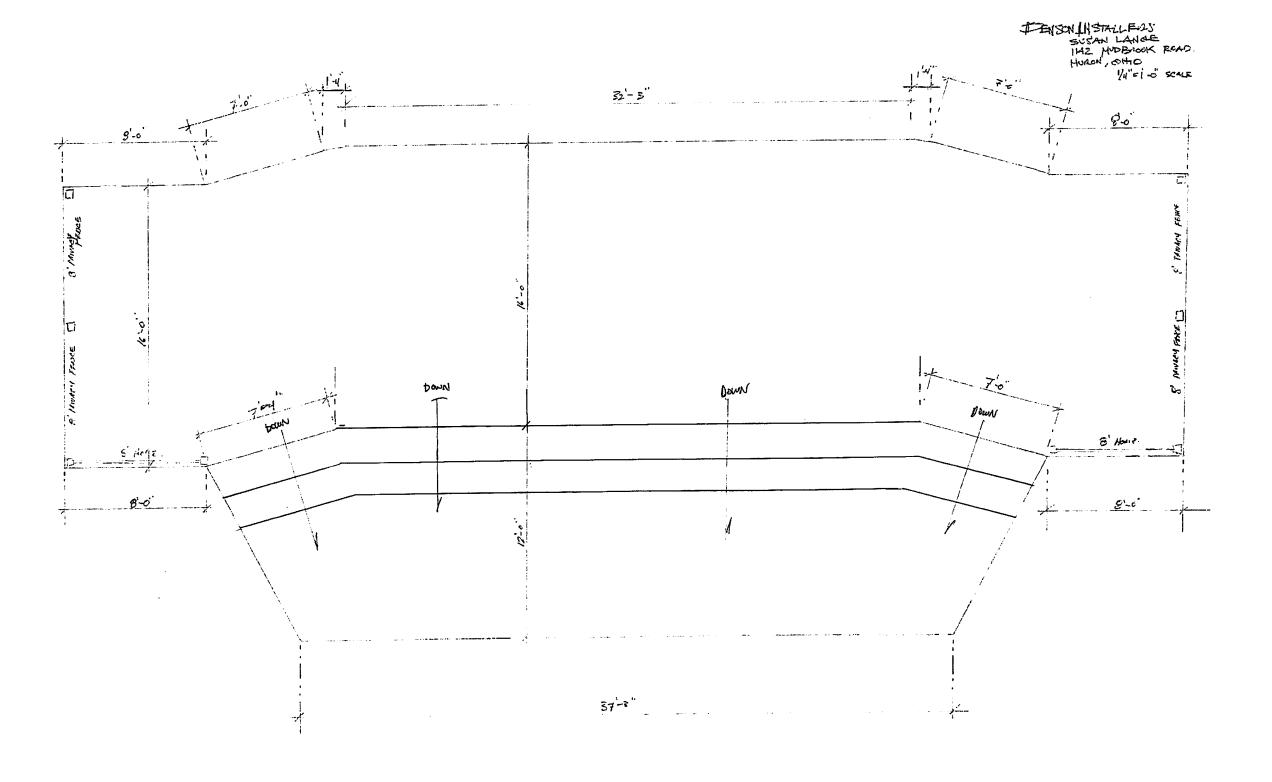
1142 UNDERDOOK ROAD

HORN, OFFICE

1/2-1-0 SEALE









**TO:** Chairman Kath and Board Members

**FROM:** Christine Gibboney, Planning & Zoning Manager

**RE:** Area Variance: 401 Berlin Road

**DATE:** June 9, 2025

**401 Berlin Road Zoning: R-2 Parcel No.:** 42-01147.000

Existing Land Use: Single Family Residential Flood Zone: X

Property Size: 66 x135

Traffic Considerations: Corner Lot- Berlin Road/A Street

### **Project Description- Area Variance- Setbacks**

Applicants are seeking to add a breezeway addition from the existing home to the existing detached garage. Adding a breezeway makes the detached garage become an attached garage, which then has the yard requirements of the dwelling. As proposed, adding the breezeway will make the structures non-compliant to the side and rear yard setback regulations.

## Applicable Code Sections/Specifications 1121.06 Effects of Districting and General Regulations

(g) Accessory Uses in R Districts. An accessory building may be erected detached from the principal building or it may be erected as an integral part of the principal building. Except as provided in Section 1137.03, no detached accessory building shall be erected in any required yard or court except a rear yard, and shall not occupy more than thirty-five percent (35%) of the rear yard. Detached accessory buildings shall be distant at least six feet from any dwelling situated on the same lot, unless an integral part thereof, at least six feet from any other accessory building and at least five feet from all lot lines of adjoining lots which are within any R District.

