

CITY OF HURON
BOARD OF BUILDING AND ZONING APPEALS
March 10, 2025, Regular Meeting – 5:30p.m.

Chairman Frank Kath, called the regular meeting to order at 5:35 p.m. on Monday, March 10, 2025, in the Council Chambers of the City Building, 417 Main Street Huron, Ohio. Members in attendance: JoAnne Boston, Tom Harris, and Lisa Brady. Members absent: Scott Slocum. Also in attendance, Planning & Zoning Manager, Christine Gibboney.

Mr. Kath reviewed the protocol and format of the meeting and public hearings. He explained that anyone wishing to provide testimony will be sworn in and asked that audience members come up to the podium when speaking.

Approval of Minutes (2-10-25)

Minutes had been emailed to members after the agenda packet had been issued. Due to the length of the minutes and with Mr. Slocum being out, members would place these on the April agenda.

Verification of Notifications

Mr. Kath asked for verification of the notices that had been mailed. Ms. Gibboney confirmed that notices were mailed on February 28, 2025.

Mr. Kath 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.

New Business

1238 Riverside Drive	Zoning R-1	Parcel No.: 42-00223.000
Existing Land Use:	Single Family Residence	Flood Zone: X
Property Size:	70 x 211	
Traffic Considerations:	n/a	

Project Description- Area Variance- Setbacks

The applicant/owner is proposing the removal of the existing attached carport and construction of an attached 32' x 42' two- story garage in its place. The height of the garage will be 25' which is compliant.

The home is pre-existing/nonconforming to the lot for the left side setback and front setback. As proposed, this garage will require variances for the front yard setback and the left side yard setback.

As proposed, the following variances are required:

- 2' -9" side yard setback variance to the left side yard.*
- 32' front yard setback variance to the 50' required max setback*

Mr. Kath called the public hearing to order at 5:38 p.m. and introduced the case for front and side setback variances for a pre-existing/nonconforming home.

Ms. Gibboney referenced the staff report, noting the applicant is proposing the removal of the existing attached carport and construction of an attached 32' x 42' two-story garage. The height of the proposed garage will be 25' which is compliant with the code. Ms. Gibboney noted the current home and carport are pre-existing/noncompliant to the code for the front yard setback and the left side yard setback, reviewing same from the existing site plan: 93.5' Front Yard Setback and 7'-2" to the left side setback. She referenced the owner is seeking to align the garage with the home which is on an angle to the lot and as proposed the garage front yard setback would be 82' and the left side yard setback would be 5'-3". The variances needed as proposed: 2'-9" side yard setback variance on the left side, 32' front yard setback variance to the 50' max front yard setback. Ms. Gibboney noted that no statements had been received.

Members reviewed the site plan, noting the angle of the existing house and the fact that the new garage when aligning with the home will make the setback closer to the property line than it is currently. Mr. Harris referenced the proposed north (left) side setback, noting the proposed alignment with the existing home, asking the homeowner for verification.

Applicant/Owner Statements: Paul Elli, property owner. Mr. Elli noted this was correct. Mr. Kath commented that the setback of 5'-3" is the northwest corner; Mr. Elli stated that was correct. Mr. Harris commented from the aerial view; it appears the neighboring home's side setback appears non-conforming as well. Mr. Harris asked if staff knew the distance of the setback to the home next door. Ms. Gibboney noted she did not have the side setback distance of the house next door. Mr. Harris noted that it appears both neighbors are non-conforming and close to their side property lines, stating his concern relative to access to the rear yard, not so much for this property, but for the neighboring property on the north side. Brief discussion ensued on the Auditor's aerial and estimated distances. Mr. Kath referenced it looks to be at least 10'-12'. Mr. Harris noted the front yard setbacks of homes on this street are all similar and noted that since there are no comments from the neighbor, he has no issue with the request.

Mr. Elli commented that he doesn't know the reason why the home was built on the angle it is, but noted this is the reason for having to seek a variance. Ms. Boston noted she has no questions or concerns. Mr. Harris noted he had no issues other than the concern raised regarding access.

Audience Comments: None

Mr. Kath closed the public hearing at 5:45. p.m.

Motion by Ms. Boston to approve the request for area variances at 1238 Riverside Drive for the following setback variances:

- **2' -9" side yard setback variance to the left side yard.**
- **32' front yard setback variance to the 50' required max 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, substantial justice done by granting the variance.*

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

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

Nays: (0)

Abstain: (0)

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

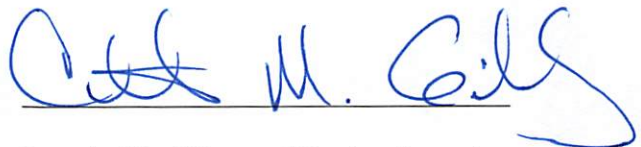
Without the full body in attendance, members asked that the Rules of the BZA and the appointment of the BZA Secretary to be considered at the next meeting.

Other Matters

- Next meeting, April 14, 2025 – applications anticipated to be submitted tomorrow for this meeting.
- Ms. Gibboney reported that department will be back to full staff of three after a year, as the department will be welcoming the new secretary next Monday

Ms. Brady announced that she would be resigning from the BZA Board, apologizing and explaining that with her children's sports activities, there are schedule conflicts and she is unable to continue serving on the board. She added that she is happy to fill in until a replacement can be found and she noted she has enjoyed her time on board. Members and staff acknowledged and thanked her for her service. Ms. Gibboney noted that she would let the Clerk of Council know.

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



Board of Building and Zoning Appeals
Secretary

ADOPTED: April 14, 2025
/cmg