



Agenda for the Board of Building and Zoning Appeals  
Regular Meeting- Huron City Hall – Council Chambers  
July 14, 2025 5:30p.m.

- I. Call to Order**
- II. Roll Call**
- III. Adoption of the minutes (5-12-25 & 6-9-25)**
- IV. Verification of Noticing**
- V. New Business**
  - 211 Wheeler Drive                      PPN42-00670.000                      Zoning: R-1**  
Area Variance: Front and Side Yard Setback variances for a proposed addition.
  - 416 Wasta Ave                              PPN49-00028.000                      Zoning: R-1**  
Area Variance: Side Yard setback variance for a proposed addition.
- VI. Other Matters**
  - Meeting Reminder- August 11, 2025
- VII. Adjournment**



**TO:** Chairman Kath and Board Members  
**FROM:** Christine Gibboney, Planning & Zoning Manager  
**RE:** Area Variance: 211 Wheeler Drive  
**DATE:** July 14, 2025

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**211 Wheeler Drive    Zoning: R-1                      Parcel No.: 42-00670.000**

**Existing Land Use:    Single Family Residential    Flood Zone: X & AE to rear**

**Property Size:            0.2100 Acres                      50 x 217**

**Traffic Considerations: n/a**

**Project Description- Area Variance-Front and Side Setback Variances**

The applicant is proposing a 1,152sq. ft. addition to the current 500sf seasonal cottage to make the home a year-round residence. The cottage is a 1-story, pre-existing/nonconforming home currently; the addition will make the home a 2-story dwelling and will require area variances for side and front yard setbacks.

**Applicable Code Sections/Specifications**

**1123.01- R-1 Single Family Residential**

				<u>Side Yards</u>		
<u>Dwelling</u> <u>(stories)</u>	<u>Lot Area</u> <u>(sq. ft.)</u>	<u>Lot Frontage</u> <u>(ft.)</u>	<u>Front</u> <u>Yard</u> <u>Depth</u> <u>(ft.)</u>	<u>Least</u> <u>Width</u> <u>(ft.)</u>	<u>Sum of</u> <u>Width</u> <u>(ft.)</u>	<u>Rear</u> <u>Yard</u> <u>Depth</u> <u>(ft.)</u>
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 existing 500sq.ft. cottage was built in 1955. The lot is narrow (50'-) and angled, the existing cottage is angled on the lot, and is pre-existing/nonconforming for front and right-side yard setbacks. The rear and right side of the parcel is within the AE Floodway. The proposed 2-story addition and garage will be added to the front of the existing home and will not be located within the floodway. The cottage footprint as existing:

<b>Front</b>	<b>Left Side</b>	<b>Right Side</b>	<b>Rear</b>
40'	12'	2'-7"	33' to land edge, 200+ to property line.

The proposed addition is aligning with the current structure, which continues the angle to the property lines. ***The proposed footprint:***

<b>Front</b>	<b>Left Side</b>	<b>Right Side</b>	<b>Rear</b>
30'- 6"	3'- 10"	2'	33' to land edge, 200'+to property line

Taking the average front yard setbacks of the two neighboring properties: Left 49' & Right 23', the average front yard setback would be 36'. Applicant is proposing a 30'-6" front setback with this addition.

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

- **Front Yard Setback variance of 5'- 6"**
- **Total Side Yard Setback variance of 14'- 2" (Left 4'-2" and Right 10')**

### **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 211 Wheeler Drive for a 5'-6" Front Yard Setback variance, and a total side yard setback variance of 14'-2", 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 211 Wheeler Drive for a 5'-6" Front Yard Setback variance, and a total side yard setback variance of 14'-2", 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 CLAIRE AND ANTHONY COGAR

Property Owners' Name: CLAIRE AND ANTHONY COGAR

Address: 7620 QUARRY RD.

City, State, Zip: AMHERST, OHIO 44001

Phone Number 440-785-8313

Email: Cwasniak@gmail.com

**Location of Project:**

Lot/Parcel #: 42-00670.000 Zoning District: R-1

Address: 211 Wheeler Dr. Huron, OH 44839.

Year purchased: 2021. Year the existing structure was constructed: 1955

Single Story Home: ☒ Two Story Home: ☐

Provide a brief summary of your proposed project:

currently 500 s.f seasonal cottage. Would  
like to increase size for year Round  
Residence.

**Type:**

- Area Variance: Subdivision Regulations ☐ Parking ☐ Setbacks ☒

Height ☐ Size ☐ Flood Plain ☐ Sign Regulations ☐

- Use Variance: ☐
- Conditionally Permitted Use: ☐

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

We need 2 side yard variances to accomodate addition and garage for full time residence. Left variance 4' N, Right variance 5', front variance 2' from 32'-30'.

#### 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:

N/A

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:  
FROM SEASONAL USAGE TO YEAR ROUND, NEED ADDITIONAL LIVING SPACE, NBAC, LAUNDRY, FULL BATH AND A GARAGE TO BE CODE COMPLIANT.
2. The variance is [substantial/insubstantial] because:  
SEVERE ANGLE OF EXISTING STRUCTURE CURRENTLY ENCRDACHING NE CORNER SIDE YARD. VERY DIFFICULT TO ADJUST WITHOUT VARIANCE. VERY UNIQUE AREA, WHICH AFTER ADDITION WOULD LOOK CONFORMING
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:  
I BELIEVE IT WOULD ENHANCE SURROUNDING AREA, AND INCREASE VALUE OF ALL NEIGHBORING PROPERTIES.
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: 2021. Year the structure(s) was constructed: 1955.

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  
CREATING A FULL TIME FAMILY RESIDENCE, INCREASE  
IN ECONOMIC IMPACT FOR THE CITY.
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*)  
SEVERE ANGLE OF EXISTING STRUCTURE TO THE LOT. VERY  
DIFFICULT TO ADJUST, ADDING ADDITION WOULD ACTUALLY  
LOOK CONFORMING TO NEIGHBORS. VERY UNIQUE AREA!  
ADDING A GARAGE ALSO CREATED A NEED FOR A VARIANCE.

**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: 06/09/2025 Signed Applicant

Date: 06/09/2025 Signed Property Owner

(REQUIRED)