## 1123.03 R-2 One and Two-Family Residence District

(e) <u>Lot Area, Frontage and Yard Requirements.</u> The following minimum requirements shall be observed, except as otherwise provided herein:

	Lot Area (Sq. Ft.)	Lot Frontage (Ft.)	Lot Area Per Family (Sq. Ft.)	Front Yard Depth (Ft.)	Side Yards		Rear Yard
					Least Width (Ft.)	Sum of Width (Ft.)	Depth (Ft.)
One Family	Dwelling (S	Stories)					
1 and 1- 1/2	7,000	60		25	7	15	30
2 and 2- 1/2	7,000	60		25	8	20	30
Two Famil	y Dwellings (	(Stories)		•	•	•	•

1 and 1- 1/2	7,000	60	3,500	25	8	20	30
2 and 2- 1/2	7,000	60	3,500	25	10	24	30
Dwelling Groups	9,000	70	4,500	25	12	30	30

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**

Some BZA members may recall, an application came before you 4-11-2022. (see attached file). The home was pre-existing/non-conforming. The applicant was seeking to demo an existing detached garage and add an attached 2 story, 3 car garage which required a rear yard setback variance. The 16' rear yard setback variance was granted for an attached garage.

When Zoning and Building applications were submitted, the applicants had changed their plans and proposed a detached garage. The detached garage setbacks were found to be compliant with the zoning code requirements for a detached accessory structure, permits were issued and detached garage built. The detached garage is currently 8'-3" from the rear property line.

By adding the proposed breezeway addition, the garage now becomes attached and part of the home, the required rear yard setback is 30'. The breezeway they are proposing to attach the two structures has a setback of 6' to the side property line, the required min. is 8'.

#### As proposed, the following variances are required:

2' side yard setback variance for the breezeway addition

• 21'- 9" rear yard setback variance for the attached garage.

#### **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 area variances at 401 Berlin Road for a 2' side yard setback variance and a 21'-9" rear yard setback variance to allow for the breezeway 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 area variances at 401 Berlin Road for a 2' side yard setback variance and a 21'-9" rear yard setback variance for a breezeway 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

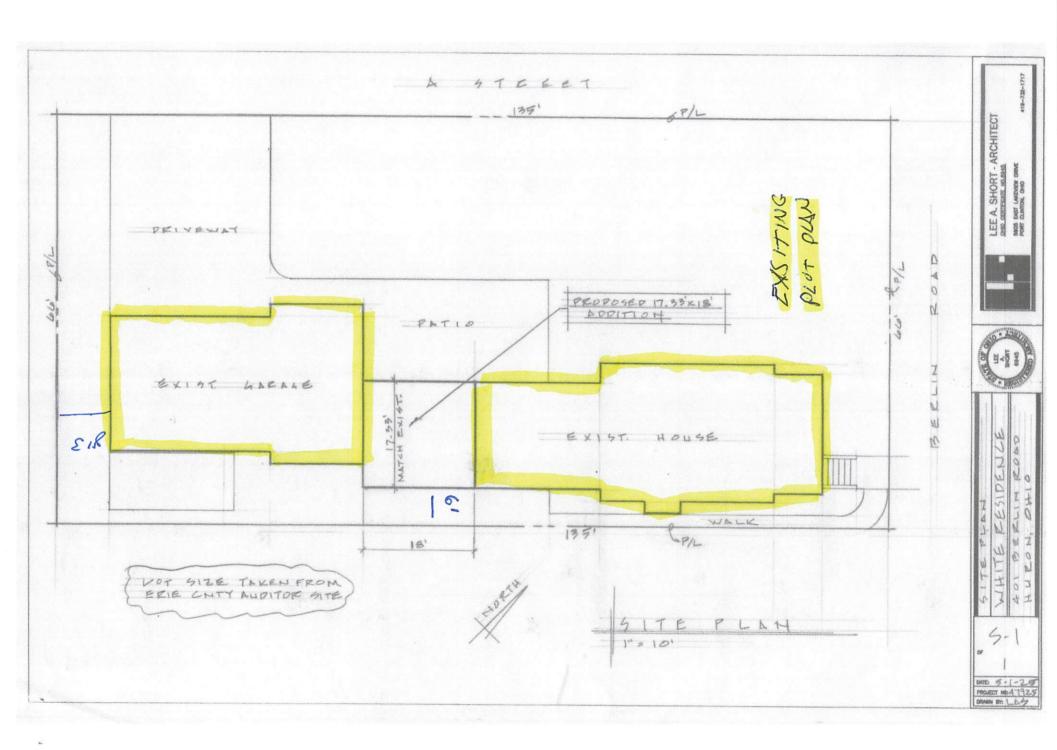
Completion of all applicable sections required. Incomplete applications will not be accepted.

