



Agenda for the Board of Building and Zoning Appeals  
Regular Meeting- Huron City Hall – Council Chambers  
September 8, 2025 5:30p.m.

- I. Call to Order**
- II. Roll Call**
- III. Adoption of the minutes (7-14-25)**
- IV. Verification of Noticing**
- V. New Business**
  - 540 Wilbor Ave      Zoning: R-1      Parcel No.: 42-00945.000
  - Area Variance- right side yard setback variance for an attached carport.
- VI. Other Matters**
  - Meeting Reminder- October 13, 2025
  - Board/Commission Openings & Terms
- VII. Adjournment**



**TO:** Chairman Kath and Board Members  
**FROM:** Christine Gibboney, Planning & Zoning Manager  
**RE:** Area Variance: 540 Wilbor Ave  
**DATE:** September 8, 2025

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**540 Wilbor ave      Zoning: R-1      Parcel No.: 42-00945.000**

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

**Property Size:        66 x 248**

**Traffic Considerations: n/a**

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

The applicant is proposing to construct an attached open carport which will connect the home and the existing detached garage. The carport setback will be 6" from the right-side yard property line. All other setback requirements are conforming. As proposed, a 6'-6" right side yard setback variance would be required.

**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**

According to the Auditor's site, this one-story, single-family home was constructed in 1955 and the detached garage in 1965. The garage is pre-existing/non-compliant as the right-side yard setback is at 2' from the property line. From the aerial photo, it appears several garages on the block are also noncompliant to the side yard setbacks. The neighboring home appears to be approx. 10' from the property line.

When meeting with the applicant/owners, the initial plan presented to our office was to have a detached open carport structure which would have required two variances: a right-side yard variance and a variance to allow an accessory structure in the side yard. In discussing the project, the proposed option was to attach the carport to the home and the garage, which would eliminate one of the two variances needed.

The applicant is seeking to add an attached open carport in the area between the home and the detached garage to provide safe/covered access between the two structures. In doing so, the garage and the proposed carport now become attached to the home. Due to the position of the existing driveway and the garage, the proposed right side yard setback of the carport is at 6" to allow access/clearance thru to the garage. This carport will be located adjacent to the neighbor's attached garage and it looks as if the neighbor's home has a setback of approx. 10'+ to the property line.

**As proposed, the carport will require the following variance:**

- **6' - 6" right 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 540 Wilbor Ave for a 6' - 6" right 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 540 Wilbor Ave for a 6'-6" right 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 Andy & Gina Wright

Property Owners' Name: Andy & Gina Wright

Address: 540 Tudor Ave

City, State, Zip: Huron, Ohio 44839

Phone Number 330-968-8024 (OR) 330-256-6109

Email: Andywright1620@gmail.com (OR) M53wright@gmail.com

**Location of Project:**

Lot/Parcel #: 79 / 42-00945-000 Zoning District: \_\_\_\_\_

Address: 540 Wilbor Ave Huron, OH 44839.

Year purchased: 2025 Year the existing structure was constructed: \_\_\_\_\_

Single Story Home: X Two Story Home: \_\_\_\_\_

Provide a brief summary of your proposed project:

Attached carport on concrete Driveway  
between detached Garage and main house.

**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 )

6'6" right SIDE SET BACK VARIANCE

#### 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:  
We would not have covered access to our garage. ALSO WOULD NOT HAVE COVERAGE FOR 2ND CAR IN THE WINTER FOR SAFETY REASONS. SNOW + ICE
2. The variance is [substantial/insubstantial] because:  
EXISTING DETACHED GARAGE IS CURRENTLY AT THE REQUESTED LOCATION ON THE PROPERTY LINE
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:  
PROPOSED STRUCTURE REFLECTS THE UNIQUENESS + CHARACTER OF THE NEIGHBORHOOD. LOCATION IS IN LINE WITH EXISTING GARAGE AND DOES NOT INFRINGE ON NEIGHBORS PROPERTY.
4. The variance [ would/would not] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)  
STRUCTURE WOULD BE BEHIND ALL UTILITIES BECAUSE ITS 51' SET BACK FROM FRONT.
5. The applicant purchased the property [with/without] knowledge of the zoning restriction. Year the property was purchased: 2025. Year the structure(s) was constructed: 1953.