\*\*\*\*\*

**ZONING DEPT. USE ONLY**

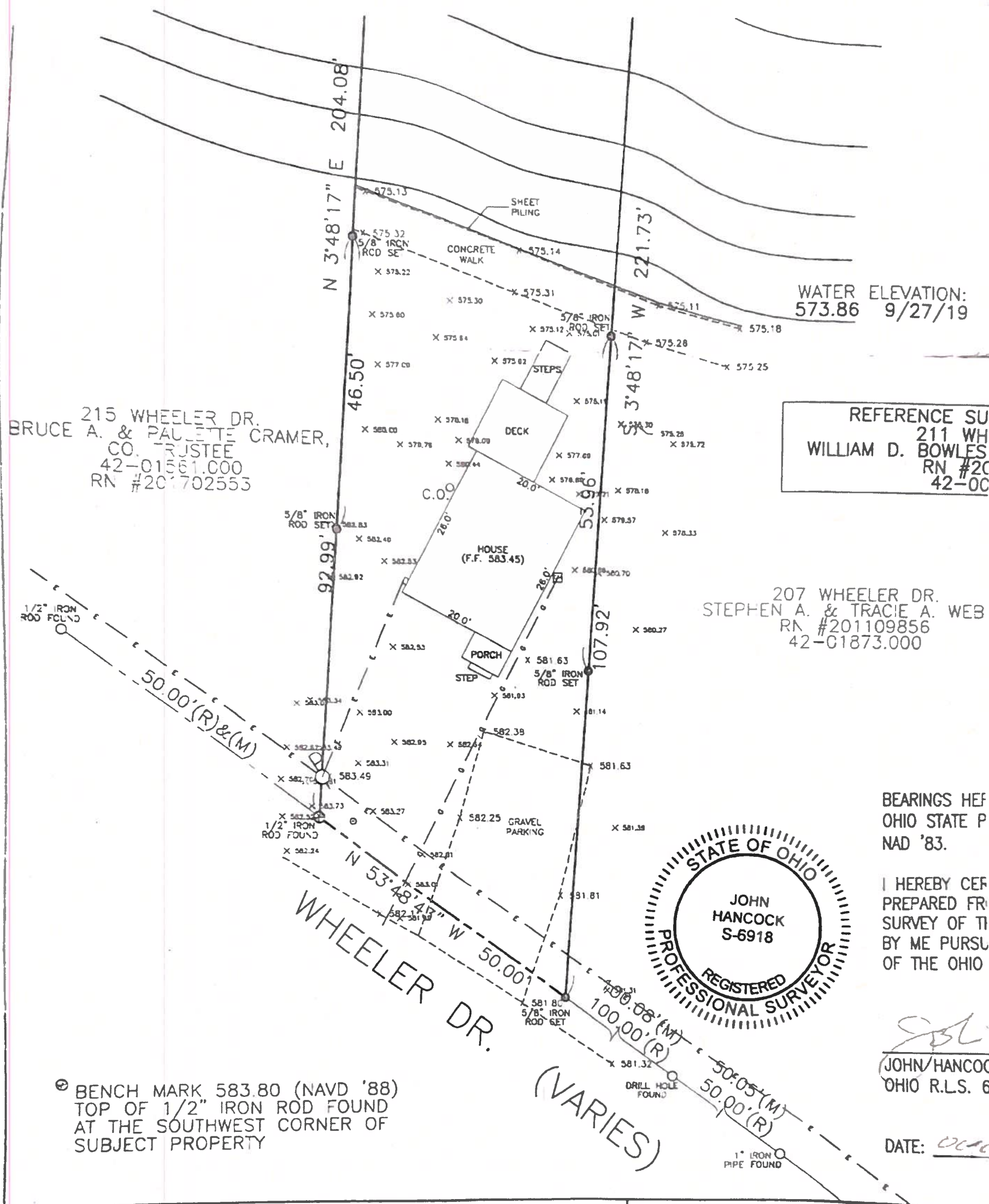
Date received: 6/10/25 Application Complete

\$150 filing fee received: yes

Comments \_\_\_\_\_ Hearing Date 7/14/25



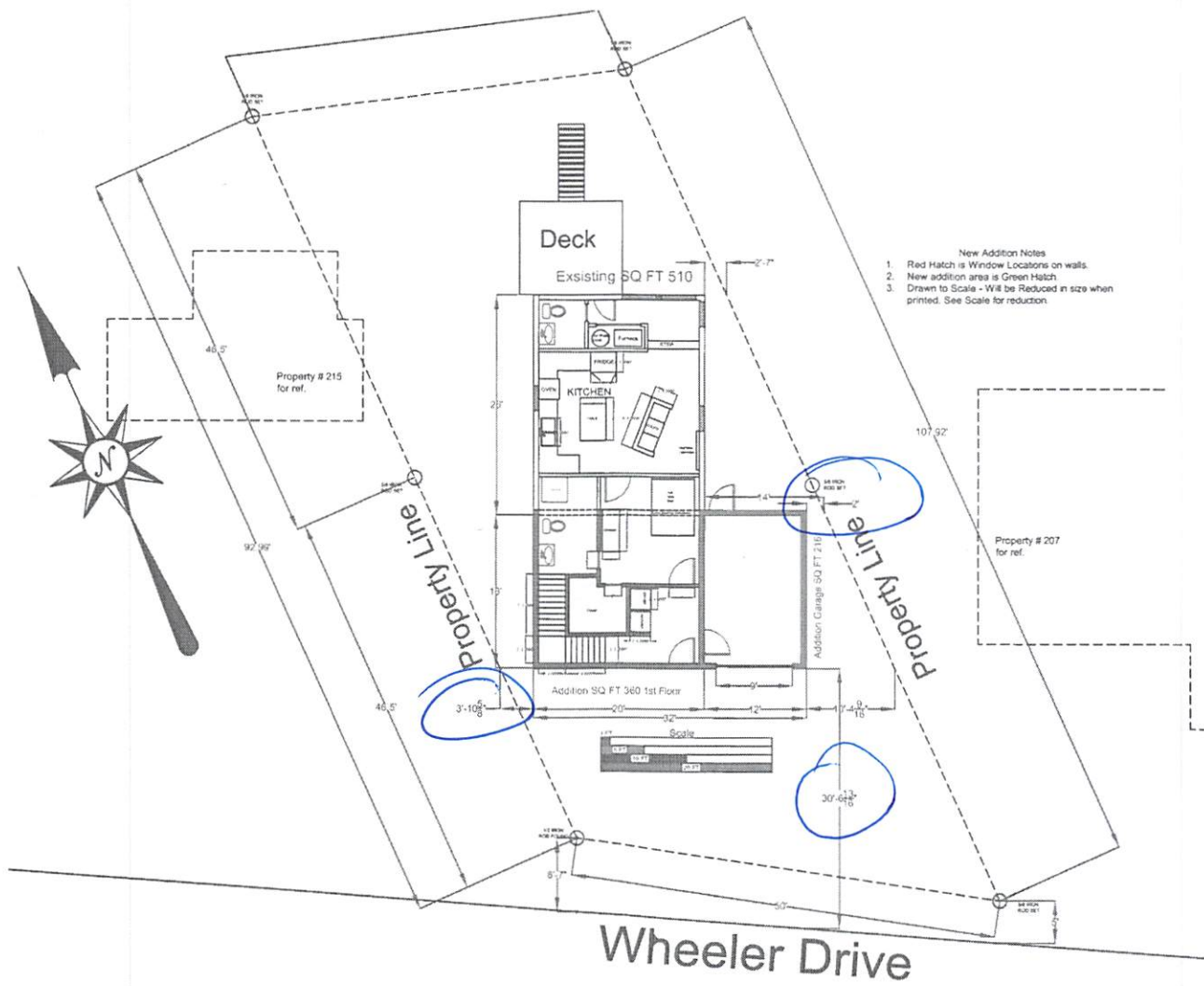
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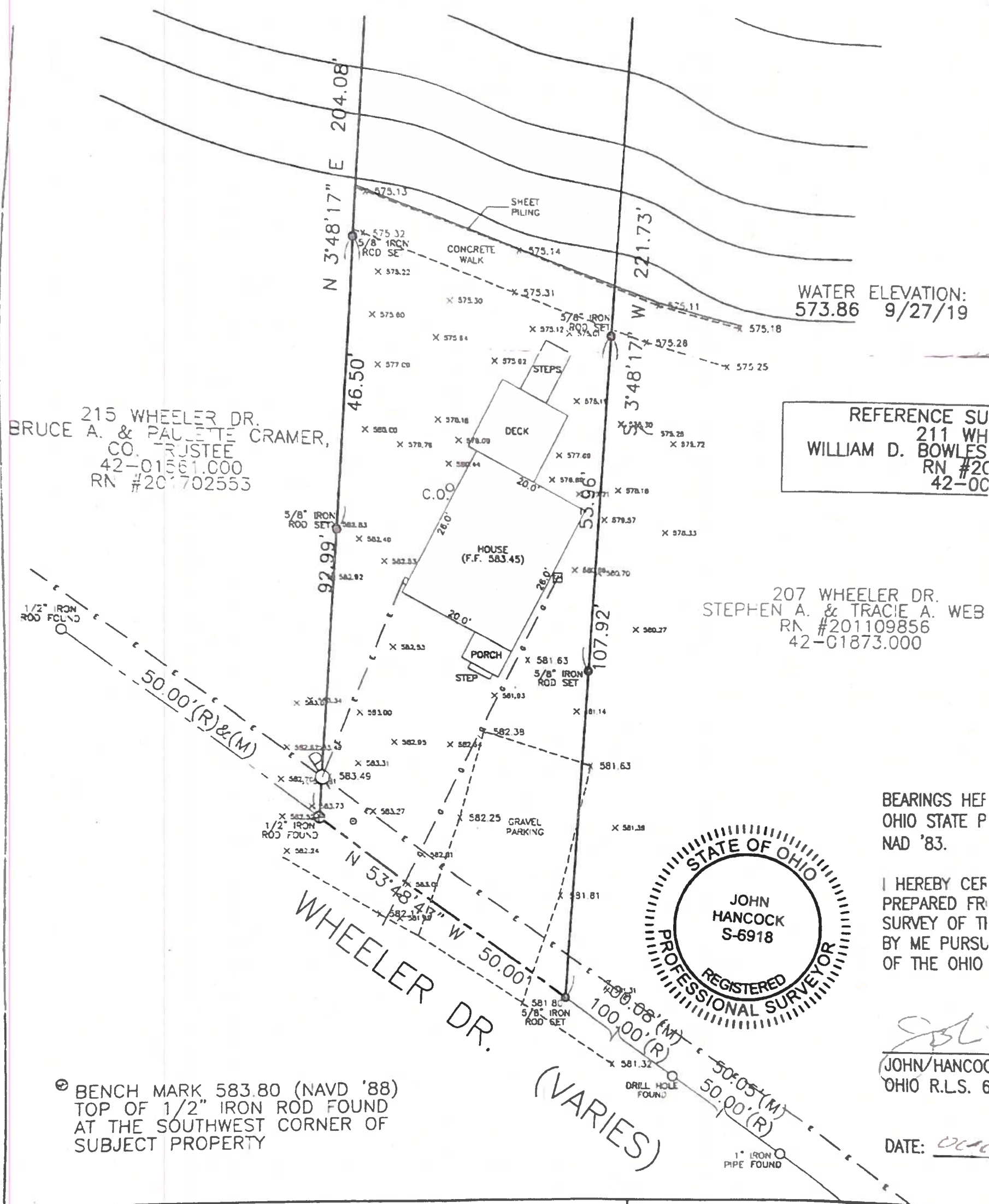
REVISED:	<b>BOUNDARY &amp; TOPO SURVEY</b> <b>WILLIAM BOWLES</b> <b>211 WHEELER DR., HURON, OH</b> <b>PART OF LOT 17, SECTION 1</b> <b>HURON TOWNSHIP, ERIE COUNTY, OHIO</b>	<i>John Hancock &amp; Associate</i> ENGINEERS • SURVEYORS 326 E. Market St. • Sandusky, Ohio 44870 • (419) 423-1118



