



Agenda for the Board of Building and Zoning Appeals
Regular Meeting- Huron City Hall – Council Chambers
February 10, 2025 5:30p.m.

- I. Call to Order**
- II. Roll Call**
- III. Board Recognition – Jim Shaffer, BZA Member 2008 to 2024**
- IV. Adoption of the Minutes (1-13-25)**
- V. Verification of Notifications**
- VI. Swearing in of those testifying before the Board**
*When testifying before the board, please step to the podium, **sign in**, and state your name and address for the record.
- VII. New Business**
206 First Street, PPN 42-01144.000 Area Variance- Front and Side Yard Setback variances for additions to the pre-existing/non-conforming home.

201 Ashland Ave, PPN 46-00018.000 Area Variance- Front, Side and Rear Yard Setback variances for a second floor expansion to the pre-existing/non-conforming home.

312 Wyandot PPN 48-00052.000 Area- Parking Regulations- variance to Section 1133.03 to waive the requirement of (1) enclosed space of off-street parking.

Motion to adopt The Rules of the BZA

Appointment of BZA Secretary
- VIII. Other Matters**
Meeting Reminder- March 19, 2025
- IX. Adjournment**



TO: Chairman Kath and Board Members
FROM: Christine Gibboney, Planning & Zoning Manager
RE: 206 First Street
DATE: February 10, 2025

206 First Street **Zoning District: R-1** **Parcel No.: 42-01144.000**

Existing Land Use: **Single Family Residence** **Flood Zone: X, Rear of Property AE**

Property Size: **0.00 Acres** **44' x 200'**

Traffic Considerations: **N/A**

Project Description- Area Variance-

The applicant/owner is proposing a rear yard addition to the first floor, rear and north side addition to the second floors, and a new third floor addition. The existing 2 -story home was built in 1950; the condition is listed as poor on the Auditor's website. The home is pre-existing/non-conforming to the code and will require area variances for the proposed additions.

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

1137.03 YARD MODIFICATIONS.

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

(d) Height Regulations. No principal structure shall exceed thirty-five feet in height, and no detached accessory structure shall exceed one story or fifteen feet in height, except as provided in Section 1137.02.

1135.04 USE AND DEVELOPMENT STANDARDS FOR FLOOD HAZARD REDUCTION. (K)-

Riparian Buffer. For the purposes of flood damage prevention, erosion control, and stormwater management, a riparian buffer of a minimum of thirty (30) feet shall be maintained for all waterways identified as Special Flood Hazard Areas. The Riparian Buffer shall be preserved to the best extent possible by maintaining or improving the native vegetative landscape with little to no soil compaction. The requirements of Section 1135.04(k) apply to any construction and/or development adjacent to a floodway/waterway.

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

In recent years, this property has been cited for various property maintenance violations. Changes in ownership have taken place during this time. Ongoing communication with the owner/contractor and as well as an interior inspection by the Building Official and the Zoning Inspector was performed last year at which time the owners were advised of corrective action needed or condemnation action may be initiated. The owners advised of their intent to improve the property with a full remodel and additions. The owners are proposing a new rear yard addition, addition to the second floor, and a new third floor addition.

The parcel is an unusual shape and very narrow. As existing, it does not meet frontage requirement (75’), or side yard setback requirements. The front setback for the existing porch, just meets the min. allowed, however, it too is pre-existing, non-conforming as it does not appear to be based on the average of the two neighboring parcels. While the front porch will be remodeled, the proposed setback will not be changing, the footprint will remain the same. Staff consulted with the Fire Department for any comments/concern with the proposed plans since the home is so close to the side property lines. HFD advised that because the plans are not changing the existing footprint, the proposed second and third floor additions would not prompt any issues at their level.

The rear yard of the parcel abuts a Coastal Floodplain Zone AE, triggering the requirement of a 30' Riparian Buffer from the demarcation line, this has been reflected on their site plan as required and compliant as no part of the addition will be in this buffer area.

As proposed, the height of the home will be 35' and would comply with 1137.03 (d) for the max allowed (current grade to peak).

The home is pre-existing/non-conforming to the code currently for Front and Side Setbacks:

Front SB	North SB	South SB	Rear SB (Compliant)
10'-7"	1'	6'-6"	95'

The side setbacks for the rear yard addition will be inset from the current side yard setbacks of the existing home; 10'-5" on the North side and 9' on the South side. The proposed additions/expansion to this non-conforming home will require variances to the front and side yard setbacks.

The front yard setback, based on an average of the two abutting neighbors, would allow for relief of the 30' required setback, down to 23', with the minimum setback in the code specified at 10'. The existing front setback is 10'-7", this will remain the same and will require a variance.

As proposed, the following variances are required:

- **12'- 5" Front Yard Setback Variance**
- **7' Side Yard Setback (north) and 5'-6" Side Yard Setback (south)**

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 206 First Street for a 12'-5" front yard setback variance; a 7' side yard setback variance to the north side, and a 5'-6" side yard setback to the south side, 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, 206 First Street for a 12’-5” front yard setback variance; a 7’ side yard setback variance to the north side, and a 5’-6” side yard setback to the south side, 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:

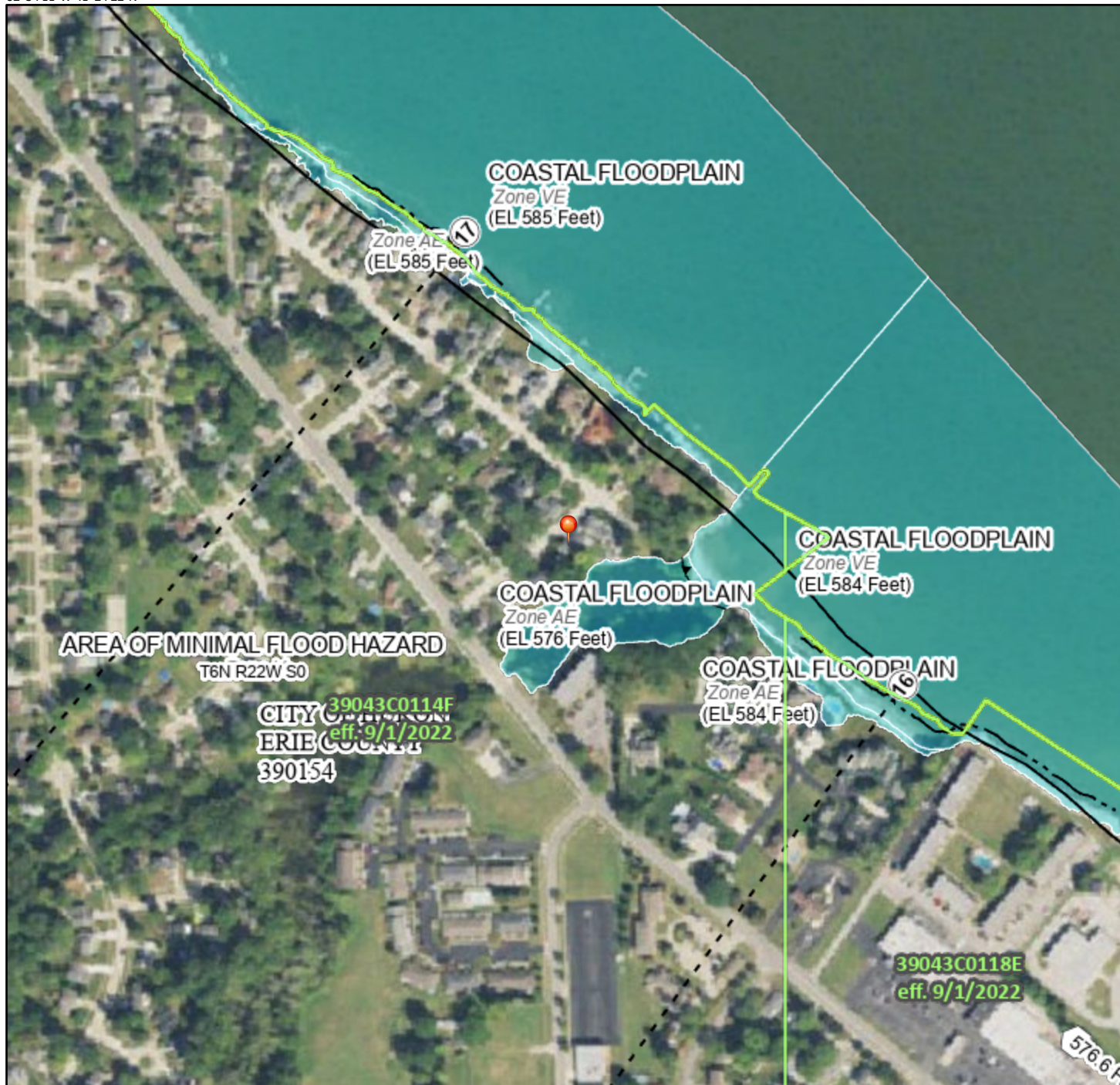
(Choose one or more appropriate finding(s) and specific items based on the seven-way test)