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 JEFFERT L WAITE
Property Owners' Name: OFFFERY 2 WHITE & STEPHANIE JWhite
Address: 40/ BERLW Rd
City, State, Zip: NUNON OH. 4/2/839
Phone Number 4/9 - 656 - 787/
Email: GENHAIRSTUDIO @ YAHOF, COM
Location of Project:
Lot/Parcel #:Zoning District:
Address: 401 BERLIN Rd Huron, OH 44839.
Year purchased: <u>2011</u> . Year the existing structure was constructed: <u>1920</u>
Single Story Home:Two Story Home:
Provide a brief summary of your proposed project:
BREEZE WAY BETWEEN HOUST AND GARAGE
Type:
Area Variance: Subdivision Regulations Parking Setbacks
Height SizeFlood Plain Sign Regulations
Use Variance:     Conditionally Permitted Use:

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)	
21'9" rear set back	-3
	_
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 useing proposed and the applicable code section:	JS€
Code Section:	
(skip to Page 7, Sign and Date Application)	
Use and/or Area Variance Questionnaire	
1. The property in question [will/will not] yield a reasonable return and there [ can cannot] be a beneficial use of the property without the variance because:	
	_
2. The variance is substantial insubstantial] because:  WHOUT IT WE Can not build on our	
property	
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 will only unhance the neighborhood &	
Property	
4. The variance [ would would not] adversely affect the delivery of	
governmental services, (e.g., water, sewer, garbage)	
5. The applicant purchased the property [with/without] knowledge of the zoning	
restriction. Year the property was purchased: 2011. Year the structure(s) was constructed: 1920	

6. The applicant's predicament feasibly [can/cannot] be resolved through some method other than a variance.
7. The spirit and intent behind the zoning requirement [would/would not] be observed and substantial justice [done/not done] by granting the variance because
8. We believe the request should be granted due to the following hardship which is created by the property: (explain the hardship that exists pursuant to the code)  The house was built about to foot from the property line. Hemeowner is a disabled vet and watking from the house to the garage is dangerous in inclinate weather. This breezeway will afford a Safer environment yearround  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: 5-5-25 Signed Applicant  Date: 5-5-25 Signed Property Owner  All 1014
(REQUIRED)
****************
ZONING DEPT. USE ONLY
Date received: 5 6 25 Application Complete
\$150 filing fee receipted:
Comments CK# 1263 Hearing Date Sine 9, 202





April 19, 2022

Jeffrey & Stephanie White 401 Berlin Road Huron, OH 44839

# BEFORE THE BOARD OF BUILDING AND ZONING APPEALS OF THE CITY OF HURON, OHIO

#### IN THE MATTER OF:

Area Variance Application: 401 Berlin Road PPN 42-01147.000 Zoning District: R-2 Project Summary- Rear Yard Setback Variance

The applicant is proposing construction of an attached 2-story, 3 car garage to the existing home. The home is on a corner lot and is preexisting, nonconforming with regard to setbacks. As proposed, the following variance was requested: 16' rear yard set setback variance.

Upon evidence presented at a public hearing held in the Council Chambers at Huron City Hall, 417 Main Street, Huron, OH 44839 at 6:30p.m. on Monday, April 11, 2022, the BZA Board took the following action:

Granted 16' rear yard setback variance for the proposed attached garage.

Erik Engle, Planning Director

Retain this document with your property records/deed.

# CITY OF HURON BOARD OF BUILDING AND ZONING APPEALS

April 11, 2022 Regular Meeting - 6:31p.m.

Chairman Frank Kath called the regular meeting to order at 6:31 p.m. on Monday April 11, 2022, in the Council Chambers of the City Building, 417 Main Street Huron, Ohio. Members in attendance: JoAnne Boston, and Scott Slocum. Lisa Brady joined the meeting in progress at 6:33p.m. Members absent: Jim Shaffer.

Also in attendance: Erik Engle, Planning Director and Christine Gibboney, Administrative Assistant.

#### **Approval of Minutes (3-14-22)**

Motion by Ms. Boston to approve the minutes of 3-14-22 as printed and received. Motion seconded by Mr. Slocum. All in favor, minutes approved.

#### **Verification of Required Notice Period**

In response to a question by Mr. Kath, Mr. Engle confirmed that notices were mailed to all affected property owners within 100' of the properties appearing on the agenda as required.

**Swearing In:** Mr. Kath reviewed the format of the meeting and swore in those in attendance wishing to testify before the Board on the case(s) appearing on the agenda. Mr. Kath explained the meeting format and asked that cell phones be turned off.