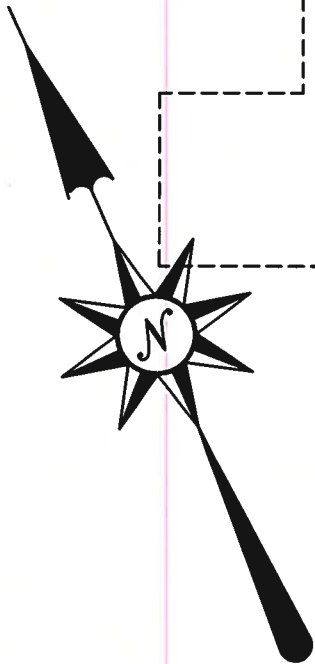




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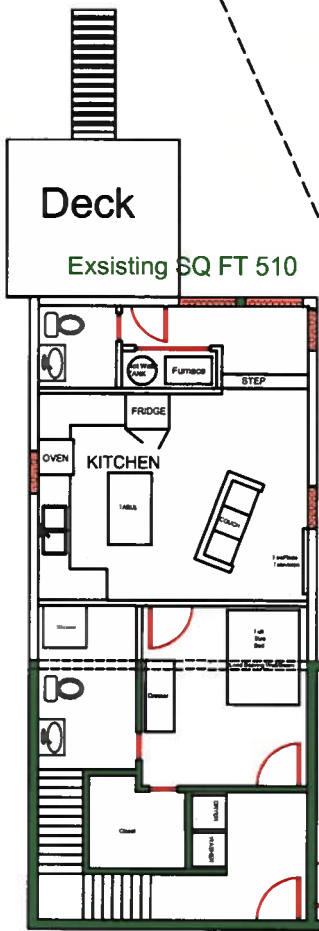
REVISED:	<b>BOUNDARY &amp; TOPO SURVEY</b> <b>WILLIAM BOWLES</b> <b>211 WHEELER DR., HURON, OH</b> <b>PART OF LOT 17, SECTION 1</b> <b>HURON TOWNSHIP, ERIE COUNTY, OHIO</b>	<i>John Hancock &amp; Associate</i> ENGINEERS • SURVEYORS 326 E. Market St. • Sandusky, Ohio 44870 • (419) 423-1118



Property # 215  
for ref.