- *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.*

National Flood Hazard Layer FIRMette



82°34'11"W 41°24'22"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

82°33'33"W 41°23'55"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/17/2025 at 2:51 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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 John A. Feick

Property Owners' Name: D B & B Property Holdings LLC

Address: 302 Wayne Street

City, State, Zip: Sandusky, Ohio 44870

Phone Number 419-656-0790

Email: beekspub@aol.com

Location of Project:

Lot/Parcel #: 42-01144.000 Zoning District: R 1

Address: 206 First Street Huron, OH 44839.

Year purchased: 2023. Year the existing structure was constructed: 1950

Single Story Home: Two Story Home: X

Provide a brief summary of your proposed project:

1st Floor rear addition; 2nd Floor rear and north side addition; 3rd Floor addition

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 for the north sideyard setback of 7'-0";

Area variance for the south sideyard setback of 5'-6";

Area variance for the front yard setback of 19'-5"

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 cannot be used in its present condition. There are interior and exterior code violations to be addressed.
Without complete remodeling, inside and outside, the property will not yield a reasonable return.
Without complete remodeling there can be no beneficial use.
2. The variance is [~~substantial~~/insubstantial] because:
The variance request is not substantial.
The existing house is not in compliance with either of the side yard setback nor the front yard.
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 existing house is a 1-family residence. The proposed work is also for a 1-family residence.
With the remodeling the house will be a great improvement from what is presently there.
4. The variance [~~would~~/would not] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)
The variance will have not effect on the delivery of governmental services.
5. The applicant purchased the property [~~with~~/without] knowledge of the zoning restriction. Year the property was purchased: 2023. Year the structure(s) was constructed: 1950.

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 Because the request is for approval of the variances on three sides for the existing footprint, the spirit of the zoning code would be observed and substantial justice done with the granting of the variance.
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 lot, at the street, is 37.48' wide but is 200 feet deep. However over half of the depth is un-buildable due to the wetlands. To meet the requirements of the zoning code, the house would only be allowed to be 17 feet wide. While physically possible to build such a house, it would look extremely out of place in this neighborhood.

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

I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent and agree to conform to all applicable laws, regulations, and ordinances of the city. I certify all information contained within this application and supplemental documents are true and accurate to the best of my knowledge and belief.

In addition, I, the undersigned responsible party (owner, occupant, tenant, or agent for the property owner) of the property described herein, do hereby consent to entry upon said property, at a reasonable time and to the extent necessary, by the City of Huron and its officers, employees, and/or agents for the purpose of inspecting said property for compliance with the City's Zoning and/or Building Codes. I further certify that I have authority to grant access to said property.

Date: 12-13-24 Signed Applicant

Date: 12-13-24 Signed Property Owner

(REQUIRED)

ZONING DEPT. USE ONLY

Date received: 12-18-24 Application Complete Y

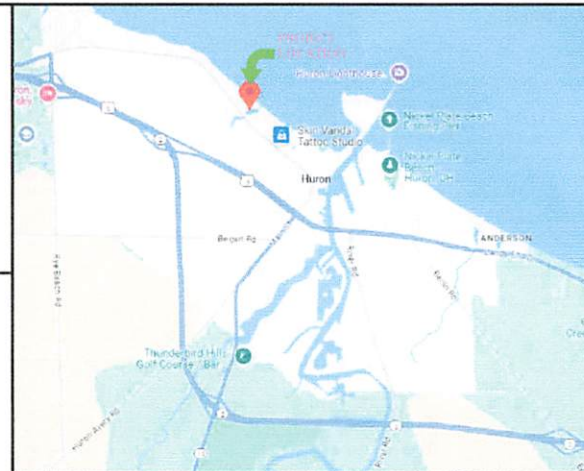
\$150 filing fee receipted: \$155

Comments _____

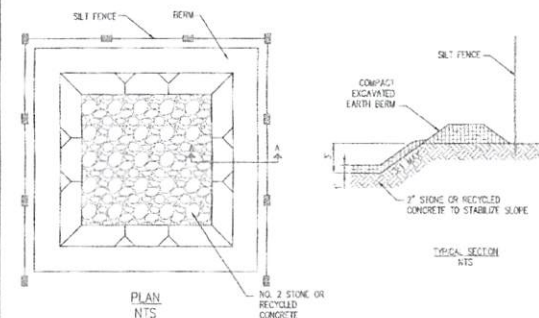
Hearing Date 2-10-25

224 EAST WATER STREET
SANDUSKY, OHIO 44870
(419) 625-2554

206 FIRST STREET HURON, OHIO
ERIE COUNTY PARCEL #42-01144.000



FEICK DESIGN GROUP, INC.
JOHN A. FEICK, ARCHITECT
224 EAST WATER STREET
SANDUSKY, OHIO
(419) 625-2554



NOTES:

1. TEMPORARY TRUCK WASHOUT FACILITIES SHOULD BE CONSTRUCTED AS SHOWN ON THIS DETAIL. THE QUANTITY AND VOLUME SHOULD BE SUFFICIENT TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
2. THE WASHOUT AREA SHALL BE LOCATED ADJACENT TO A STABILIZED DRAIN/AREA.
3. CONCRETE WASTE SHALL BE CLEANED OUT PERIODICALLY TO MAINTAIN AN ADEQUATE VOLUME.
4. FOLLOWING CONSTRUCTION, THE WASHOUT SHALL BE REMOVED BY CONTRACTOR.

TEMPORARY CONCRETE WASHOUT DETAIL

DRAWING LEGEND

T-1	TITLE SHEET, SITE PLAN, CODE NOTES
A-0	EXISTING FLOOR PLANS
A-1	PROPOSED FLOOR PLANS
A-2	ELEVATIONS

DATE	REVISIONS
04-10-84	ORIGINAL

ALL DRAWINGS AND SPECIFICATIONS
APPEARING HEREIN CONSTITUTE THE OWN
AND UNPUBLISHED WORKS OF THE ARCHITECT
AND THE SAME MAY NOT BE COPIED, REPRODUCED
OR OTHERWISE USED WITHOUT THEIR EXPRESS
WRITTEN CONSENT

FITCH DESIGN GROUP, INC.