#### **New Business**

309 Lake Erie Parkway, Buckeye Sports Zoning District: B-3 PPN 42-02065.000

#### Project Description- Area Variance - Commercial Signage

The applicant is proposing two (2) wall signs, each measuring 20' x 7'-6" and one (1) double sided ground sign 16'10" in height and total area of 88 sf including cabinet with an electronic message board.

As proposed the following variances would be required:

- Two (2) 100' wall sign area variances (Section 1129.04 Appendix A)
- Ground sign square footage variance of 1'-9" (Section 1129.10 (f))
- Ground sign setback variance of 30' (1129.10 (f))
- Variance to allow for Electronic Message Board (1129.10 (i)

Mr. Kath called the public hearing to order at 6:34pm. Mr. Engle provided brief background of this new business and their location on Lake Erie Parkway, adding that their site plans have been approved by the PC/DRB. Mr. Engle reviewed the proposed dimensions of the two wall signs, and the double-sided ground signage which includes an electronic message board component. Mr. Engle referenced the department was in contact with the applicant since February. He reviewed the variances required for the signage as proposed:

Wall Signs: Section 1129.04 allows for a max of 50sq. feet for wall signs in a B-3 district. Signs proposed are 150sf each; therefore, each sign would require a variance of 100sf. Location of signs are compliant.

Ground Sign: 16' in height which is compliant. Display Area- 1129.10 allows for a max display area of 80sf. Ground sign proposed is 88sf, therefore a variance of 1'-9" or (8sf) would be required. Setback-40ft. minimum, as proposed the sign will be 10' from setback, requiring a 30' setback. Electronic Message Board portion, not allowed. Mr. Engle referenced the staff report and a similar case with regard to Electronic Message Boards in this area and the approval with conditions that was rendered in that case.

#### **Applicant/Owner Statements:**

Tom Yankovich- Ellet Neon Sales & Service Inc. Mr. Yankovich provided presentation to members with proposed signage elevations and site plan and provided background on Buckeye Sports and their brand/logo. Referencing the wall signage, Mr. Yankovich explained this signage will be internally lit with white LEDs and due to the location of the building on Lake Erie Parkway, the signs need to be large enough to be seen by motorists on Route 6 and Route 2. He explained the main hardship is that the building is setback on Lake Erie Parkway and the signage needs to be able to be seen and that is the reason for the proposed size of the wall signs. He noted the distance to Route 6 from the building is about 600' and the distance on the furthest throughfare on Route 2 is about 500', noting that those distances are crucial as the sign maximum sf per code is just too small for visibility along these primary routes. He also noted that Lake Erie Parkway has a 70' right of way, so already this area has a built-in setback greater than the code requires for the Route 2 Corridor.

Mr. Yankovich referred to the proposed setback location of the pole/ground sign at 10', noting this is because its already 80' to the right of way line of the Route 2 Corridor so they are trying to move it up as much as possible for visibility along Route 2 and Route 6. He referenced other visibility issues: vegetation to the east and raised topography to the west which makes it difficult to locate the building and the pole sign without the variances they are seeking. He referenced the size of the pole/ground sign, noting it is just large enough to make it functional as motorists travel past the facility. He referenced the electric sign portion of the pole sign, noting the labeled active area reflected in the elevation and explaining the active area of the sign is changeable, but not constantly moving. He explained this is a high-resolution display which automatically is less bright, will have auto dimming and will dim based on ambient light and can be regulated manually if needed. He noted no animation is planned and the customer is agreeable to propose an 8 second delay static message to static message, without any movement. Customer is aware of having it turn off/on between 6am-10pm. He referenced the adjacent sign at Admirals Pointe, noting if they were to place the pole/ground sign any further back than 10' they would block Admirals Pointe sign.

Katie Brockwell, Buckeye Sports Center, addressed the board and presented an example of similar signage at their Akron location, explaining the sign is right near the road, static images that rotate, but no animation. She confirmed that no animation is being proposed on the display here.

Mr. Kath referenced the summary with regard to a past similar case with Stride Mobility, noting the decision made in that case included a condition that the message change be regulated to 30

second intervals. Mr. Kath inquired if there would be an issue with a 30 second timeframe. Mr. Yankovich replied that they were going by the state regulations which allow for 8 seconds, noting the customer is paying a large amount of money for this type of technology and they would like to be able to get a couple messages visible by the motorists, therefore it would be desirable to have the 8 second timeframe.

Ms. Boston asked about the applicable code regulating the size of the electronic messaging display area to 30% of the total sign area, what the BZA granted in the previous similar case, and asked if this would be an additional variance to consider if approving the electronic messaging board. Mr. Engle advised that this would be applicable, confirming the code does regulate at 30%, but he did comment that he believes the entire sign was a message board in the previous case. He agreed that yes, if the BZA chooses to allow the electronic message board, this would require an additional variance.