5/8 IRON  
ROD SET

Property Line



Addition SQ FT 360 1st Floor



1/2 IRON  
ROD FOUND

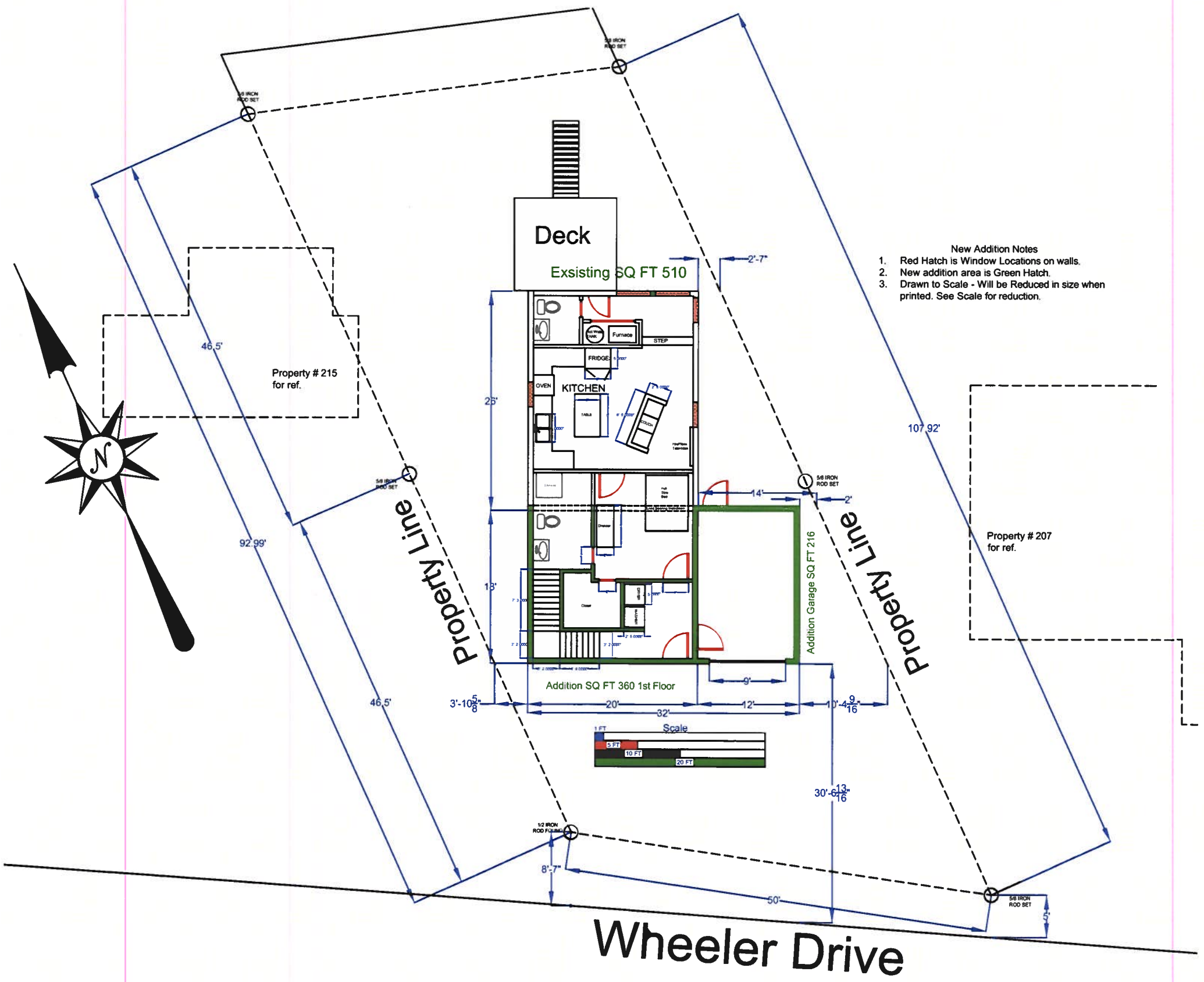
Addition Garage SQ FT 216

Property Line

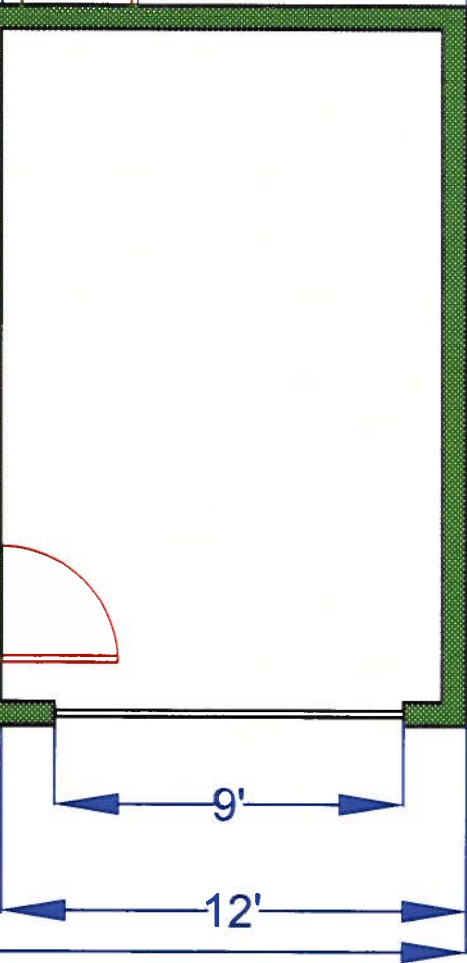
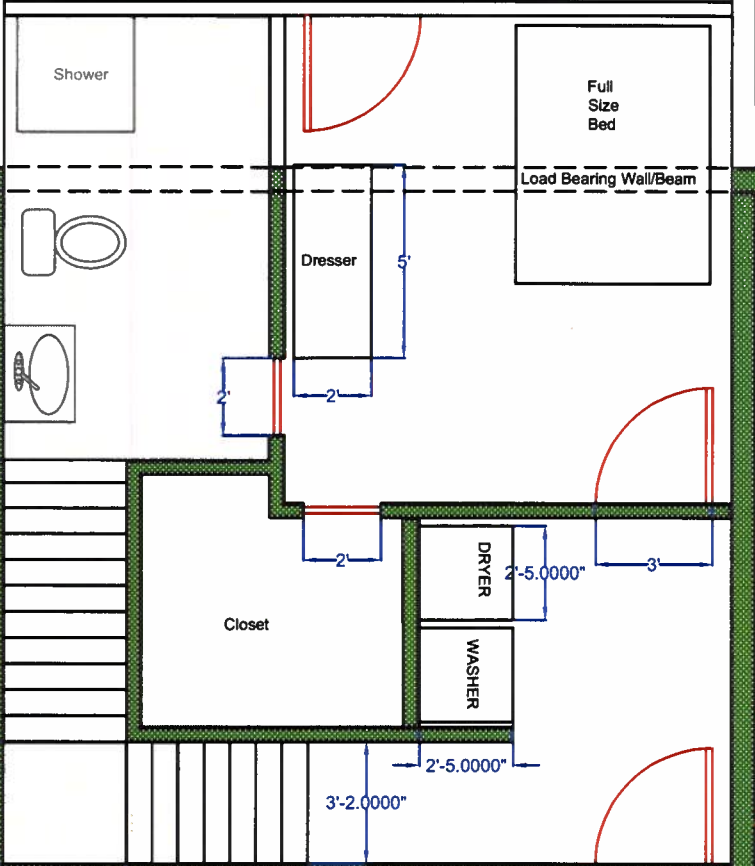
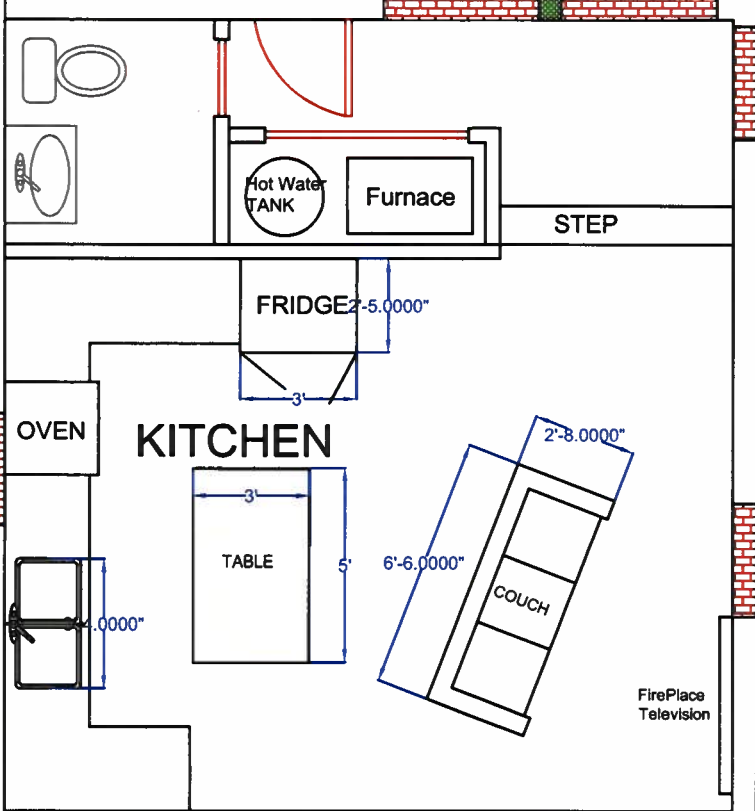
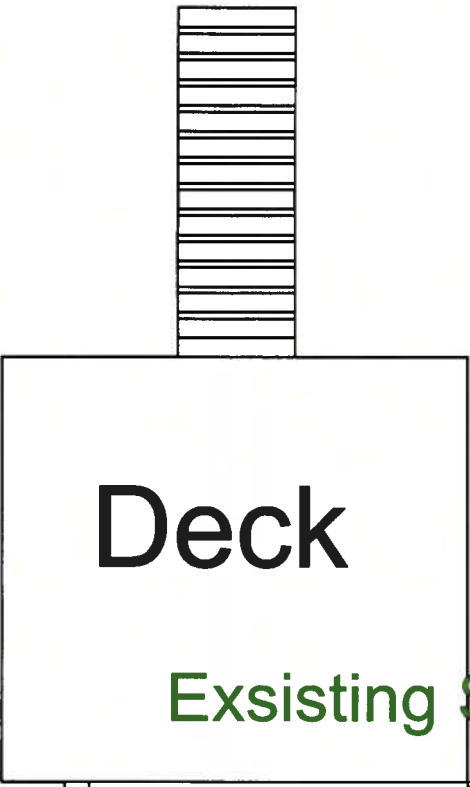
Property # 207  
for ref.