TITLE SHEET, SITE PLAN
HOUSE ADDITION FOR:
CHRIS BIECHELE
206 FIRST STREET HURON, OHIO

DATE 12-06-24

Category	1971	1972
1. <i>Chrysomelidae</i>	175	175

1000

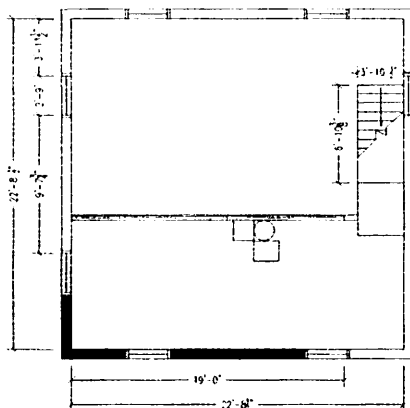
CHECKED BY _____

SHEET NUMBER

11-1

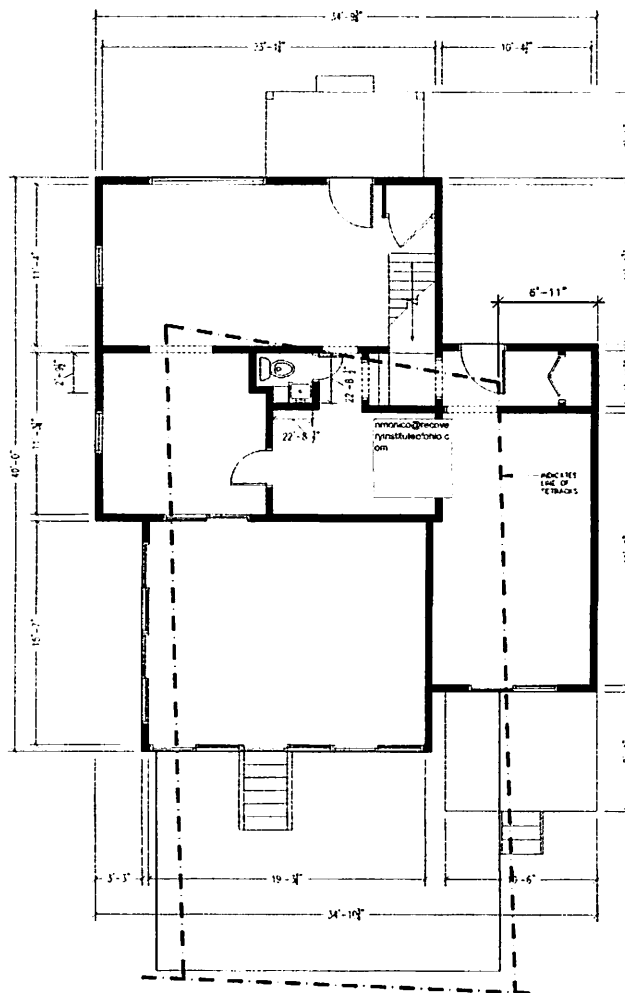
11

PROJECT NO. F010



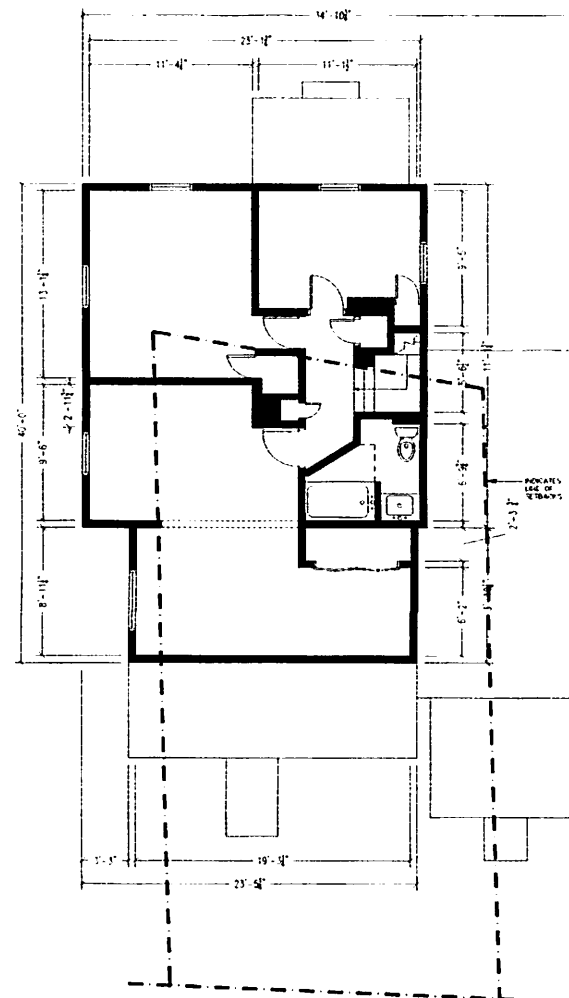
EXISTING BSMT.

1/4" = 1'-0"



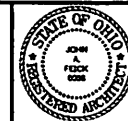
EXISTING 1ST. FL.

1/4" = 1'-0"



EXISTING 2ND. FL.

1/4" = 1'-0"



FEICK DESIGN GROUP, INC.
JOHN A. FEICK, ARCHITECT
224 EAST WATER STREET
SANDUSKY, OHIO
(419) 825-2344

DATE	REVISIONS

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTER OF THE WALL UNLESS OTHERWISE NOTED.

DATE: 12-08-2024

DRAWN BY: SPD

CHECKED BY:

SHEET NUMBER

A-0

PROJECT NO. ED100

EXISTING FLOOR PLANS

HOUSE ADDITION FOR:

CHRIS BIECHELE

206 FIRST STREET WILSON, OHIO



FEICK DESIGN GROUP, INC.
JOHN A. FEICK, ARCHITECT
224 EAST WATER STREET
SANDUSKY, OHIO
(419)-625-8004

DATE: REVISIONS:

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206 FIRST STREET HURON, OHIO

CHRIS BIECHELE
HOUSE ADDITION FOR:

PROPOSED FLOOR PLANS

DATE: 12-06-2024

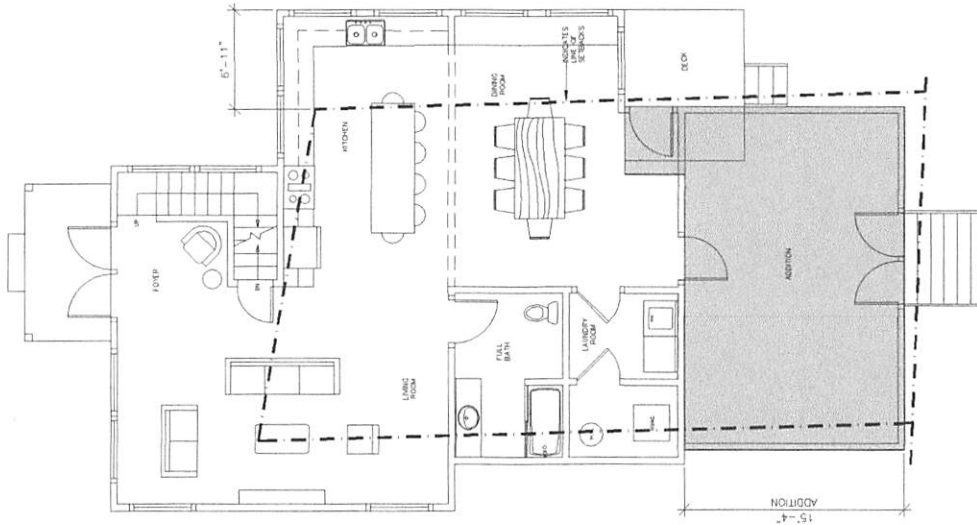
DRAWN BY: SP3

CHECKED BY:

SHEET NUMBER

A-1

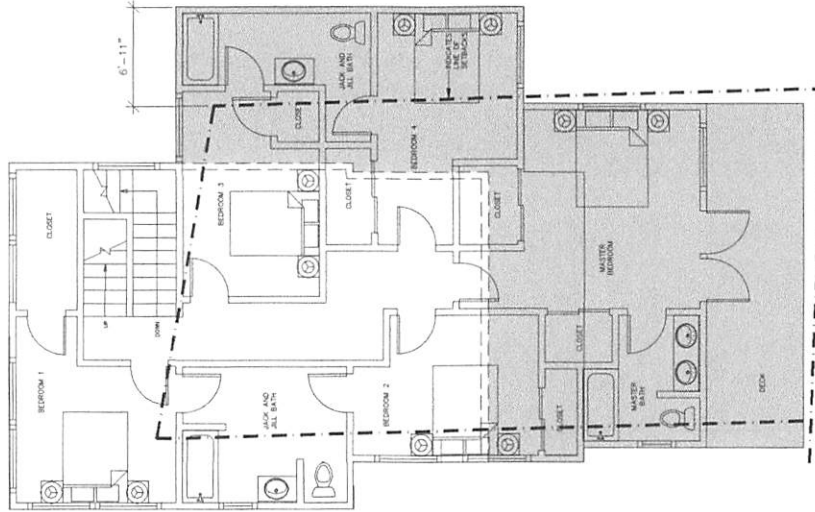
PROJECT NO. E0100



EXISTING = 1,170 SF
ADDITION = 387 SF



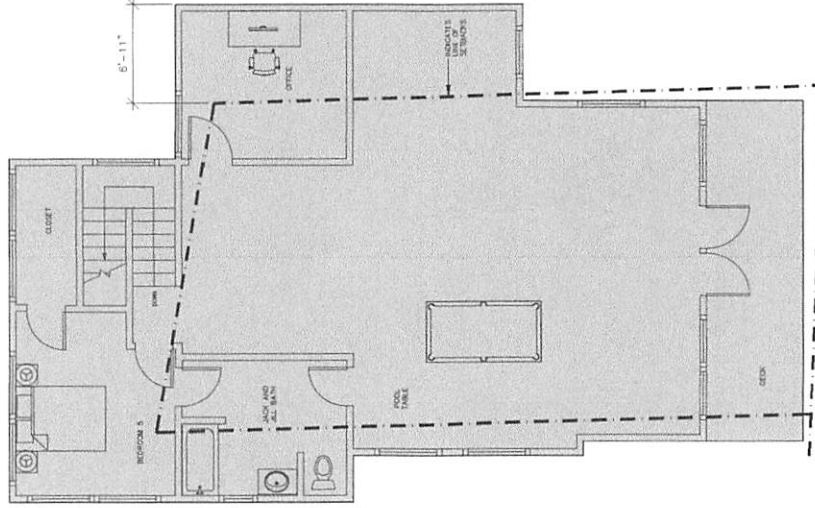
1ST. FLOOR PLAN
1/4" = 1'-0"



EXISTING = 767 SF
ADDITION = 790 SF



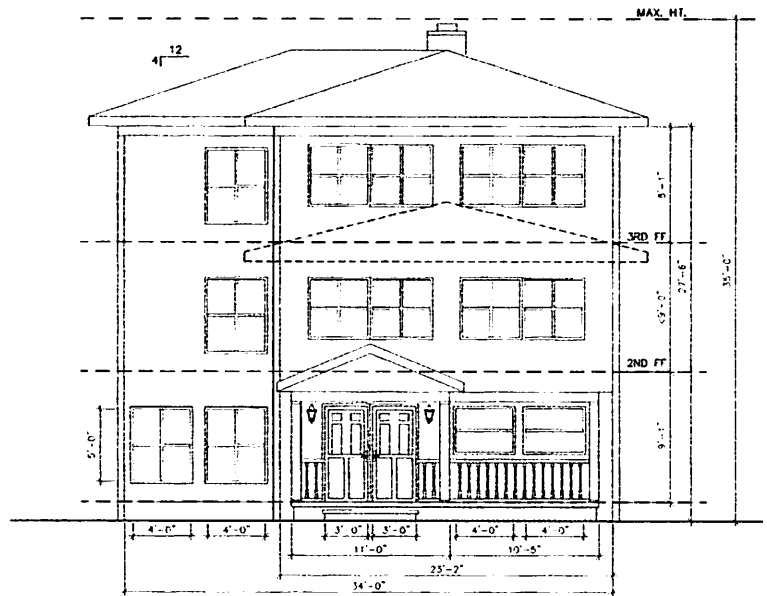
2ND. FLOOR PLAN
1/4" = 1'-0"



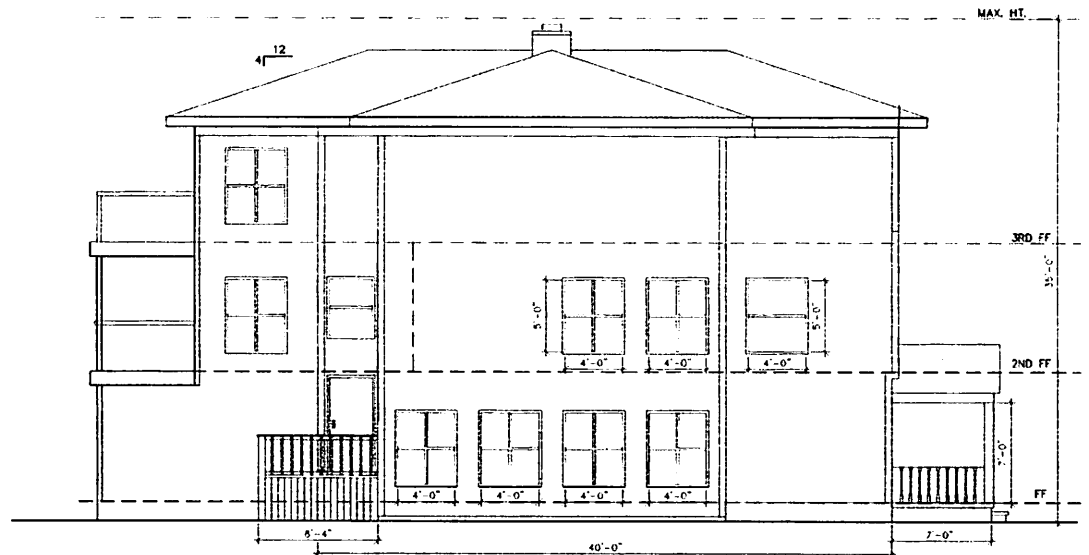
ADDITION = 1,557 SF



3RD. FLOOR PLAN
1/4" = 1'-0"



FRONT (NORTH) ELEVATION
1/4" = 1'-0"



SIDE (EAST) ELEVATION
1/4" = 1'-0"



FEICK DESIGN GROUP, INC.
JOHN A. FEICK, ARCHITECT
224 EAST WATER STREET
SANDUSKY, OHIO
(419)-625-2554

DATE	REVISIONS

PROPOSED ELEVATIONS
HOUSE ADDITION FOR:
CHRIS BIECHELE

206 FIRST STREET HURON, OHIO

DATE 12-08-2024
DRAWN BY SMD
CHECKED BY
SHEET NUMBER
A-2

PROJECT NO. C0100

Neighbors of 206 First Street – Huron

James & Teresa Schwefert – 210 First Street

Scott & Andree Niswander – 204 First Street

Jason & Amy Cobleigh – 202 First Street

Larry & Laranda Destazio – 209 First Street

Virginia Hyvarinen – 810 Superior Street

Charles & Rosemary Halsey – 804 Superior Street



Show search results for 42-...