Ms. Boston noted the challenges of the lot itself and applied the criteria for basis of a decision (Seven Way Test 1-7): Explaining she doesn't believe the variances are substantial, the variances would not adversely affect the delivery of governmental services; the property owners' predicament feasibly cannot be obviated through some method other than a variance.

Ms. Brady agreed, adding that she believes the essential character of the neighborhood would not be substantially altered as a result of the variances.

Mr. Kath inquired about pole sign details believing it was a one-sided sign. Members and applicant noted that this is a double-sided sign but explained it is not facing Admirals Pointe.

Mr. Slocum noted that he does not agree that the property owner's predicament feasibly cannot be obviated through some method other than a variance. He expressed concern for safety, noting that there is a reason for the code with regard to limiting electronic messaging. Mr. Kath referenced another case downtown that was denied and understands the reason for concern in that case. Ms. Brady commented that conditions can be applied to the motion to hold it to 30 seconds versus the 8 seconds. Ms. Boston stated the parcel is unique and challenging and believes signage is crucial to the business in order to promote themselves in that location. She acknowledged concern for the electronic message component, but noted the parcel is more unique than those in cases in the past. Mr. Engle referenced the sign is sitting behind the roadway and that there is a buffer. Mr. Yankovich added that in the original design the signage was much larger and they redesigned to the best size to be functional. Mr. Kath noted the electronic message board portion is the issue, explaining that the electronic messaging boards are not permitted at all in the corridor, but referenced the past case which did receive the variance but with a condition regarding dimming and 30 second intervals for changing.

Mr. With no further comments or discussion, Mr. Kath closed the public hearing at 6:57p.m.

Motion by Ms. Brady to approve the 100' wall sign area variances. Motion seconded by Ms. Boston. Roll call on the motion:

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

Nays: (0) Abstain: (0)

With three or more votes in the affirmative, motion passes and the 100' wall sign area variances for each of the two wall signs approved as submitted.

Motion by Ms. Boston to approve the ground sign square footage variance of 1'-9" (8sf). Motion seconded by Ms. Brady. Roll call on the motion:

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

Nays: (0) Abstain: (0)

With three or more votes in the affirmative, motion passes and ground sign square foot variance of 1'-9" (8sf) approved as submitted.

Motion by Ms. Boston to approve the ground sign setback variance of 30'. Motion seconded by Mr. Slocum. Roll call on the motion:

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

Nays: (0) Abstain: (0)

With three or more votes in the affirmative, motion passes and ground sign setback variance of 30' approved as submitted.

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Motion by Ms. Brady to approve variance to allow for the electronic message board with the condition that the message only changes every 30 seconds. Motion seconded by Ms. Boston. Roll call on the motion:

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

Nays: (0) Abstain: (0)

With three or more votes in the affirmative, motion passes and variance approved to allow for the electronic message board approved with the condition that the electronic message board message only changes every 30 seconds.

Motion by Ms. Boston to approve a variance allowing a 20% increase over the 30% regulation in the size of the electronic message board portion of the ground sign. Motion seconded by Ms. Brady. Roll call on the motion:

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

Nays: (0) Abstain: (0) With three or more votes in the affirmative, variance allowing a 20% increase to the 30% regulation in the size of the electronic message board portion of the ground sign, motion passes and variance approved.

430 Main Street, St. Peter Church Zoning District: R-3 PPN 42-68006.000

#### Project Description- Area Variance - Commercial Signage

The applicant had installed commercial signage on the property in 2021 which included wall and ground signage. When contacted by the city regarding lack of Design Review Approval and permits, the applicant began working with the city to rectify the oversight as they had been under the impression that they had received approval and permitting for the signs previously. The following variance is being requested: 5'-5" max size variance for the ground sign.

Mr. Kath called the public hearing to order at 7:01p.m. Mr. Engle explained that the church had installed some signage last year and staff happened to notice and advised of permitting requirements. He reviewed the application and advised the ground sign exceeds the max square footage (12sf max allowed; 17sf as installed), therefore a 5'-5" variance is required. Mr. Slocum inquired as to the explanation as to why those permits were not submitted.

**Applicant/Owner Statements:** Ron Cook, representing St. Peter Church, explained that he did not know the circumstances/history with regard to the signs and noted the previous Operation Manager is no longer there. He explained the church had an intern a couple years ago and signage was recommended, but he had no other information. A brief discussion regarding the zoning of the parcel ensued. With no further discussion, Mr. Kath closed the public hearing at 7:07p.m.