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 would have protection specifically from snow + ice in the winter for both car & safer access to the house

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)

Due to age and recent physical setbacks it is important to have the above protection from winter elements.

**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: 8-7-2025 Signed Applicant

Date: 8-7-2025 Signed Property Owner

(REQUIRED)

\*\*\*\*\*

#### ZONING DEPT. USE ONLY

Date received: 8/8/25 Application Complete

\$150 filing fee received: yes

Comments \_\_\_\_\_

Hearing Date 9/8/25



## LAND SURVEYORS

Prepared for:

THA Title LLC

## Rocket Mortgage

**Present Owner:**

ZACHARY JAMES COBLEIGH

**New Owner:**

ANDREW T. WRIGHT &amp; GINA L. WRIGHT

Occupied by:

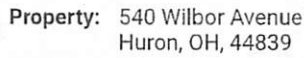
Present Owner

**Work:**

None

**Street Improvements:** None

**Title Co. File #:** T-00963



**Date:** 5/15/25 **Time:** 11:15am **Order #:** 2025-05-0869



**PROUDLY SERVING SINCE 1970**

THIS SURVEY IS A MORTGAGE LOCATION SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-38, OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. A MORTGAGE LOCATION SURVEY DOES NOT LOCATE OR DETERMINE BOUNDARY LINES AND IS INTENDED FOR LENDING AND UNDERWRITING PURPOSES ONLY. ANY OTHER USE OF THIS SURVEY IS UNAUTHORIZED, AND THE USER ASSUMES ALL RISK. LIABILITY FOR THIS SURVEY IS LIMITED TO FEES CHARGED IN PREPARATION.

5/20/25  
9:06 EDT



Phone: (440) 585-9800

1415 E. 286th St., Wickliffe, OH 44092

www.McSteen.com

## **EXHIBIT "A"**

### ***Legal Description***

Situated in the City of Huron, County of Erie, State of Ohio, and is described as follows:

**Parcel 1:**

Lot Number Seventy-nine (79) on Wilbor Avenue, in Wilbor and Adams Subdivision, as per Plat recorded in Volume 2 of Plats, Page 19, Erie County, Ohio records, be the same more or less, but subject to all legal highways.

Excepting therefrom that part thereof as conveyed to Gordon E and Mildred Thomas by Deed dated December 6, 1981 and recorded in Volume 488 of Deeds, Page 688.

**Parcel 2:**

Being a part of Lot Number Seventy-eight (78) on the South side of Wilbor Street in Wilbor and Adams Subdivision of part of Lot Number Twenty-nine (29) situated in the City of Huron, Erie County, Ohio, and more fully described as follows:

Beginning at a point in the South line of Wilbor Street at a point 1.5 feet West of the Northeast corner of said Lot #78;

Thence Southerly in a straight line to the Southeast corner of said Lot #78;

Thence Northerly in the Easterly line of said Lot #78 to the Northeast corner of said Lot #78;

Thence Westerly in the South line of Wilbor Street, a distance of 1.5 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Permanent Parcel #42-00945.000







Name: WRIGHT

Preparer: APRIL WRIGHT

Parcel No. 42-00945.000

Signature [Signature]

Address: 540 WILBOR

Date: 8-8-25

1" = 30'