- New Addition Notes
1. Red Hatch is Window Locations on walls.
  2. New addition area is Green Hatch.
  3. Drawn to Scale - Will be Reduced in size when printed. See Scale for reduction.

Wheeler Drive

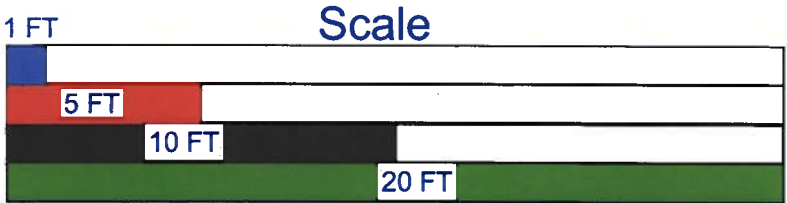






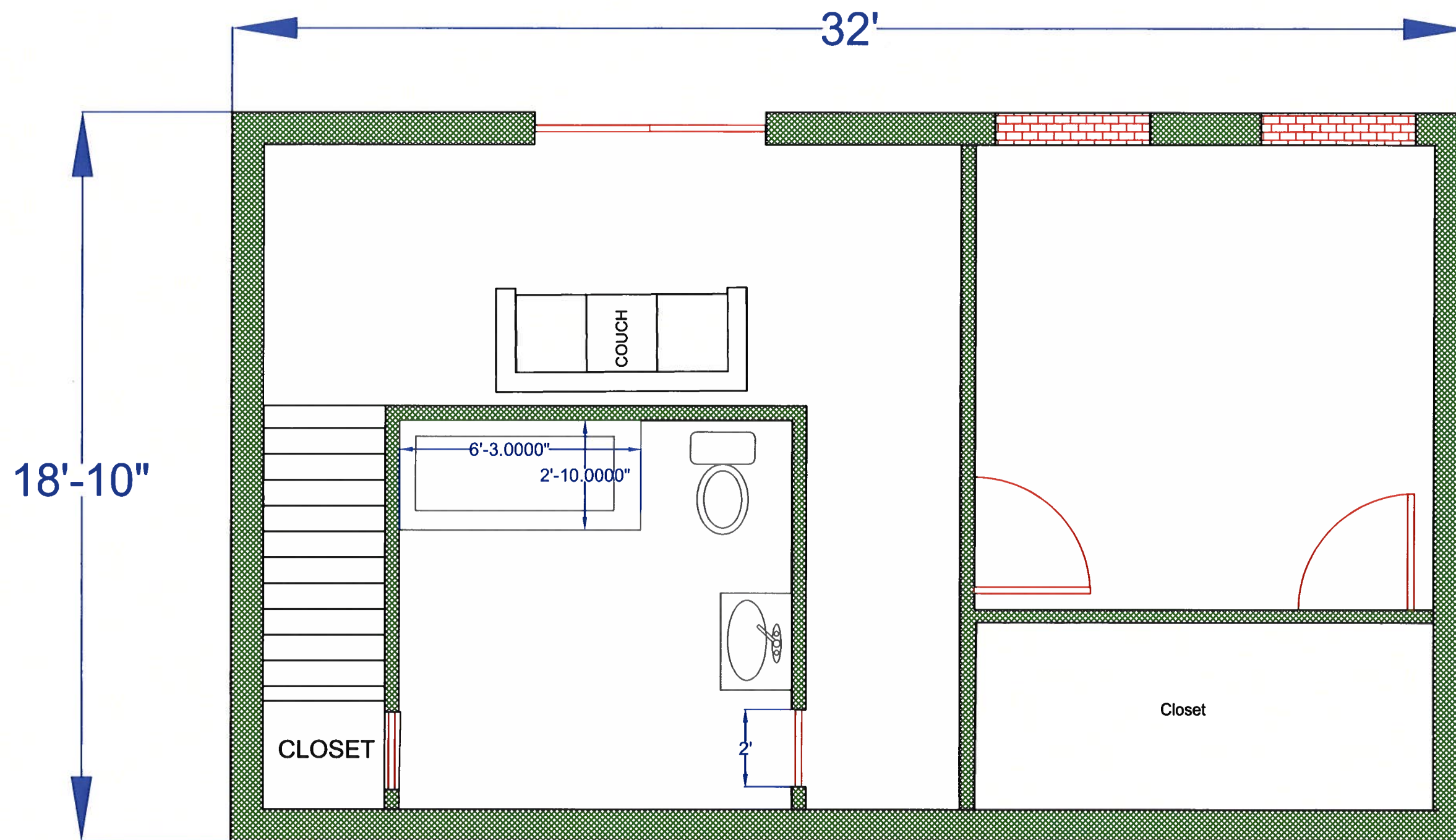
5/8 IRON ROD SET

4x Line



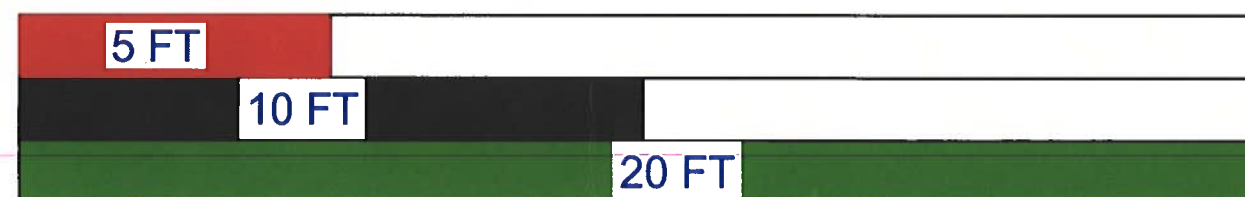
1  
2  
3

30'-6<sup>13</sup>/<sub>16</sub>"



