



Agenda for the Board of Building and Zoning Appeals  
Regular Meeting- Huron City Hall – Council Chambers  
Monday, January 12, 2026 5:30p.m.

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. ADOPTION OF THE MINUTES (11-10-25)**

**IV. VERIFICATION OF NOTICING**

**V. SWEARING IN OF THOSE TESTIFYING BEFORE THE BOARD** (*anyone intending to testify must be sworn in) When testifying before the board, please step to the podium, and state your name and address for the record.*

**VI. NEW BUSINESS**

405 Wyandot Pl      PPN 48-00089.000      R-1      Area Variance- proposed addition to the home requiring a variance to the distance required between structures, rear yard setback variance.

**VII. OTHER MATTERS**

Meeting Reminder- February 9, 2026

**VIII. ADJOURNMENT**

*1139.04 Any person or persons, jointly or severally aggrieved by the decision of the Board, may appeal to the Court of Common Pleas that such decision is unreasonable or unlawful. Such petition shall be presented to the Court within thirty days after the filing of the decision in the office of the Board.*



**TO:** Chairman Kath and BZA Board Members  
**FROM:** Christine M. Gibboney, Planning & Zoning Manager  
**RE:** 405 Wyandot  
**DATE:** January 12, 2026

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**Current Zoning District: R-1**      **Parcel No.: 48-00089.000**

**Existing Land Use:** Single Family Residence

**Property Size:** 60 x 90

**Traffic Considerations:** N/A

**Project Description- Area Variance**

The applicant is proposing a 20' x 11'-4" Great Room addition to the rear of the existing home. As proposed, the addition would require a variance to reduce the required distance of 6' between the existing detached garage. The new proposed addition would have a distance of 4'-8" to the detached garage. A minimal rear yard setback variance would also be required as the addition is just shy of the required 30' setback.

*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'-8":*

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:**

According to the Auditor's site, this 2-story home was built in 1940, remodeled in 2011, and detached garage was added in 2011. The lot, like most in this neighborhood, is noncompliant in that the area is 5400sf and the frontage is 60'; however, the home is currently compliant with all setback regulations for the R-1 District, including the required distance between structures and the setbacks required for the detached garage.

As proposed, the 227sf addition will be 4'-8" from the detached garage, this would require a 1'-4" variance to the required 6' distance. The addition will have a rear yard setback of 29'-8", this would require a minimal 4" variance to the required 30' rear yard setback. When meeting with the applicant, staff noted the option of reducing the new addition depth by 1'-4" which would bring the addition into full compliance without the need for any variances.

Staff has shared the site plan with the Huron Fire Department for any comments/concern they may have about the reduced distance between the home and the detached garage. We are awaiting the response as of this writing and will provide information at the meeting.

As proposed, the addition would require the following variances:

- 1'-4" variance to the required distance of 6' between the home and the detached garage.
- 4" rear yard setback variance.

**Applicable Code Section(s)****1123.01 R-1 One Family Residence District**

e) Lot Area, Frontage and Yard Requirements. The following minimum requirements shall be observed, except as otherwise provided in this Zoning Ordinance:

Dwelling (stories)	<u>Lot Area</u> (sq. ft.)	<u>Lot Frontage</u> (ft.)	<u>Side Yards</u>			<u>Rear</u> <u>Yard</u> <u>Depth</u> (ft.)
			<u>Front</u> <u>Yard</u> <u>Depth</u> (ft.)	<u>Least</u> <u>Width</u> (ft.)	<u>Sum of</u> <u>Width</u> (ft.)	
1	9,000	75	30	7	15	30
2	9,000	75	30	8	20	30

**1121.06 (g) Accessory Uses in R Districts.** An accessory building may be erected detached from the principal building or it may be erected as an integral part of the principal building. Except as provided in Section [1137.03](#), no detached accessory building shall be erected in any required yard or court except a rear yard, and shall not occupy more than thirty-five percent (35%) of the rear yard. Detached accessory buildings shall be distant at least six feet from any dwelling situated on the same lot, unless an integral part thereof, at least six feet from any other accessory building and at least five feet from all lot lines of adjoining lots which are within any R District.