EXISTING

LEFT SIDE YARD

REAR YARD

RIGHT SIDE YARD

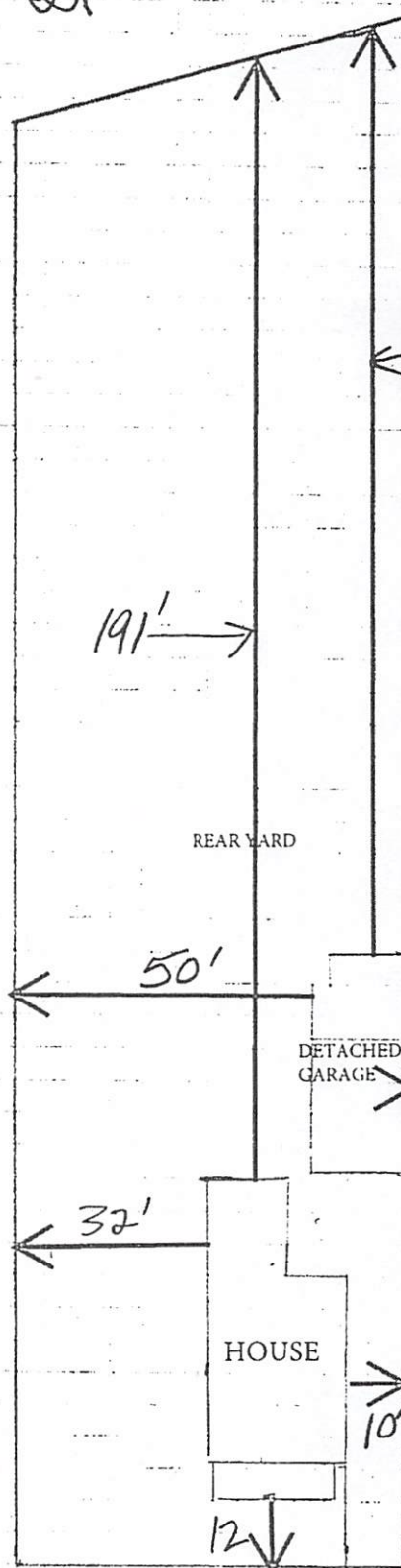
DETACHED GARAGE

HOUSE

SCALE

1" = 30'

FRONT





78 286.836

267.96

DETACHED GARAGE

HOUSE

PARKING

BACK

536

79

248.49

221.35

80

87

210.27

FRONT

FRONT YARD SETBACK 12'

RIGHT SETBACK 10'

LEFT SETBACK 32'

REAR SETBACK 191'

RIGHT SETBACK 2'

LEFT SETBACK 50'

REAR SETBACK 175

Name: WRIGHT

Preparer: APRIL WRIGHT

Parcel No.: 42-00945-000

Signature: [Signature]

Date: 8-8-25

Address: 540 WILBOR

1" = 30'

PROPOSED

LEFT SIDE YARD

REAR YARD

RIGHT SIDE YARD

ATTACHED GARAGE

2'

6'

HOUSE

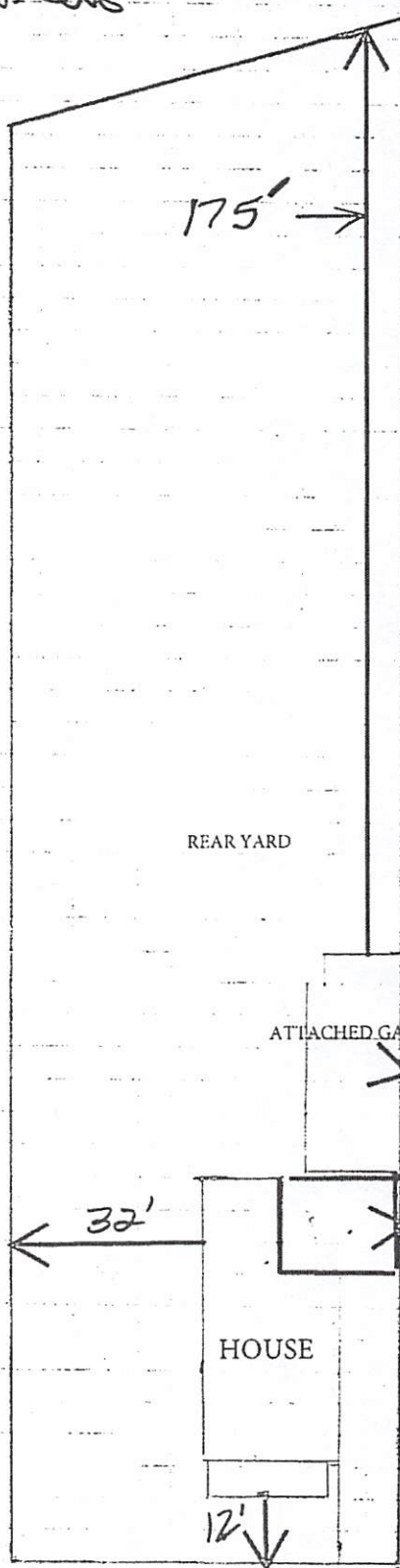
12'