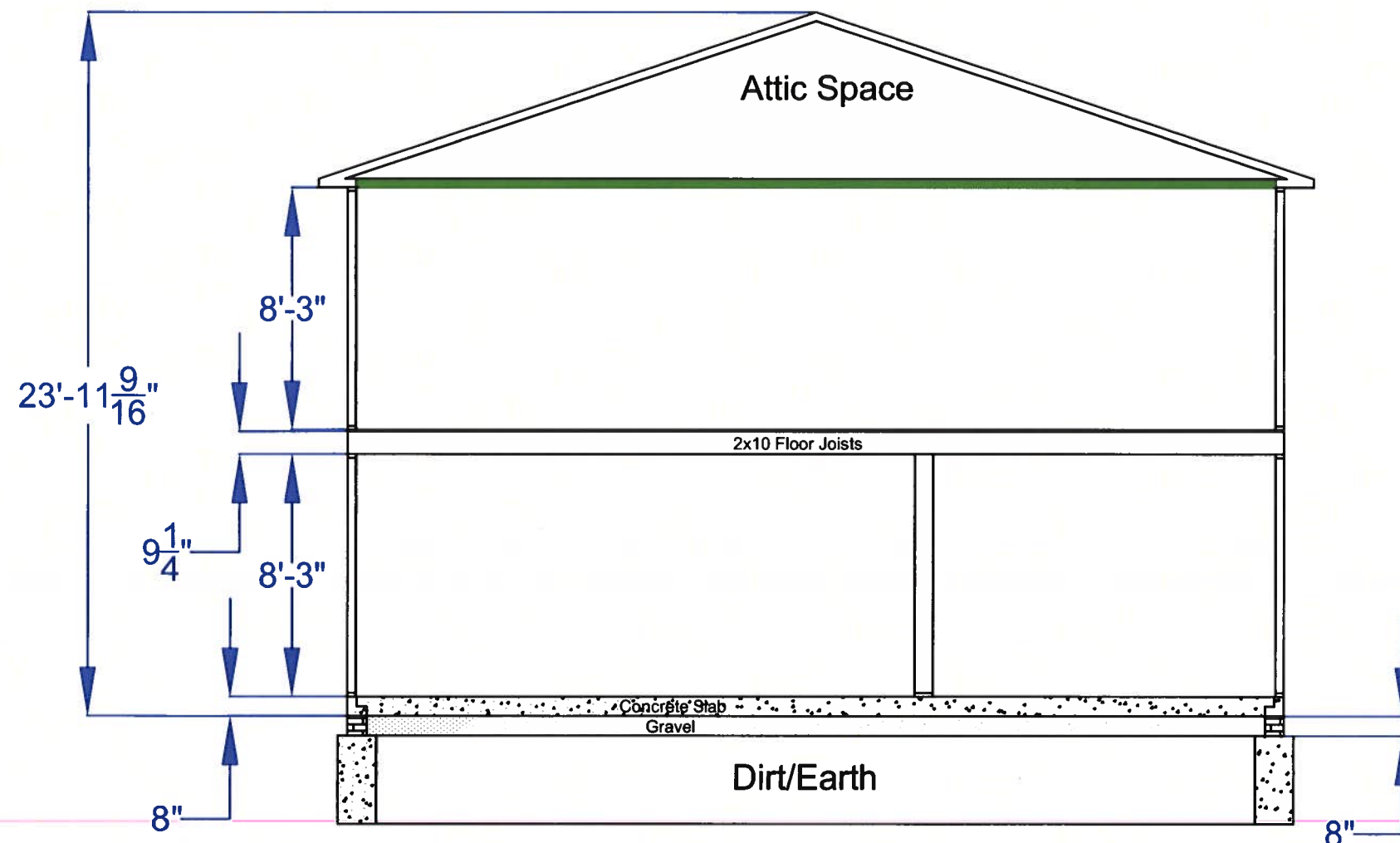
Addition SQ FT 576 2nd Floor

Scale





# Elevation Drawing New Addition South View



## Elevation Notes

1. J Anchor bolts to be used at L-Block. Located 1 Ft from corner and every 6ft after that.
2. Concrete slab to be filled with premium fill on 6 Mill Visqueen
3. Sill Seal used under Wall Plates
4. Wall Plates bolted to Block.
5. R30 Insulation used in Ceiling (located on top of ceiling. Green area.)
6.  $\frac{1}{2}$  Drywall used on walls
7.  $\frac{5}{8}$  Drywall on Ceiling.
8. R13 insulation used on walls.
9.  $\frac{7}{16}$  osb on wall with tyvek house wrap
10.  $\frac{1}{2}$  osb roof with 15 lb felt and ice Guard where needed.
11. Steel Sheet to be used on roof.
12. Vinyl Windows
13. 4 Pitch Roof

## Scale





**TO:** Chairman Kath and Board Members  
**FROM:** Christine Gibboney, Planning & Zoning Manager  
**RE:** Area Variance: 416 Wasta Ave  
**DATE:** July 14, 2025

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**416 Wasta Ave                      Zoning: R-1                      Parcel No.: 49-00028.000**

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

**Property Size:              0.0 acres                      51 x 95**

**Traffic Considerations: n/a**

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

The Applicant is proposing to construct a 4-season room addition in the footprint of the existing rear yard attached deck. As existing, the two-story home and the attached deck are at 5' from the side yard property line, making them pre-existing/nonconforming. A side yard setback variance is required for this addition.

**Applicable Code Sections/Specifications**

**1123.01- R-1 Single Family Residential**

				<u>Side Yards</u>		
<u>Dwelling</u> <u>(stories)</u>	<u>Lot Area</u> <u>(sq. ft.)</u>	<u>Lot Frontage</u> <u>(ft.)</u>	<u>Front</u> <u>Yard</u> <u>Depth</u> <u>(ft.)</u>	<u>Least</u> <u>Width</u> <u>(ft.)</u>	<u>Sum of</u> <u>Width</u> <u>(ft.)</u>	<u>Rear</u> <u>Yard</u> <u>Depth</u> <u>(ft.)</u>
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 existing 2-story home was constructed in 1948; the left side setback of the home and the existing attached deck are at 5'; making it pre-existing/non-conforming to the min. 8' as required for a two-story dwelling. The applicant is proposing to remove the existing attached deck and replace it with a 4-season room addition. The addition will be in the same footprint of the current deck and will be compliant with all zoning regulations with the exception of the left side yard.

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

- **3' left side yard setback variance.**

### **Motion Examples**

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

Motion to **APPROVE** the variance request:

I make the motion to **approve** the request for an area variance at 416 Wasta Ave for a 3' left side yard setback variance, 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 416 Wasta Ave for a 3' left side yard setback variance as sufficient testimony has **not** been presented in this public hearing that the requested variance meets the criteria set forth in the seven-way test as the:

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

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



**CITY OF HURON**  
**Planning & Zoning Department**  
**417 MAIN STREET, HURON, OH 44839**

**THE BOARD OF BUILDING AND ZONING APPEALS APPLICATION**  
Completion of all applicable sections required. Incomplete applications will not be accepted.

We, the undersigned represent that we are the title owners of the following described property situated in the City of Huron, OH:

Applicant's Name THOMAS P. ANDREWS  
Property Owners' Name: THOMAS P. and Janet R Andrews  
Address: 416 Wasta Ave.  
City, State, Zip: Huron Ohio 44839  
Phone Number 440-822-9779  
Email: TPANDREWS23@GMAIL.COM

**Location of Project:**

Lot/Parcel #: 49-00028.000 Zoning District: R-1  
Address: 416 Wasta Ave. Huron, OH 44839.  
Year purchased: 2017 Year the existing structure was constructed: 1948  
Single Story Home:      Two Story Home: X

Provide a brief summary of your proposed project:

Attached 4 season room that will align  
with the existing building structure  
and existing deck footprint.

**Type:**

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

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

AREA VARIANCE : 3 foot setback variance  
for the proposed addition to match  
existing property line.