Motion by Ms. Boston to approve the 5'-5" variance to the maximum square footage for the ground sign as submitted. Motion seconded by Ms. Brady. Mr. Slocum noted he would abstain as he is a parishioner of the church. Roll call on the motion:

Yeas: Boston, Kath, Brady (3)

Nays: (0)

Abstain: Slocum (1)

With three or more votes in the affirmative, motion passes and the 5'-5" variance to the max square footage for the ground sign approved as submitted.

818 Lakeway, Siegenthaler Residence Zoning District: R-1 PPN#49-00077.000

#### Project Description- Rear Yard Setback Variance for a screened porch.

Applicant is proposing construction of one-story addition and front porch to the front of the home (facing Lakeway Drive) and a screened-in porch addition to the rear (lakeside) of the property. The following variance is being requested: 11' rear setback variance on the Northside for a screened-in porch.

Mr. Kath called the public hearing to order at 7:08p.m. Mr. Engle reviewed the application for the one-story addition and front porch to the front of the home, and a screened-in porch addition to the rear (lakeside) of the home. He noted the home is pre-existing/non-conforming and explained that the addition and front porch do not require variances as they meet code regulations with the allowable averaging of the neighbor's front yard setbacks. The proposed screened-in porch in the rear (lakeside) will require an 11' variance as there is a 30' rear yard setback required and the applicant is proposing a setback of 19'.

Applicant/Owner Statements: Dan Frederick, Architect representing the owners, explained the property owners have owned the home for 25 years and have recently retired with plans to live in the home full time. He explained the home does not have a master bedroom on the first floor and the proposed setback is much further away from the road as the existing garage. He explained the screened-in porch is in line with neighboring properties on both sides and noted the lack of insulation in this 100+ year old home. Mr. Kath noted that variances are considered for property, not for people who reside there when the board needs to consider basis. Mr. Kath asked if the code provides the any relief by taking the average rear setback of neighbors. Mr. Engle stated the code only provides such relief for front yard setbacks. Mr. Kath asked if there were any other comments. Mr. Engle referenced the emails submitted in support of the variance request from the neighbors which had been distributed to members and confirmed that no letters of opposition were received.

With no further discussion, Mr. Kath closed the public hearing at 7:14p.m.

Motion by Ms. Brady to approve the rear yard setback variance of 11' as proposed. Motion seconded by Ms. Boston. Roll call on the motion:

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

Nays: (0) Abstain: (0)

With three or more votes in the affirmative, motion passes and the 11' rear yard variance for the screened-in porch approved as submitted.

827 Superior Drive, Gehring Residence Zoning District: R-1 PPN42-01434.000

### Project Description-Side Setback Variance for a mudroom addition.

The applicant is proposing to reconstruct an existing garage in the same footprint and add a mudroom/hallway to connect to the existing home. The existing home and garage are preexisting, nonconforming to setbacks. The following variance is being requested: 7' side setback variance on the west side for the proposed mudroom/hallway addition.

Mr. Kath called the public hearing to order at 7:14p.m. Mr. Engle referenced the application, noting the applicant is proposing to reconstruct an existing garage on the same footprint and construct a mudroom to attach the house to the garage. He referenced the home and garage are preexisting/non-conforming. Mr. Engle reviewed the proposed setbacks of the mudroom and noted that a 7' variance on the west side will be required. In response to a question raised by Mr. Kath with regard to height, Architect, Dan Frederick stated the height would be 26', noting that the

existing garage is 2 story and as proposed will be a 1 ½ story. He explained the benefits of having the mudroom attachment, referencing a similar design on the neighboring property.

**Applicant/Owner Statements:** Owner, Rob Gehring, 827 Superior drive, explained the garage was originally attached to the neighbor's garage and is about 100 years old. He referenced the garage is unstable presently and advised they have been dealing with a large water leak and sewer backups under the garage. He referenced future work on the water and sewer lines required.

With no further discussion, Mr. Kath closed the public hearing at 7:21p.m.

Motion by Ms. Boston to approve the 7' west side setback variance as proposed. Motion seconded by Mr. Slocum. Roll call on the motion:

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

Nays: (0) Abstain: (0)

With three or more votes in the affirmative, motion passes and the 7' west side yard setback variance approved as submitted for the mudroom addition.

401 Berlin Road, White Residence. Zoning District: R-2

PPN42-01147.000

**Project Description- Setback Variance** The applicant is proposing construction of an attached 2-story, 3 car garage to the existing home. The home is on a corner lot and is preexisting, nonconforming with regard to setbacks. The following variance is being requested: 16' rear yard set setback variance.