32'

FRONT

SCALE  
1" = 30'

1" = 30'





540 WILBOR AVE - PROPOSED SITE PLAN

HOUSE

FRONT YARD SETBACK 12

RIGHT SETBACK 6"

(attached pavilion/carport)

LEFT SETBACK 33<sup>4</sup>

REAR SETBACK 175

GARAGE NOW ATTACHED





540 Wilbor Ave  
Proposed Pavilion/Carport

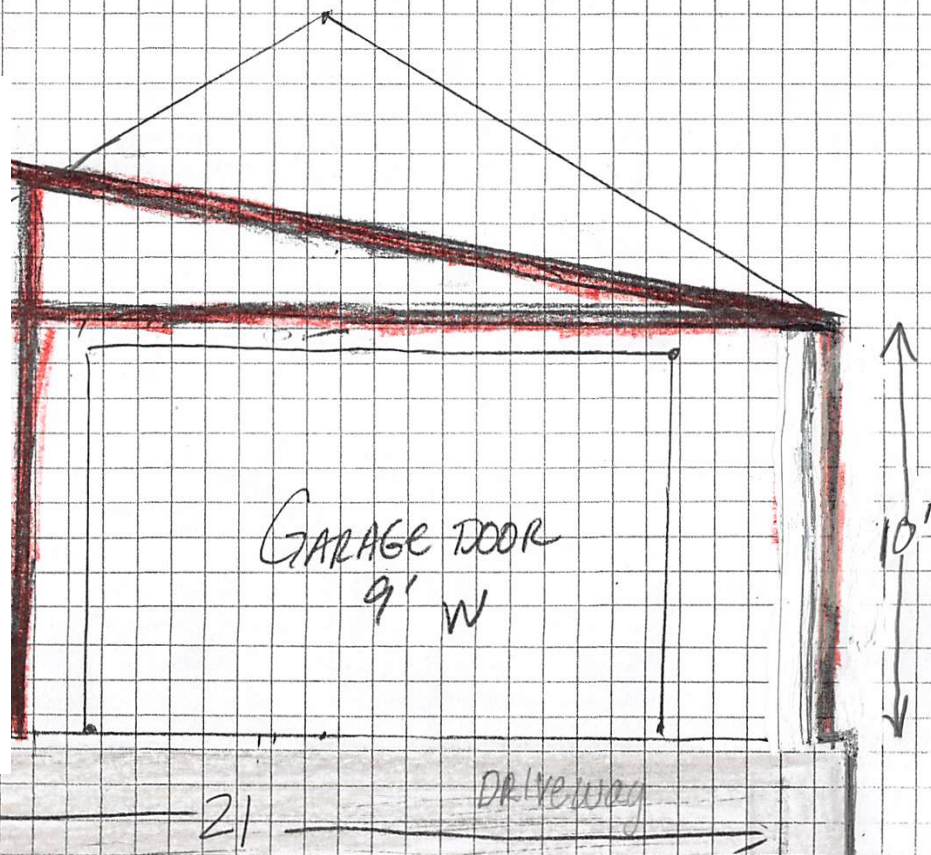
Please see attached photos &  
drawings for visual rendition  
of proposed structure

Note-View from street down  
driveway - house blocks  
view of left side of the  
structure

ATTACHING TO HOUSE - we will  
use current building code  
requirements for attaching  
to the house.