Esri, HERE, Garmin, INCREM







TO: Chairman Kath and Board Members
FROM: Christine Gibboney, Planning & Zoning Manager
RE: 201 Ashland Ave
DATE: February 10, 2025

201 Ashland Ave Zoning District: R-1 Parcel No.: 46-00018.000

Existing Land Use: Single Family Residence Flood Zone: X

Property Size: 0.00 Acres 29' x 61' Irregular Lot shape

Traffic Considerations: Last home on the lake off Ashland Ave

Project Description- Area Variance-Setbacks to Front, Sides, Rear

The applicant/owner is proposing expansion of the existing second floor of the home. Per the application, the existing second floor is half attic space currently. The proposed project would result in a full second story addition using the existing footprint of the home. The home is pre-existing/non-conforming to the code and will require area variances to the setbacks for the proposed 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>
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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:

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Staff Analysis

According to the Auditor’s site, the original home was constructed in 1906. This parcel is unusual in shape and location and the 2-story home is oriented on an angle on the parcel. The narrow access to the property is at the very end of Ashland Ave and does not meet the lot frontage min.

Applying standards, the front of a parcel is considered to be the side abutting the roadway, verified by the address, making it challenging in this case to define the front/sides, and rear, due to the shape of the lot and the position of the home.

Staff has prepared a sketch (Exhibit A) to better clarify/verify what staff is considering the Front, Sides and Rear of the home based on the standard. To do this, we have envisioned the continuation of Ashland Ave. Exhibit B is the sight plan prepared by the contractor.

As existing, the parcel does not meet frontage requirement, front setback, side setbacks, or rear setback regulations. The existing and proposed height is compliant. Due to the positioning of the home, it is not possible to apply the averaging of the two abutting neighbors relative to the front yard setback.

It is important to note, the existing footprint of the home will not change, the setbacks all remain as reflected. The existing roofline and second story exterior will change.

As existing: (Refer to Exhibit A for proposed orientation and Exhibit B Site Plan)

Front Setback	Side Yard SB(North/Lake)	Side Yard SB	Rear Yard SB
26.22ft (26'- 2 ½")	1.59ft (1'-7")	10.48ft (10'-5")	7.23ft (7'-2")

As proposed, the following variances are required:

- 3'- 9 ½" front yard setback
- 6'- 5" side yard setback on the North (lake side)
- 1'- 7" side yard setback
- 22'- 10" rear yard 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 variances at 201 Ashland Ave for the following setback variances:

- 3'- 9 ½" front yard setback
- 6'- 5" side yard setback on the North (lake side)
- 1'- 7" side yard setback
- 22'- 10" rear yard setback

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 201 Ashland Ave for the following setback variances:

- 3'- 9 ½" front yard setback
- 6'- 5" side yard setback on the North (lake side)
- 1'- 7" side yard setback on
- 22'- 10" rear yard setback

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.***

NORTH

EXHIBIT A

REAR

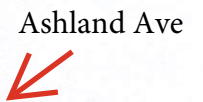
SIDE

SIDE

FRONT



ASHLAND AVE







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

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

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

Applicant's Name Daniel J Hillis- Owner of Hillis Construction LLC

Property Owners' Name: Brooke Caplin

Address: 201 Ashland Avenue

City, State, Zip: Huron, OH 44839

Phone Number 419.656.5347

Email: _____

Location of Project:

Lot/Parcel #: 46-00018.000 Zoning District: _____

Address: 201 Ashland Avenue Huron, OH 44839.

Year purchased: 06/23/2014. Year the existing structure was constructed: 1906

Single Story Home: _____ Two Story Home: X

Provide a brief summary of your proposed project:

The existing structure 2nd floor is half livable space and half attic space. The proposed project is to add a full second story using the existing footprint of the structure. See attached drawings.

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)*
Due to the odd lot lines, we are respectfully requesting a variance on all sides of the property.

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 lot and structure were built in 1906 and is currently non-conforming.

2. The variance is [substantial/insubstantial] because:
It allows for additional living square footage on the 2nd floor within the current footprint of the existing home. Due to the house being built in 1906, the lot does not allow for expansion of the first floor.

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 existing home already has a partial 2nd story on the South side of the house. The proposed plans allow for a full 2nd story and does not materially alter the existing landscape.

4. The variance [would/would not] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)
The proposed plans do not alter any governmental services.

5. The applicant purchased the property [with/without] knowledge of the zoning restriction. Year the property was purchased: 2014. Year the structure(s) was constructed: 1906.

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
it would allow the home to fully utilize its existing footprint and add living square footage without changing the dimensions of the setbacks.
-
-

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 home footprint cannot expand due to the odd shape of the lot and existing setbacks. This property is also considered non-conforming and could not be rebuilt in the event of a natural disaster. We respectfully request the Board to allow this variance for the protection of the property/structure and to allow for a full 2nd story to be built on the existing footprint of the structure.

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: 01/13/2025 Signed Applicant



Date: 01/13/2025 Signed Property Owner

(REQUIRED)

ZONING DEPT. USE ONLY

Date received: 1-14-25 Application Complete

\$150 filing fee receipted: yes

Comments

Hearing Date

Property Owners within 150'

- 1) TAMMY L JONES TRUSTEE
18 ERIE AVE HURON, OH 44839
- 2) SEVCIK MOLLIE TIMPLE
21 ASHLAND AVE HURON, OH 44839
- 3) GAMBRILL JOAN D & JOHN H COLLURA
22 ASHLAND AVE HURON, OH 44839
- 4) BYSTRICKY JOSEPH M & KELLY D
15 16 ERIE AVE & 17 EX N E TRI HURON, OH 44839
- 5) KVF LAKEHOUSE LLC
23 ASHLAND AVE & 24 ASHLAND AVE HURON, OH 44839