#### Conditionally Permitted Use Approval

The following uses shall be permitted only if authorized by the Board of Building & Zoning Appeals in accordance with the provisions of Section 1139.02. State the type of use being proposed and the applicable code section:

Code Section: N/A

(skip to Page 7, Sign and Date Application)

#### Use and/or Area Variance Questionnaire

1. The property in question [ will/~~will not~~ ] yield a reasonable return and there [ ~~can~~/ cannot ] be a beneficial use of the property without the variance because:  
it will increase the value of our home and  
enhance the look of the existing structure.
2. The variance is [substantial/~~insubstantial~~] because:  
it will be conducive to the existing  
north side of the house.
3. The essential character of the neighborhood [~~would~~/would not] be substantially altered or adjoining properties [~~would~~/would not] suffer a substantial detriment as a result of the variance because:  
Since the new build would look similar to  
other homes in the neighborhood. The existing  
deck has never been a detriment to the  
adjoining property.
4. The variance [ would/would not] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)  
Government services would not be  
affected
5. The applicant purchased the property [with/without] knowledge of the zoning restriction. Year the property was purchased: 2017. Year the structure(s) was constructed: 1948.



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  
Our present home and property is already established.

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 existing house and deck does not adhere to code setback standards as it was built previous to code. The addition will align with existing building and existing deck footprint and will be aesthetically pleasing with the rest of the house.

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.

THOMAS P. ANDREWS  
 Date: 6/16/2025 Signed Applicant [Signature]  
 Date: 6/16/2025 Signed Property Owner [Signature]  
 (REQUIRED) Janet R Andrews.

\*\*\*\*\*

ZONING DEPT. USE ONLY

Date received: 6-16-25 Application Complete

\$150 filing fee receipted: yes

Comments \_\_\_\_\_ Hearing Date 7-14-25



This application has been denied as the left side setback does not conform with our zoning code. If this is a 1-story home the minimum setback is 7' if it is a two-story the setback minimum is 8'. If you are able to move the 4 seasons room wall in to meet the minimum this permit would be approved. If this is not doable you do have the right to apply for an appeal through the Board of Zoning Appeals. Applications for this can be found online or in our office. The first step of this process is a meeting with us that can be scheduled by calling in or replying in email.



**Permit #:** 2025071

**Permit Date:** 06/05/25

**Permit Type:**

**Permit Type:** Addition to Home

**Applicant Name:** Convenient Construction (Ben Krupp)

**Applicant Address:** 1511 Kingsley Ct

**City, State, Zip:**

**Phone :** 419-370-0113

**Email:** ben@convenientc.net

**Email 2:**

**Description:** Addition of a 4 seasons room after removal of existing deck in same location

**Square Feet:** 216

**Project Cost:** 74555

**Expiration Date:** 06/05/2026

**Front Setback:**

**Left Setback:** 5'

**Right Setback:**

**Rear Setback:** 34'

**Linear Feet:** 0

**Height:** 13'

**Flood Zone:** X

**Zoning District:** R-1

**Status:** DENIED

**Assigned To:** ALEC ROMICK

## Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
49-00028.000	416 WASTA	93 WASTA AVENUE	ANDREWS THOMAS P & JANET R		R-1H

## Contractors

Status	License Applied Date	License Issued Date	Registration #	Valid Year
Certificate Issued	2025-05-23 00:00:00.000	2025-05-23 00:00:00.000	923219	2025

## Plan Reviews



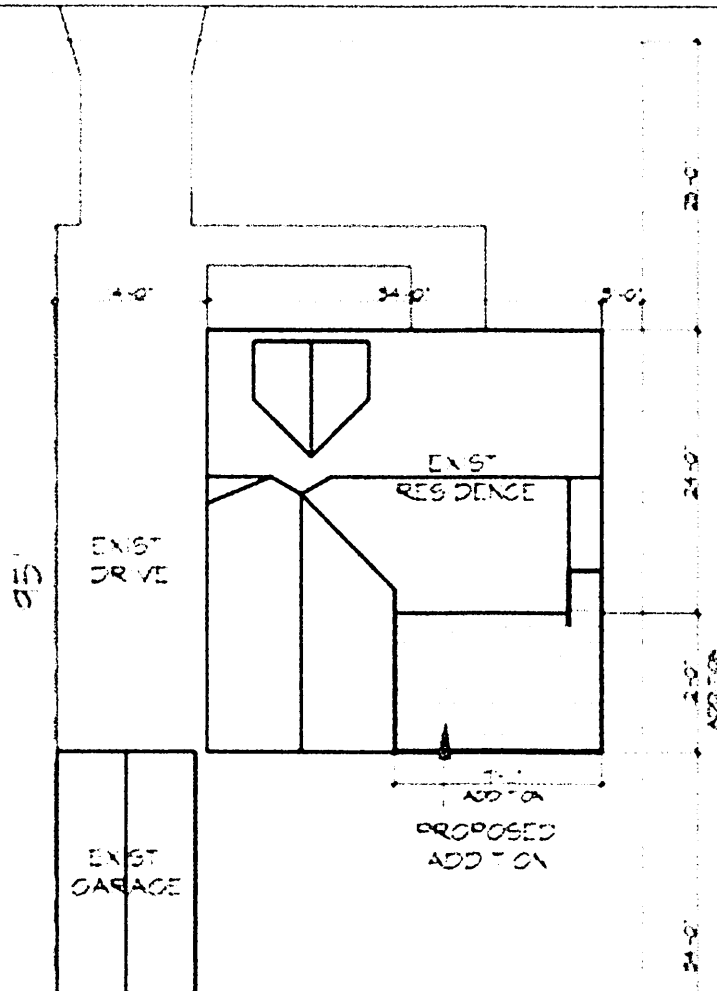
PPN: 49-00028.000

# SITE PLAN

SCALE: 1/16" = 1'-0"



£ 416 WASTA AVE  
30' R.O.W.



PPN: 49-00028.000

SITE PLAN

SCALE: 1/16" = 1'-0"