Mr. Kath called the public hearing to order at 7:21p.m. Mr. Engle reviewed the application, noting the applicant is proposing an attached 2-story, 3 car garage. He explained the house and garage are on a corner lot and preexisting/non-conforming with regard to setbacks in general. He explained the garage is presently detached and they are proposing attaching the garage and expanding it. He explained the house faces Berlin Road; the garage would be facing A Street. Mr. Engle noted that since the lot has two front yards, the city does take the average and the only variance needed is the rear yard setback. A brief discussion ensued on what is considered the rear yard and what the proposed setback for the new garage is. Mr. Engle noted the applicant is proposing a 14' rear yard setback, currently the existing garage has a 21' setback, a 30' setback is required in a rear yard, therefore a 16' variance is required. Mr. Engle added the second story of the garage will have living area above it and the garage will be attached to the home by a breezeway.

**Applicant/Owner Statements:** Owner, Jeff White and Contractor, Matt Weltle. Ms. Brady asked for explanation as to why the current footprint of the garage couldn't be maintained. Mr. White replied he was told he had to be so many feet off A Street, so that is why, but he stated he would rather be closer to A Street and he would be fine with that.

Mr. Weltle explained that A street would have a 30' setback and explained that the owners were not aware of the corner lot setback regulations. He reviewed the placement and garage dimensions and proposed setbacks and details of the breezeway.

Mr. Engle advised no responses opposing the variance application were received. Ms. Stephanie White stated that their neighbors were all supportive and they had not received any negative responses. With no further discussion, Mr. Kath closed the public hearing at 7:29p.m.

Motion by Ms. Brady to approve the 16' rear yard setback variance as proposed. Motion seconded by Ms. Boston. Roll call on the motion:

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

Nays: (0) Abstain: (0)

With three or more votes in the affirmative, motion passes and the 16' rear yard setback variance approved as submitted for the attached garage.

#### **Other Matters**

Mr. Engle advised he was still working on amendments to the signage code, and would specifically be looking at the Route 2 Corridor requirements. Members discussed the ongoing issues with the electronic messaging signs and the code.

With no further business, motion by Ms. Boston to adjourn. Motion seconded by Ms. Brady. All in favor, meeting adjourned at 7:33p.m.

Jim Shaffer

Board of Building and Zoning Appeals Secretary

ADOPTEI



**TO:** Chairman Kath and Board Members

**FROM:** Erik Engle, Planning Director

**RE:** 401 Berlin Road **DATE:** April 11, 2022

**Current Zoning District: R-2 Parcel No.:** PPN#42-01147.000

#### **Project Description- Setback Variance**

The applicant is proposing construction of an attached 2-story, 3 car garage to the existing home. The home is on a corner lot and is preexisting, nonconforming with regard to setbacks.

Since the proposed variance falls under the "area variance" category, the following criteria should be examined in order to establish if there are practical difficulties in the use of the property (The Seven (7) Way Test-Duncan vs The Village of Middlefield):

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

#### **Staff Analysis:**

The house is currently preexisting, nonconforming, with a detached garage. Requesting a variance to attach and build a 2 story, 3 car garage, to the main dwelling, by a proposed addition. The house is situated on a corner lot. Main house is facing the East (Berlin Road) and the garage is facing the North (A Street).

The following variance is being requested:

• 16' rear yard set setback 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 MAtthew WELLE (Contractor)
Property Owners' Name: JEFFERY & STEPHANIE WHITE
Address: 401 BERUN RD
City, State, Zip: HURON, OH 44839
Phone Number 419. 454. 7871
Email: genhairstudio@yahoo.com
Location of Project:
Lot/Parcel #: 42-01147.000 Zoning District: R-2
Address: Huron, OH 44839.
Year purchased: 2011. Year the existing structure was constructed: 1920
Single Story Home: Two Story Home:
Provide a brief summary of your proposed project:
Kemoval of 1 Story garage existing
and replace with 25tory, 3
Car garage affached with Small
addition.
Variance Type:
1) Use Variance
2) Area Variance: Subdivision Regulations Parking Setback \( \subseteq \)
Height Flood Plain

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)  SIDE VALIS SET BACK IS CULTURY 30 FT, WE ALE  ASKING FOR IT TO BE 14 FT AFF PLOPERY LINE FOR NEW GARAGE.				
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 PROPERTY ONLY HAS A SINDLY DETATCHED GRADE, THIS VARIANCE WILL ALLOW ME TO PACK ALL OF MY FAMILY'S VEHICLES I LAW LACE EQUIPMENT ETC. IN A WAYTHER TIGHT.			
2.	SECURED STRUCTURE WHILH I CURRENTLY DO NOT MAY - CANNOT DU. The variance is (substantial) insubstantial) because:  MY CURRENT GARAGE CON DITIONS DO NOT MEET MY FAMILY'S NEEDS. LIKE MOST EVERYONE ELSE, WE ARE A MULTI-CHR HOUSDOUS - REALLY NEED THIS VARIANCE TO BUILD THIS GARAGE TO ROPET			
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 EXPRISITE AESTHETICS OF MY PROPOSED GARAGE ME ILEEPING- WITH THE CURRENT RESIDENCE I NEIGHBORHOOD I FEEL IF			
4.	PAISE SURROUDING PROPERTY. UALUES. The variance [ would/would not) adversely affect the delivery of			
	governmental services. (e.g., water, sewer, garbage)			
	THE PROPOSED STRUCTURE WOULD NOT INTERESTE OR CHISE RELOCATION			
	OF ANY WHICK, GAS OR CITY SEWER LINES			

