

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

Chairman Frank Kath, called the regular meeting to order at 5:29 p.m. on Monday, October 13, 2025, in the Council Chambers of the City Building, 417 Main Street Huron, Ohio. Members in attendance: JoAnne Boston, Tom Harris, Scott Slocum, Chris Harlan. Also in attendance, Planning & Zoning Manager, Christine Gibboney and Planning & Zoning Secretary, Carolyn Boger.

Mr. Kath asked that phones be turned off or silenced then he reviewed the format of the meeting; explaining that the board treats each variance case as its own separate public hearing; Ms. Gibboney reads the specifics of the variance case, then applicant 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 swore in those in attendance wishing to testify before the Board on the case(s) appearing on the agenda and asked that whomever comes to the podium to testify state their name and address for the record.

Approval of Minutes (9-8-25)

Motion by Mr. Harlan to approve the minutes of 9-8-25 as submitted. 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 Date: 10/1/25.

Old 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.*

(TABLED ON 9-8-25)

Mr. Kath reopened the public hearing to order at 5:31 p.m. and reintroduced the case for a 11'4" Front yard setback variance.

Ms. Gibboney noted that the case had been tabled 9/8/25 to allow the applicant to have their case heard by more than the three BZA members present at that meeting. She then reiterated that the neighbors at 544 Wilbor had attended the last meeting, that was tabled; testifying their support of the requested variance and have no concerns, they were just not able to be at tonight's meeting.

Ms. Gibboney then read from the staff report, noting that the lots in the Oklahoma neighborhood are long very narrow lots. The house 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. The neighboring home appears to be approx. 10' from the property line and that is the neighbor that voiced their support at the last meeting.

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.

As proposed the carport will require a 6'-6" right side yard setback variance.

Applicant/Owner Statements:

Andy Wright of 540 Wilbor Ave: Noted that they purchased this property for their retirement home and went on to elaborate on the need for the carport; stating that they need the carport for cover of their two vehicles 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 then explained that yes, the neighbor's fence is on his property, there was a variance for it to be placed there several years ago before they were the property owners and they have no issues with it.

Mr. Harlan noted that after visiting the property the only people this proposed carport will affect are the neighbors to the West who have already voiced their support. Mr. Harlan then asked how the applicants planned to drain the roof run off for the proposed carport. To which Mr. Wright stated they intend to tie into the existing drainage system on their property. Ms. Boston asked if any of the safety services had raised concerns over the proximity of the proposed structure to the neighbor's structure. Ms. Gibboney responded that the Fire Dept. had not been involved because there is 10' between the structures and the proposed structure will be an open carport. She also noted that the board may want to consider putting it in the motion that the carport cannot be enclosed.

Audience Comments:

None.

With no further questions or discussion, Mr. Kath closed the public hearing at 5:36 p.m.

Motion by Mr. Harris to approve 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.*

Citing:

- *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 spirit and intent behind the zoning requirement would be observed, and substantial justice done by granting the variance.*

Motion seconded by Mr. Slocum; with the stipulation that the carport cannot be enclosed in the future.

Roll call on the motion:

Yeas: (5)

Nays: (0)

Abstain: (0)

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

New Business

1214 Laguna Drive Zoning: R-1 Parcel No.: 42-01676.000

Existing Land Use: Single Family Residential Flood Zone: X

Property Size: 75 x170

Traffic Considerations: Curved Roadway- Wide ROW

Project Description- Area Variance-Front Yard Setback

The applicant is proposing to add one additional garage bay to the existing two-car garage. The garage addition will have a front yard setback of 19'-8". All other setback requirements are conforming. As proposed, an 11'-4" front yard setback variance would be required. The proposed site plan also shows a small master bedroom addition; however, this requires no BZA review as it would be compliant.

As proposed the following variances are required:

- *11'- 4" front yard setback variance*

Mr. Kath called the public hearing to order at 5:38 p.m. and introduced the case for a 11'4" Front yard setback variance.

Ms. Gibboney read from the staff report, first noting that property is on an extremely curvy road and that the right-of-way in this neighborhood is much wider than most neighborhoods. She then went on to say that the existing one-story home and attached two-car garage appear compliant to all setback regulations for the R-1 zoning district. The parcel is an odd shape.

The proposed 162sf garage bay will align with the existing left side yard setback to be compliant with the side yard setback. There is a large tree located where the proposed addition will go that would be removed. The height of the garage will be 14'. The new front yard setback would be 19'-8", the average of the two neighboring front yards is approx. 31', therefore, a variance of 11'-4" will be required.

Ms. Gibboney reported that two neighbors sent letters of support. The neighbor to the left (1210 Laguna) has submitted a statement of support, noting she has no objections to the variance and no issue with regard to the view. The neighbor to the right (1216 Laguna) also submitted a statement in with no objections to the proposed garage.

Applicant/Owner Statements:

Terry Ross, Architect on behalf of the property owners at 1214 Laguna Drive, who's address is 1127 Sheltered Brook Drive, Huron. Elaborated on Ms. Gibboney's statements that the homeowners have ran out of garage space for their vehicles as they have four.

Mr. Slocum asked for verification that the stakes in the yard are where the proposed addition will be and noted that it looks like they will be replacing the existing landscaping with the proposed garage. Mr. Ross verified that yes, the stakes indicate the position of the proposed addition and that the large tree in the landscaping will be removed. Mr. Ross also added that the new roof line will match the existing garage roof line and the drainage will tie in to the existing catch basin. Mr. Ross also noted that the large 60' right-of-way is a property hinderance and one that he as an architect does not run into very often.

Audience Comments:

None.

With no further questions or discussion, Mr. Kath closed the public hearing at 5:44 p.m.

Motion by Ms. Boston to approve the request for area variances at 1214 Laguna for the following setback variances:

- *11'-4" front yard setback variance*

Citing:

- *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 spirit and intent behind the zoning requirement would be observed, and substantial justice done by granting the variance.*

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

Yeas: (5)

Nays: (0)

Abstain: (0)

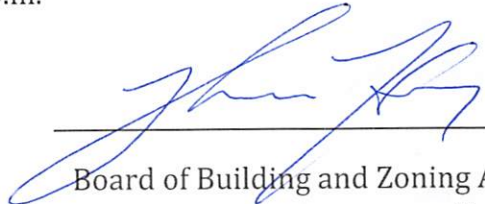
With three or more votes in the affirmative, motion passes and area variance is approved as submitted.

Other Matters

- Meeting Reminder- November 10, 2025
- Ms. Boston asked for clarification on how long any new variances that are approved are valid for. To which Ms. Gibboney explained that the variance once approved effective immediately are valid for one year for the property owners to start their construction.
- Ms. Gibboney also let the board know that the BZA board opening, being vacated by Mr. Harris (taking a new position on city council), is going to be posted on the city Facebook page. The only requirements to appointment to the board are:
 - city of Huron residency
 - the appointee holds no other position or employment with the city.
 - Terms are five years.

Adjournment

With no further business, motion by Ms. Boston to adjourn. Motion seconded by Mr. Slocum. All in favor, meeting adjourned at 5:51 p.m.



Board of Building and Zoning Appeals
Secretary

ADOPTED: Nov. 10, 2025
/cmb