WASTA AVE

WASTA

416

91

93

95

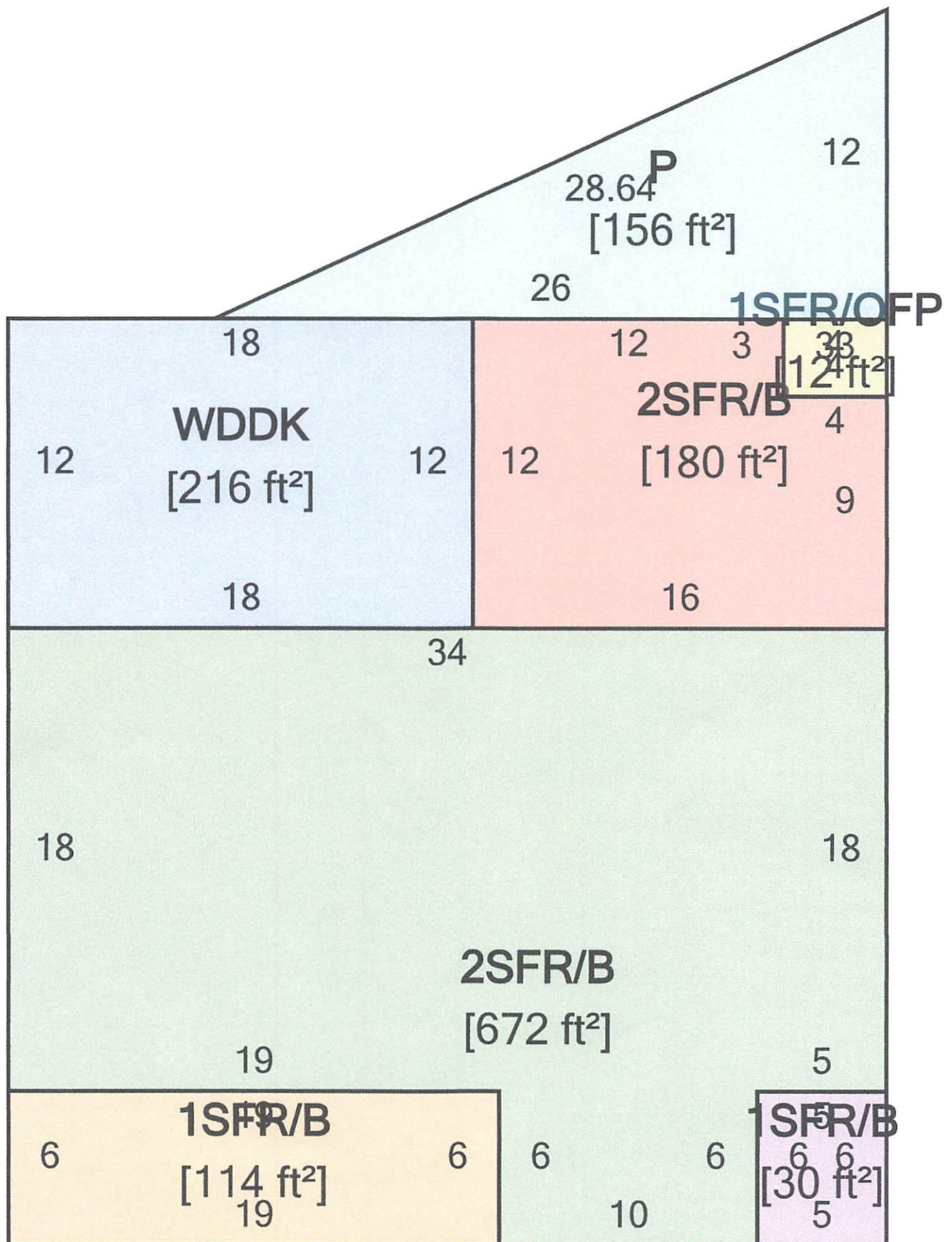
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | See website for more details

-82.536 41.390 Degrees

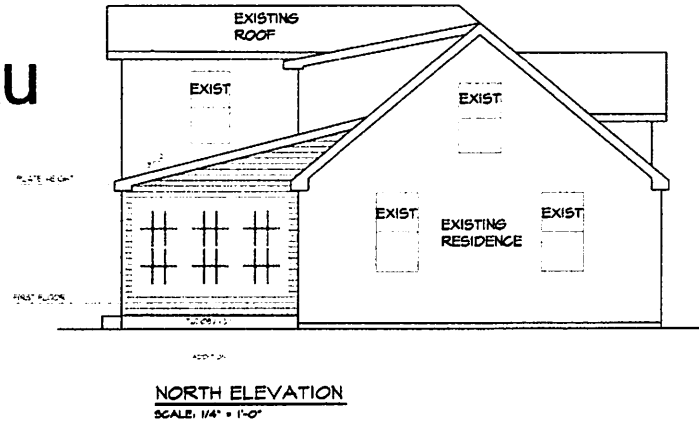
10ft



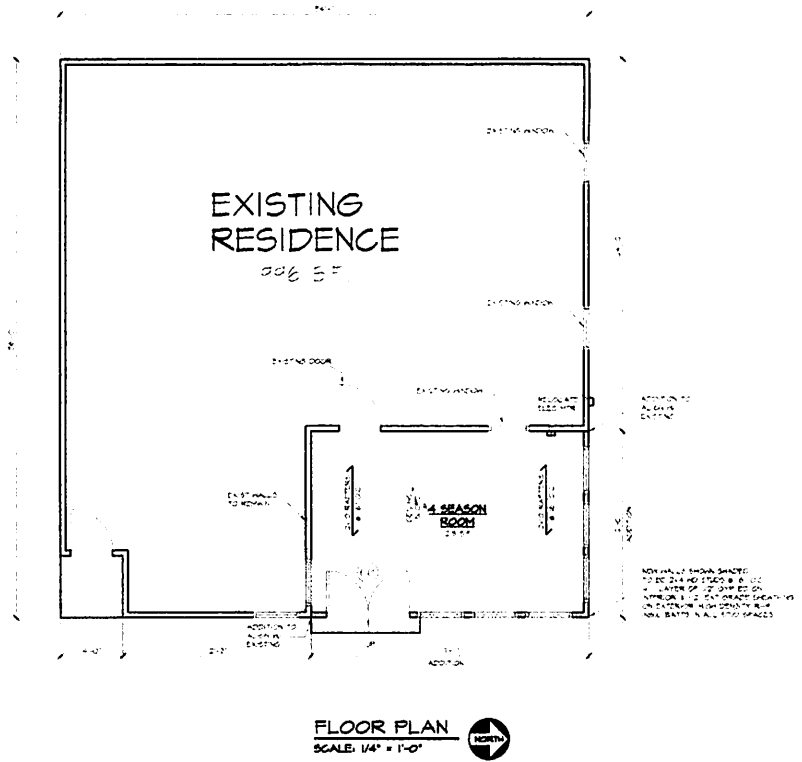
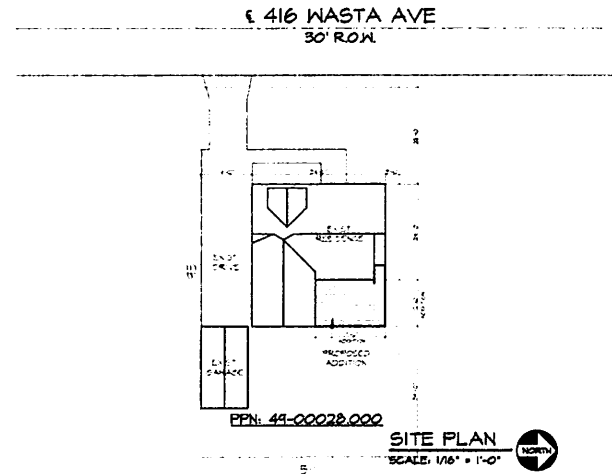
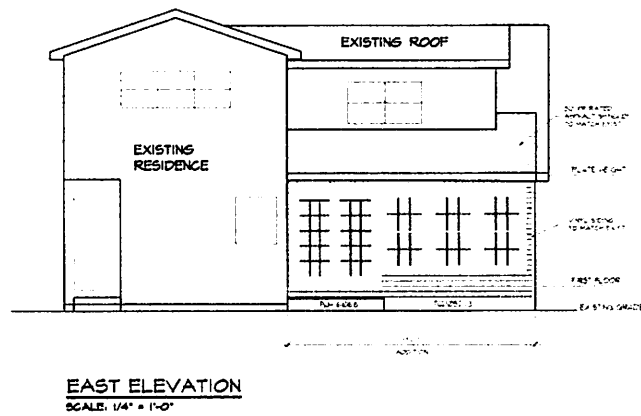




# Yuku



# Mi



***Variance Application 4-Season Room***

Thomas P. Andrews & Janet R. Andrews  
416 Wasta Avenue  
Huron, Ohio 44839  
440-822-9779

***Nearby Neighbors***

- 1 Dr. & Mrs. Everett  
409 Seneca Avenue  
Huron, OH 44839
- 2 Mr. & Mrs. Coffey  
821 Garden  
Huron, OH 44839
- 3 Mr. Jonh Nestra  
825 Garden  
Huron, OH 44839
- 4 Mr. & Mrs. Warnike  
412 Wasta Avenue  
Huron, OH 44839