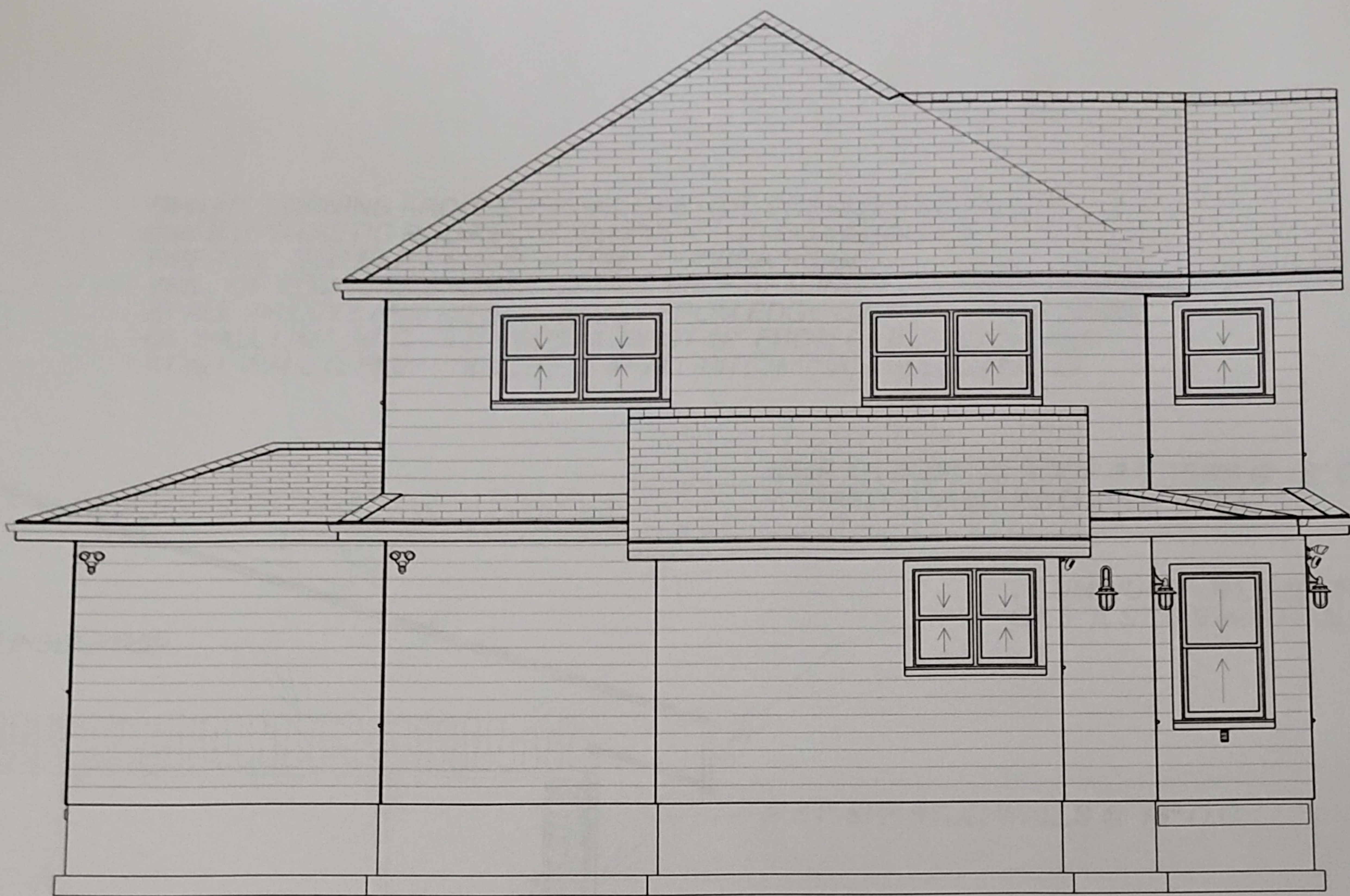




Exterior Elevation Front



Exterior Elevation Back



East Exterior Elevation



West Exterior Elevation



TO: Chairman Kath and Board Members
FROM: Christine Gibboney, Planning & Zoning Manager
RE: 312 Wyandot
DATE: February 10, 2025

312 Wyandot **Zoning District: R-1** **Parcel No.: 48-00052.000**

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

Property Size: **0.00 Acres**

Traffic Considerations:

Project Description- Area Variance-Parking Regulations

The applicant/owner came before the BZA in March of 2021 seeking area variances for the construction of a new 2 story home. The project included demolition of the existing non-conforming home, which had no garage, and construction of a new 2-story home with no garage. The variances for the rebuild were granted as submitted. (See attached minutes and Finding of Fact from that meeting) What was not proposed or addressed at the time by applicant, staff, or BZA, was the requirement of off-street parking.

The Zoning Department received the Zoning Application and plans for the 2-story home last week, during the zoning plan review, the non-compliance of the off-street parking regulation was found.

APPLICABLE CODE SECTIONS/SPECIFICATIONS :

1133.01 PURPOSE.

Off-street parking regulations are established in order to promote the overall vitality of the community through achieving various objectives, including:

- (a) Promoting the general convenience, welfare, and prosperity of existing and future developments;
- (b) Relieving congestion on City streets by promoting alternative modes of transportation, ensuring orderly movement of traffic, and increasing safety; and,
- (c) Providing adequate, but not excessive off-street parking to minimize the negative impacts that result from large expanses of paved parking areas.

(Ord. 2015-10. Passed 8-25-15.)

1133.03 NUMBER OF PARKING SPACES REQUIRED.

The required number of off-street parking spaces for each facility or use shall be determined by application of the standards noted in Schedule [1133.03](#). For a use not specified in Schedule [1133.03](#), the Planning Commission shall apply the standard for a specified use which the Commission determines to be most similar to the proposed use.

**Schedule 1133.03
REQUIRED OFF-STREET PARKING SPACES**

<u>Principal Building or Use</u>	<u>Minimum Spaces Required</u>
<u>(a) Residential Uses:</u>	
(1) Single-family dwellings	2 spaces for each dwelling unit. All new single-family development that occurs after the adoption of this chapter shall include at least a minimum of one (1) enclosed space.

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

Upon receipt of a zoning application and plans for the demolition of an existing home and construction of a new 2 story home, staff verified the variances granted in 2021 for the project. Staff found however, that the existing home does not have a garage, and the proposed new 2 story home did not include a garage space. In a review of the staff report and minutes from 2021, there was no mention or reference to parking regulations. Variances were granted for the new 2-story home as proposed.

As proposed the plans do not comply with 1133.03 for the required (1) enclosed space of off-street parking. Section 1133.03 was adopted in 2015, and the purpose as noted is relieving congestion, increasing safety, improving traffic flows. The main purpose of the Chapter was geared toward Commercial/Business, but did include residential regulations that are applicable. The variances granted in 2021 are still valid, as this was prior to the new city ordinance that states variances expire 1 year from the date of issuance if construction does not begin in that time.

Staff met with the contractor to review these requirements, he does not believe there is enough room to add the garage space, he was going to review with the architect and the homeowner, however, he did not believe it was possible due to the size of the parcel and the variances that were previously approved for the proposed new home.

As proposed, the plan does not include the required one (1) enclosed space of off-street parking. Per the site plan, the driveway can accommodate four (4) off-street parking spaces, exceeding the required overall minimum of two (2) off-street parking spaces.

As proposed, the following variances are required:

- **A variance to Section 1133.03, to waive the requirement of (1) enclosed space of off-street parking.**

The BZA may wish to consider a condition with the motion preserving the driveway area to accommodate at least 2 parking spaces in the event of any proposed future addition/expansion.

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 312 Wyandot for a variance to Section 1133.03, to waive the requirement of (1) enclosed space of off-street parking, 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 because 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, 312 Wyandot for a variance to Section 1133.03, to waive the requirement of (1) enclosed space of off- street parking, 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.*



March 9, 2021

Bradley & Katheryn Grant
21443 Stratford Ave
Rocky River, OH 44116

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

IN THE MATTER OF:

Parcel No.: 48-00052.000 Address: 312 Wyandot Place, Huron, OH 44839

Project Description :

Demolition of the current pre-existing, non-conforming one-story home and side yard shed; seeking variance to allow for the construction of a new 2 -story home with the following setbacks:

- *Proposed front yard setback of 27'-9". Pursuant to ~1123.01(e) of the Zoning Code, front yard setbacks are to be 30 ft. ~1137.03 of the Zoning code permits the reduction of a front yard setback to the average of the two adjoining properties. This would allow for a front yard setback of 27 ft. Therefore, a variance is not required.*
- *Proposed side yard setbacks of 6' 3" on the north side and 10'-7" on the south side. Pursuant to ~1123.01(e) of the Zoning Code, 2-story homes must have a cumulative side setback of 20 ft., with no side being less than 8 ft. This would require a variance of 1'-9" for the north side setback and a variance on the south side of 1' - 3".*
- *Proposed rear yard setback, of 22'-11". Pursuant to ~1123.01(e) of the Zoning Code, rear yard setbacks are to be 30 ft. A rear yard variance of 7'-1" would be required.*

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, March 8, 2021, the BZA Board:

Granted:

- 1) A North side yard setback variance of 1'- 9"
- 2) A South side yard setback variance of 1' -3"
- 3) A rear yard setback variance of 7' -1"

Mike Spafford, Interim City of Huron Zoning Official

CITY OF HURON
BOARD OF BUILDING AND ZONING APPEALS
March 8, 2021 Regular Meeting – 6:30p.m.

Chairman Frank Kath called the regular meeting to order at 6:30 p.m. on Monday, March 8, 2021, in the Council Chambers of the City Building, 417 Main Street Huron, Ohio. Members in attendance: Jim Shaffer, JoAnne Boston and Lisa Brady. Members absent: Jenine von Krumreig.

Also in attendance: Mike Spafford, Assistant to the City Manager and Christine Gibboney, Administrative Assistant.

Adoption of Minutes: (1-11-21 & 2-8-21)

Ms. Boston clarified her comments relative to the attendance by the Mayor at the 2-8-21 meeting, noting that her comments came across that attendance by council members was not done in the past, and she wished to express that this was not her intention as the board has had other council members in attendance previously. She noted she did contact the Mayor afterward and thanked him again for his attendance.