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 we ARE ONLY ASKING FOR A 14FT REAR LAND SET RACKS VARIANCE. OUR BUILDING FALLS WITHIN THE OTHER SET ISHCKS V
8.	WE ARE STILL 14T FROM PROPERTY LINE.  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)
TH	E EXISTING STEUCHME WAS BUILT DECADES AND + MAYBE AT THAT
-	HE IT WAS ADEQUATE FOR THE NEEDS AT THAT TIME, HOWEVER,
	IST MODERN VEHICLES / LAWN EQUIP / RECREATIONAL ITEMS ALL REQUIRE
MO	PE SPACE FUR STORING, NOT TO MENTION, MUST HOMES NOWAGAYS, WE MULTI-CAR GARAGES FOR MULTI-CAR FAMILIES WHICH MINE, IN 175 CURRENT STATE, DUES NOT reby certify that I am the owner of record of the named property or that the proposed
	k is authorized by the owner of record and/or I have been authorized to make this lication as an authorized agent and agree to conform to all applicable laws, regulations,
	ordinances of the city. I certify all information contained within this application and
supp	plemental documents are true and accurate to the best of my knowledge and belief.
said its o	ddition, I, the undersigned responsible party (owner, occupant, tenant, or agent for property owner) of the property described herein, do hereby consent to entry upon property, at a reasonable time and to the extent necessary, by the City of Huron and officers, employees, and/or agents for the purpose of inspecting said property for apliance with the City's Zoning and/or Building Codes. I further certify that I have nority to grant access to said property.
Date	s:Signed Applicant
	:03.17.22 Signed Property Owner // / / Stephanei White
	************************
	ZONING DEPT. USE ONLY
	received: 3 17 22 Application Complete
\$150	) filing fee receipted:CK
Com	ments Hearing Date $4-11-22$



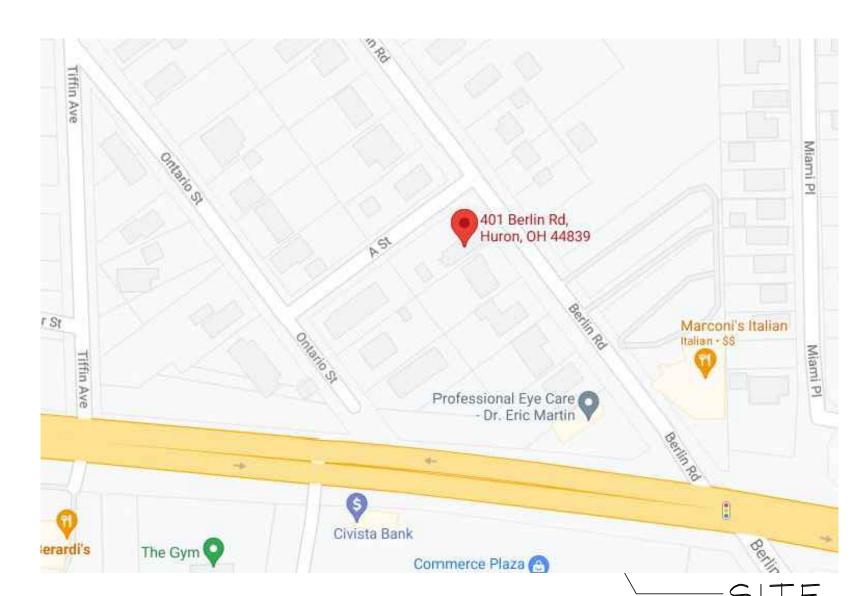
## Neighbors:

David and Lisa Morgan - 405 Berlin Road

Ronald E & Lynnette D Gilbert Co Trustees – 402 Ontario Street

Brian Henderson – 355 Berlin Road





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.

3. FINAL SITE GRADING AND BUILDING ELEVATION DATA TO BE SITE SPECIFIC AND COORDINATED WITH CIVIL ENGINEERING DOCUMENTS.

# Weltle Building & Remodeling, LLC.

White Residence PROPOSED Garage Addition Site Plan DRAWN BY: JPM

DATE: 03/16/22

