

CITY OF HURON
BOARD OF BUILDING AND ZONING APPEALS
September 8, 2025, Regular Meeting – 5:30p.m.

Chairman Frank Kath, called the regular meeting to order at 5:27p.m. on September 8, 2025, in the Council Chambers of the City Building, 417 Main Street Huron, Ohio. Members in attendance: Tom Harris and Scott Slocum. Members absent: JoAnne Boston and Chris Harlan.
Also in attendance, Planning & Zoning Manager, Christine Gibboney and Planning & Zoning Secretary, Carolyn Boger.

Mr. Kath explained that the board treats each variance case as its own separate public hearing; Ms. Gibboney reads the specifics of the variance case, then applicant or anyone who wants to make comments may come forward to make statements and testify, there is a question answer session, then it is opened up to the public for statements and comments. After with the hearing is closed and the board makes their decision. Mr. Kath then asked anyone in attendance that wished to testify to stand and be sworn in. Mr. Kath also asked that whomever comes to the podium to testify state their name and address for the record. Mr. Kath then asked that phones be turned off, reviewed the format of the meeting, and swore in those in attendance wishing to testify before the Board on the case(s) appearing on the agenda.

Approval of Minutes (7-14-25)

Motion by Mr. Slocum to approve the minutes from 7-14-25 as submitted. Motion was seconded by Mr. Harris. All in favor, minutes approved.

Verification of Notifications

Mr. Kath asked for verification of the notices that had been mailed. Ms. Gibboney confirmed that notices were mailed on 8/29/25.

New Business

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.

As proposed, the carport will require the following variance:

- *6'-6" right side yard setback variance.*

Mr. Kath called the public hearing to order at 5:30 p.m. and introduced the case for a 6'6" side setback variance to build an attached carport.

Ms. Gibboney read from the staff report, noting that this is a one-story, single-family home and it was constructed in 1955 and the detached garage in 1965. The garage is pre-existing/non-conforming currently, as it sits 2' from the property line in the right-side yard.

Originally when meeting with the applicant/owners, the initial plan presented to our office was to have a freestanding 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. After further discussion the applicant/owners made some revisions to the project and proposed option to attach the carport to the home and the garage, which would eliminate the need for one of the variances previously needed.

In the packet there were pictures of the driveway, which is offset from the garage. You cannot drive straight down the driveway and into the garage, so that is why they are proposing to position the carport as shown. Which happens to be 6" from the property line and that gives them the clearance they need to get a car into the garage door. The neighboring home appears to be approx. 10' from the property line. As proposed the carport will require a 6'-6" right side yard setback variance.

Ms. Gibboney reported that no statements from neighbors had been received and requested that Mr. Kath review with the applicants their option to table the case based on only three members being present at the meeting.

Mr. Kath went on to explain that when the board votes quorum of three members in the affirmative is required to pass a motion regardless of how many board members are present. With tonight's meeting only having three members present all three would have to vote in the affirmative to pass the motion to approve the requested variance. And at meetings such as this they allow each case the option to table to another meeting where there are more board members present.

Applicant/Owner Statements:

Andy Wright of 540 Wilbor Ave: Elaborated on the need for the carport, stating that they need the carport for cover for their car and truck for safety for the winter months. Mr. Kath asked about the neighbor's fence being right up next to the Wright's garage. Mr. Wright explained that yes, the neighbor's fence is on his property, there was a variance for it to be placed there a number of years ago. Mr. Harris inquired about the consensus of the neighbors in regards to the requested variance.

Audience Comments:

Brett Popke of 544 Wilbor Ave: Stated that he had no concerns with the requested variance, that the proposed carport posts will be on the Wright's driveway which is on the Wright's property so he has no issues with it. He then went on to clarify that his fence (mentioned earlier) is actually on the Wright's property due to a variance granted in years past and an agreement with the previous neighbors that the Popke's maintain that property, and in the interest of being neighborly they have no issues with the proposed variance.

Mr. Harris wanted to know if there were any similar carports in the area to which Mrs. Gibboney responded that there is, the reference carport picture included in the meeting packet is from the neighbor who has the similar carport; his carport was also brought before the board. To which Mr. Harris remarked that there is a precedence for these carports in this neighborhood then. Mr. Harris then asked if there were any safety concerns with the proposed proximity to the neighboring structure. To which Mrs. Gibboney replied that because it is an open carport and there is over 10' between the structures there should be no safety concerns. Mr. Kath added that they may want to consider a declaration that the carport cannot be enclosed at a later date when they vote on the variance.

Mr. Kath then asked Mr. Wright if they would like to continue with the board's vote on their case or if they would like to table their case. Mr. Wright stated that they would like to table their case.

With no further questions or discussion, Mr. Kath closed the public hearing at 5:38 p.m.

Motion by Mr. Harris to table the request for area variances at 540 Wilbor Ave for the following setback variances:

- 6'-6" right side yard setback variance requirement of a 7' setback.

Motion seconded by Mr. Slocum. Roll call on the motion:

Yeas: (3)

Nays: (0)

Abstain: (0)

With three or more votes in the affirmative, motion passes and request to table the case is approved.

Other Matters

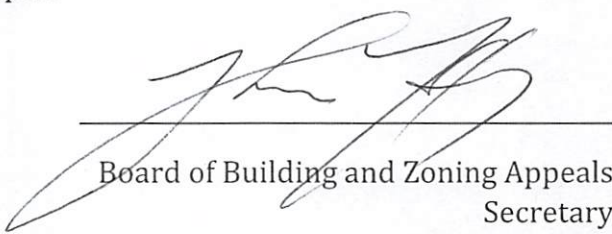
- Meeting Reminder - October 13, 2025
- BZA openings:
 - Ms. Gibboney discussed how Chris Harlan was the replacement for Lisa Brady, who's term is up this December. Mr. Harlan had been asked at an earlier date if he would like to continue on the board and he had indicated his interest to continue. The mayor has been informed of Mr. Harlan's interest and would be agreeable if he gets reappointed.
 - The other upcoming opening on the board will be Tom Harris's spot, as Mr. Harris will be likely be joining city council as there are four openings on city council and only four people running.

Adjournment

With no further business, motion by Mr. Harris to adjourn. Motion seconded by Mr. Slocum. All in favor, meeting adjourned at 5:43p.m.

ADOPTED: Oct 13, 2025

/cmb


Board of Building and Zoning Appeals
Secretary