Motion by Ms. Boston to approve the minutes of 1-11-21 as printed and received. Motion seconded by Ms. Brady. All in favor, motion passed and minutes approved.

Motion by Ms. Brady to approve the minutes of 2-8-21 as printed and received. Motion seconded by Ms. Boston. All in favor, motion passed and minutes approved.

Verification of Required Notice Period

In response to a question by Mr. Kath, Mr. Spafford confirmed that notices were mailed to all affected property owners within 100' of the property appearing on the agenda on February 26, 2021.

Mr. Spafford referenced the one (1) statement received from neighbor Mr. Ed Beer, 315 Wyandot in support of the variance request of 312 Wyandot Place. All members confirmed receipt of the email.

Swearing In: Mr. Kath swore in those in attendance wishing to testify before the Board on the case appearing on the agenda. Mr. Kath explained the process/format of the meeting and asked that those in attendance turn off cell phones.

New Business

312 Wyandot Place- Parcel #48-00052.000: Side and Rear Setback Variances for new two-story home.

Project description from staff summary:

The applicant is proposing demolition of the current pre-existing, non-conforming one-story home and side yard shed. The applicant is seeking a variance to allow for the construction of a new 2 - story home with the following setbacks:

- *Proposed front yard setback of 27'-9". Pursuant to ~1123.01(e) of the Zoning Code, front yard setbacks are to be 30 ft. ~1137.03 of the Zoning code permits the reduction of a front yard setback to the average of the two adjoining properties. This would allow for a front yard setback of 27 ft. Therefore, a variance is not required.*
- *Proposed side yard setbacks of 6' 3" on the north side and 10'-7" on the south side. Pursuant to ~1123.01(e) of the Zoning Code, 2-story homes must have a cumulative side setback of 20 ft., with no side being less than 8 ft. This would require a variance of 1'-9" for the north side setback and a variance on the south side of 1' - 3".*
- *Proposed rear yard setback, of 22'-11". Pursuant to ~1123.01(e) of the Zoning Code, rear yard setbacks are to be 30 ft. A rear yard variance of 7'-1" would be required.*

Mr. Kath called the public hearing to order at 6:33p.m. Mr. Spafford referenced a conversation with Mr. Shaffer before the meeting, noting that Mr. Shaffer has advised he has a personal conflict and would therefore be recusing himself from this case. Mr. Shaffer then left the meeting. Mr. Spafford referenced that with three members in attendance, the board does have quorum. He reviewed the application, referencing the dimensions of the existing non-conforming one-story home and the applicant's proposed demolition and new construction of a two-story home. He referenced the elevations provided, noting the proposed home will be 35' in height, which is in compliance with the code. He referenced the one (1) letter of support received. (At this time, the applicant commented they had a couple letters from neighbors in support.) Mr. Spafford distributed these to members and asked the applicant for the addresses of these property owners. The applicant stated that one was 410 Wyandot, and the other property was from a neighbor directly behind her property- Mr. Velliquette.

Applicant/Owner Statements

Mr. Mark Reinhold, owner's architect, reviewed the proposed site plan, referencing the small size of the lot and the owner's intent of trying to keep setbacks as close as possible to the existing footprint. He noted that as proposed, they are only asking for 2' larger than then the existing footprint in one area. Members reviewed the existing non-conforming footprint, proposed setback dimensions, and variances required.

Property Owner, Kate Grant, noted they purchased the property in 2004 and have spent weekends and summers in the home and commented they are active in the homeowner association. She referenced that they plan to live in the home full time in the future and need more space, noting the investment in the neighborhood this proposed improvement makes. A brief discussion ensued regarding the proposed height of the home which is at the maximum height of 35'. Mr. Spafford confirmed that no calls were received with regard to the proposed height. It was noted the home across the street is also at the maximum of 35'.

Motion by Ms. Boston to approve the north side yard setback variance of 1'-9" as presented. Motion seconded by Ms. Brady.

Yeas: Boston, Brady, Kath (3)
Nays: None (0)

With three or more in favor, the motion passes and variance of 1'-9" to the north side setback approved.

**Motion by Ms. Boston to approve the south side yard setback variance of 1'-3" as presented.
Motion seconded by Ms. Brady.**

Yeas: Boston, Brady, Kath (3)
Nays: None (0)

With three or more in favor, the motion passes and variance of 1'-3" to the south side setback approved.

**Motion by Ms. Brady to approve the rear yard setback variance of 7' -1" as presented.
Motion seconded by Ms. Boston. Roll call on the motion:**

Yeas: Boston, Brady, Kath (3)
Nays: None (0)

With three or more in favor, the motion passes and variance of 7'-1" to the rear yard variance approved.

Mr. Kath closed the public hearing at 6:42p.m.

Other Matters

Mr. Spafford advised the city was contacted by an applicant relative to new home construction in the North Port subdivision. He explained briefly that the property owner's lot is adjacent to the subdivision's retention pond parcel and they have been dealing with some miscommunications with the developer relative to setbacks and will be seeking consideration for a side yard setback variance. He explained the applicant has asked if this body would entertain a special meeting. Members discussed availability for a special meeting and all noted they could be available on Thursday, March 18, 2021.

Mr. Spafford also advised that an applicant had contacted the city after the deadline with an application, and could reach out and see if they wish to be included on the special meeting agenda if the board agreed. No objections were raised. Clerk to contact remaining board members and confirm quorum for a special meeting on March 18, 2021 at 6:30p.m.

With no further business, motion by Ms. Boston to adjourn. Motion seconded by Ms. Brady. All in favor, meeting adjourned at 6:47p.m.

Jim Shaffer
Board of Building and Zoning Appeals Secretary



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 BRYAN ROBERTS

Property Owners' Name: KATE + BRAD GRANT

Address: 21443 STRATFORD AVE

City, State, Zip: Rocky River, OH, 44116

Phone Number 216-233-5729

Email: KATE.GRANT@IMG.COM

Location of Project:

Lot/Parcel #: 4800052000 Zoning District: R-1

Address: 312 WYANDOT PL Huron, OH 44839.

Year purchased: 2004. Year the existing structure was constructed: 1945

Single Story Home: ☒ Two Story Home: ☐

Provide a brief summary of your proposed project:

DEMO EXISTING COTTAGE AND CONSTRUCT NEW TWO STORY
HOUSE WITH FINISHED BASEMENT

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)

PARKING VARIANCE - WE ARE REQUESTING TO ELIMINATE
THE REQUIREMENT OF "ONE ENCLOSED SPACE" OF OFF STREET
PARKING

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:
THERE IS NOT ADEQUATE SPACE FOR A GARAGE
2. The variance is [substantial/~~insubstantial~~] because:
IT WILL ALLOW THE PROJECT TO MOVE FORWARD
WITHOUT REDESIGNING THE SPACE.
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:
THERE IS ENOUGH OFF STREET PARKING. FURTHERMORE, THE
NEIGHBORS HAVE EXPRESSED INTEREST TO NOT HAVE ANOTHER
STRUCTURE ADDED TO THE SCPE OF WORK.
4. The variance [would/~~would not~~] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage).
A GARAGE WOULD MAKE SERVICES MORE DIFFICULT
TREWORK, ELECTRICAL WORK
5. The applicant purchased the property [with/~~without~~] knowledge of the zoning restriction. Year the property was purchased: 2004. Year the structure(s) was constructed: 1945.

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
IT WILL ALLOW CONSTRUCTION TO MOVE FORWARD AS PLANNED.
IT WILL ALSO ALLOW ACCESS TO NEIGHBORING TREES AND
OVERHEAD ELECTRICAL LINES
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)
THERE IS NOT ENOUGH SPACE ON THE PROPERTY.