steel plates & structure  
lag bolts

WRIGHT - 540 Wilbor Ave



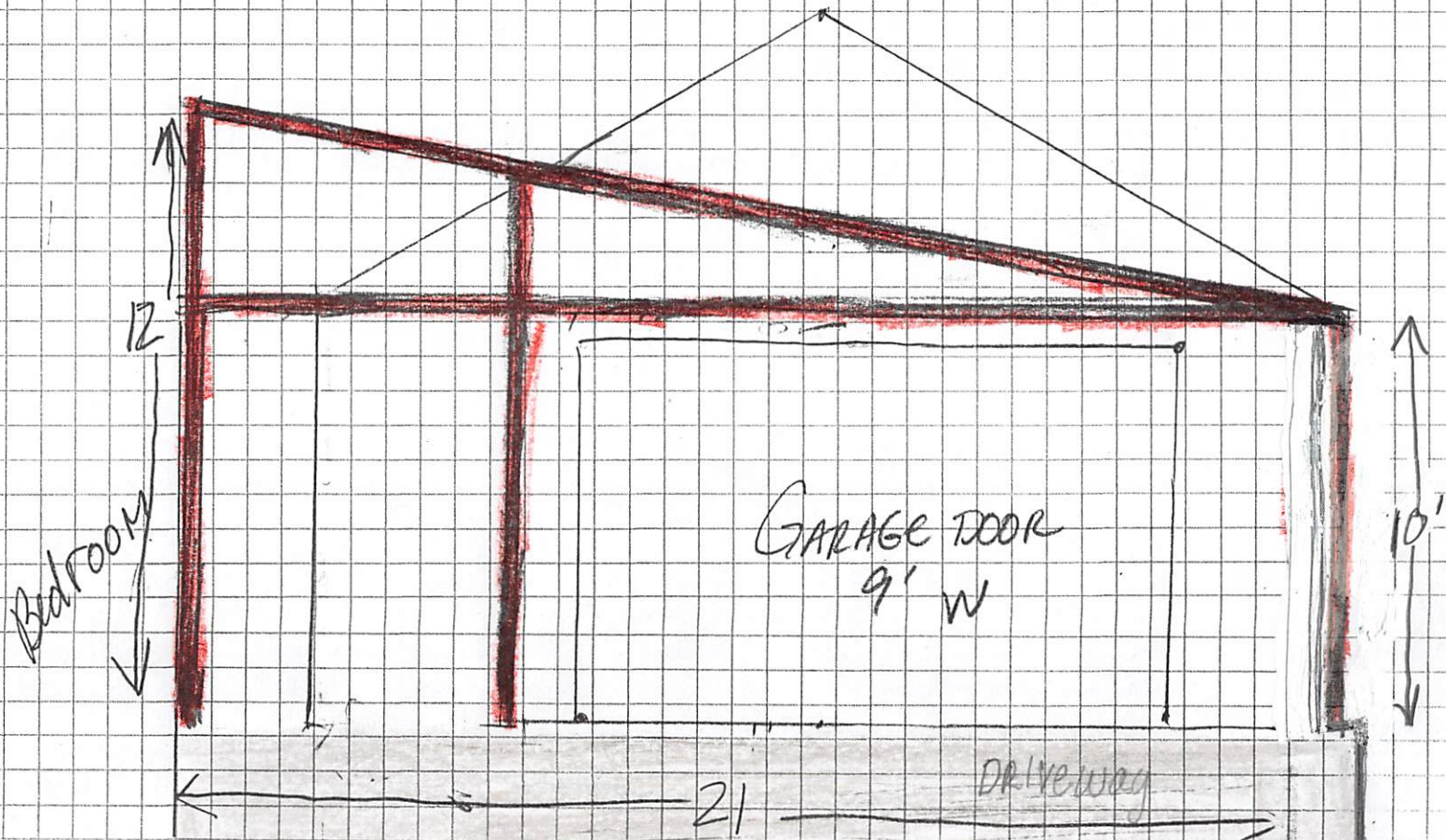
Name: Andy & Gina Wright  
Preparer: " " "

Parcel No.: 42-00945  
Signature: [Signature]

Address: 540 Wilbor Ave Hui  
Date: July 30, 2005



540 Wilbor Ave  
Proposed Pavilion/Carport



Name: Andy & Gina Wright Parcel No.: 42-00945 Address: 540 Wilbor Ave Hm  
 Preparer: " " Signature: [Signature] Date: July 30, 2005



EXAMPLES  
OF  
CARPORT  
DESIGN

