

CITY OF HURON
BOARD OF BUILDING AND ZONING APPEALS
January 13, 2025 Regular Meeting – 5:30p.m.

Chair, Frank Kath, called the regular meeting to order at 5:30 p.m. on Monday, January 13, 2025, in the Council Chambers of the City Building, 417 Main Street Huron, Ohio. Members in attendance: JoAnne Boston, Lisa Brady, Scott Slocum and newly appointed member, Tom Harris. Chairman Kath welcomed Mr. Harris to the board. Also in attendance, Planning & Zoning Manager, Christine Gibboney.

Verification of Notifications

Mr. Kath asked for verification that notices had been mailed. Ms. Gibboney confirmed that notices were mailed on January 3, 2025.

Mr. Kath reviewed the meeting and hearing format and swore in those in attendance wishing to testify before the Board on the case(s) appearing on the agenda.

New Business

403 Winona Ave Zoning District: R-1 Parcel No.: 49-00057.000

Existing Land Use: Single Family Residence Flood Zone: X

Property Size: 0.00 Acres 140 x 95

Traffic Considerations: N/A

Project Description- Area Variance-Rear Yard Setback Variance

The applicant/owner is proposing a 467sq. ft. single-story addition in the rear yard and a front porch renovation to include a new roof on this existing 2-story residential dwelling in Chaska Beach.

Mr. Kath called the public hearing to order at 5:32 p.m. and introduced the case.

Ms. Gibboney reviewed the application, noting the home is pre-existing/nonconforming relative to the rear yard setback, noting the existing attached garage has a rear yard setback of 23'-8", the required setback for an R-1 is 30'. The proposed one-story rear yard addition to the home would have the same rear yard setback as the garage, at 23'-8", requiring a variance of 6'-4".

Applicant/Owner Statements: Dan Frederick, Frederick & Associates representing the owners, John, and Amy Springer, who were also in attendance.

Mr. Frederick noted that the addition is intended to match the existing rear yard setback. He explained the owners are updating the 1940's kitchen and explained the parcel itself is large and comprised of 3 lots. He noted all other setbacks are compliant and he does not believe the variance request to be substantial. He noted the area of the addition is currently a paved patio area. This variance will allow for the updating of the kitchen and bathroom on the first floor and noted the it is the intention of the owners to reside here long term.

Audience Comments: None

Ms. Gibboney confirmed that no statements were received from neighbors.

With no further questions or discussion, Mr. Kath closed the public hearing at 5:37 p.m.

Motion by Mr. Harris to approve the request for the area variance at 403 Winona Ave, for a 6'-4" rear yard setback variance for a single- story addition as proposed citing:

- **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.**

Motion seconded by Ms. Boston also citing, that the variance would not adversely affect the delivery of governmental services.

Roll call on the motion:

Yeas: Harris, Boston, Kath, Brady, Slocum (5)

Nays: (0)

Abstain: (0)

With three or more votes in the affirmative, motion passes and the area variance approved as submitted.

Approval of Minutes (10-14-24 & 11-18-24)

Motion by Ms. Brady to approve the minutes of 10-14-24 and 11-18-24, as printed and received. Motion seconded by Ms. Boston. Roll call on the motion:

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

Nays: (0)

Abstain: (1) Harris

With majority in favor, minutes approved.

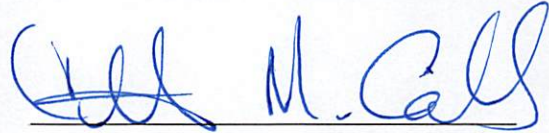
Other Matters

Ms. Gibboney reported on the following:

- BZA Rules provided for member review. Discussion ensued it was noted the final version of the Rules had been approved, however, full body had never signed off, so now with a new member, the rules can be reviewed again and members can sign off at a future meeting. Members agreed to review and place on the February agenda.
- Replacement pages for handbooks provided to members.
- Staffing changes in the Planning & Zoning Dept: Ms. Gibboney explained the department is seeking to fill a secretarial position at this time, and her new position is Planning & Zoning Manager, and Alec Romick is Zoning Inspector. Discussion ensued on the staffing – fully staffed the department has 3 FT employees, however the department has been operating with 2FT employees since March of 2024.
- New City website launched.
- Next meeting, February 10, 2025- anticipate a couple cases on the agenda.

Members welcomed Mr. Harris to the board and each exchanged their background/work experience.

With no further business, motion by to adjourn. Motion seconded by All in favor, meeting adjourned at 5:50p.m.

A handwritten signature in blue ink, appearing to read "M. Call", written over a horizontal line.

Board of Building and Zoning Appeals
Secretary

ADOPTED: FEB 10, 2025
/cmg