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: 1/30/25 Signed Applicant

Date: 1/30/2025

Signed Property Owner

(REQUIRED)

ZONING DEPT. USE ONLY

Date received: 2-3-25

Application Complete yes

\$150 filing fee receipted: _____

Comments _____

Hearing Date 2-10-25



Show search results for 48-...



WYANDOT PL
WYANDOT PL

lower

284

329

312

285

328

314

286

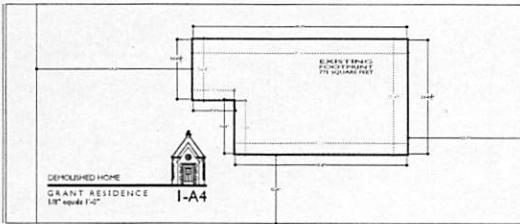
327

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | See web site

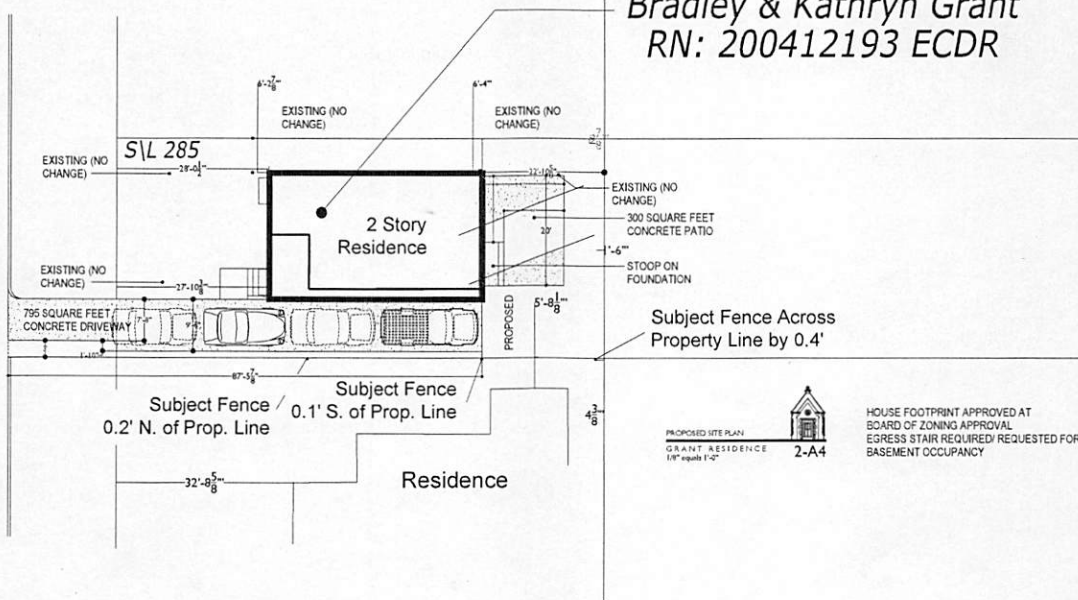
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20ft





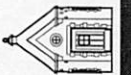
Wyandot Place 40'



Pcl. ID: 48-00052
Bradley & Kathryn Grant
RN: 200412193 ECDR



MARK REINHOLD architect 1120 Forest Road Lakewood Ohio 44127 (216) 788 7887

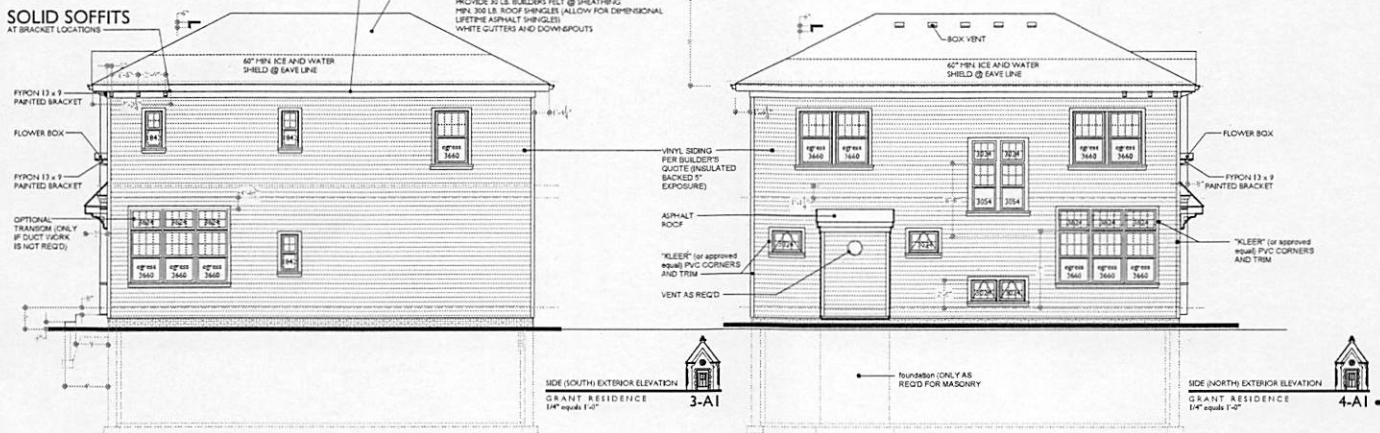
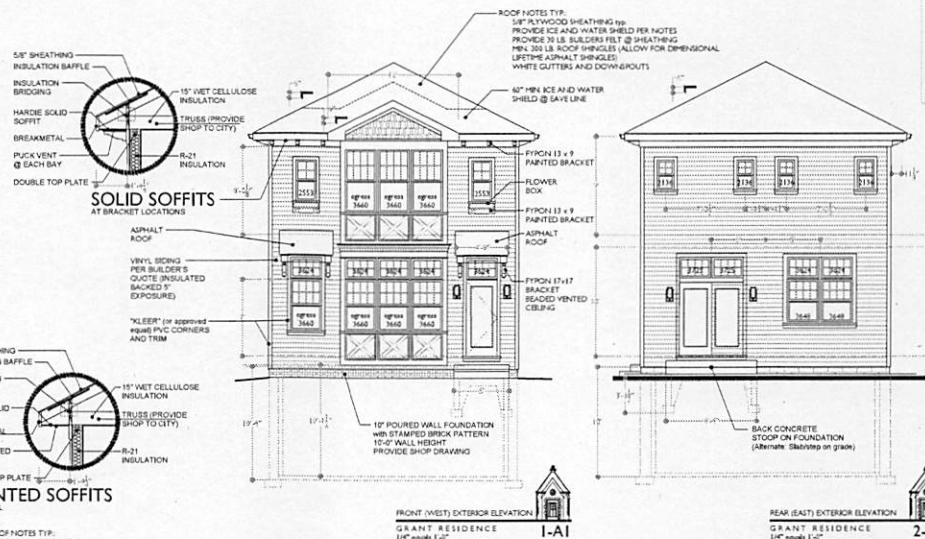


BRAD and KATE GRANT RESIDENCE 112 WYANDOT PLACE HURON, OHIO

SUPPLEMENTAL SITE PLAN INFO SD-1

GRANT RESIDENCE
312 WYANDOT PLACE, HURON, OHIO
EXTERIOR ELEVATIONS
FLOOR PLANS, FOUNDATION PLANS,
ROOF PLAN
POWER AND LIGHTING PLANS
SITE PLANS
SECTIONS
INTERIOR ELEVATIONS
GENERAL NOTES

EXTERIOR ELEVATIONS	A-1
FLOOR PLANS, FOUNDATION PLANS, ROOF PLAN	A-2
POWER AND LIGHTING PLANS	A-3
SITE PLANS	A-4
SECTIONS	A-5
INTERIOR ELEVATIONS	A-6
GENERAL NOTES	A-7



MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) 938-7397
 4-26-2024
 PERMITTING
 ELEVATIONS A-1
 312 WYANDOT PLACE, HURON, OHIO
 BRAD and KATE GRANT RESIDENCE