**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 an area variance at 405 Wyandot for a 1'-4" variance to the required distance between the accessory structure and home, and a 4" rear yard setback variance as submitted for a new addition. 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 1'-4" variance to the required distance between the accessory structure and home, and a 4" rear yard setback variance as submitted for a new addition, 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.*



## 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 Jim Waller - Project Manager

Property Owners' Name: ANDREW & DANA GAMBONI

Address: 405 WYANDOT DR.

City, State, Zip: HURON, OH 44839

Phone Number (510) 555-1234

Email: AGBONI@GMAIL.COM

### Location of Project:

Lot/Parcel #: 48-00089.000 Zoning District: \_\_\_\_\_

Address: 405 WANDOT DR. Huron, OH 44839.

Year purchased: 2010. Year the existing structure was constructed: 2011

Single Story Home:  Two Story Home:

Provide a brief summary of your proposed project:

CONSTRUCT CONCRETE FOUNDATION / WOOD FRAMED 20' x 114" GREAT ROOM  
ADDITION ON REAR OF EXISTING HOME

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)

REQUESTING A VARIANCE TO CONSTRUCT AN ADDITION THAT WOULD BE 48" AWAY FROM A LEGALLY CONSTRUCTED EXISTING DETACHED GARAGE THAT HAS A 6' SETBACK IN PLACE.

#### 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:

N/A

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:

STRICT ADHERENCE TO THE SIX FOOT SEPARATION REQUIREMENT WOULD ELIMINATE THE HOMEOWNERS ABILITY TO MAKE A REASONABLE AND FUNCTIONAL IMPROVEMENT TO THE DWELLING. THE REQUESTED VARIANCE IS NECESSARY TO ALLOW NORMAL RESIDENTIAL USE AND MODERNIZATION OF THE HOME WHILE MAINTAINING COMPLIANCE WITH ALL OTHER SETBACKS.

2. The variance is [substantial/insubstantial] because:

THE REDUCTION IS ONLY 16" FROM THE REQUIRED SIX FEET. WE WILL HAVE 56" CLEAR SPACE COMPARED TO THE REQUIRED 72".

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 ADDITION IS CONSISTENT IN SCALE AND APPEARANCE WITH SURROUNDING HOMES, THE REDUCED SEPARATION IS NOT VISIBLE FROM THE STREET, AND THE VARIANCE DOES NOT AFFECT LIGHT, AIR, SAFETY, OR PROPERTY USE FOR NEIGHBORING RESIDENTS.

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

THE ADDITION DOES NOT INTERFERE WITH ACCESS TO WATER, SEWER, DRAINAGE, GARBAGE COLLECTION OR ANY UTILITY EASEMENTS.

5. The applicant purchased the property [with/without] knowledge of the zoning restriction. Year the property was purchased: 2010. Year the structure(s) was constructed: 2011.

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 THE REQUESTED SEPARATION STILL MAINTAINS SAFETY, FIRE ACCESS, AND NEIGHBORHOOD CHARACTER, WHILE ALLOWING A REASONABLE INCREMENENT TO THE HOME THAT CANNOT BE ACHIEVED ELSEWHERE ON THE LOT DUE TO FRONTAGE SETBACKS. VARIANCE FAVORS MINIMUM RELIEF NECESSARY.

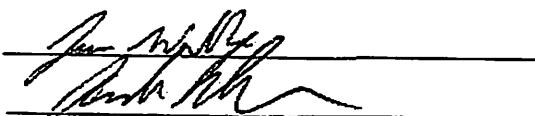
8. We believe the request should be granted due to the following hardship which is created by the property: (explain the hardship that exists *pursuant to the code*)  
THE HARDSHIP IS CREATED BY THE FIXED LOCATION OF THE EXISTING DETACHED GARAGE AND THE LOT'S FRONT AND REAR SETBACK LIMITS, WHICH LEAVE NO OTHER FEASIBLE PLACEMENT FOR THE ADDITION. THESE SITUATIONS ARE PROPERTY-BASED AND NOT SELF-CREATED.

Note: If granted, Use or Area variances will expire within one (1) year from the date of approval. Refer to Section 11.59.94 (e) for specifics to timeline regulations for commencement, continuation 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: 12/18/25 Signed Applicant



Date: 12/19/25 Signed Property Owner

(REQUIRED)

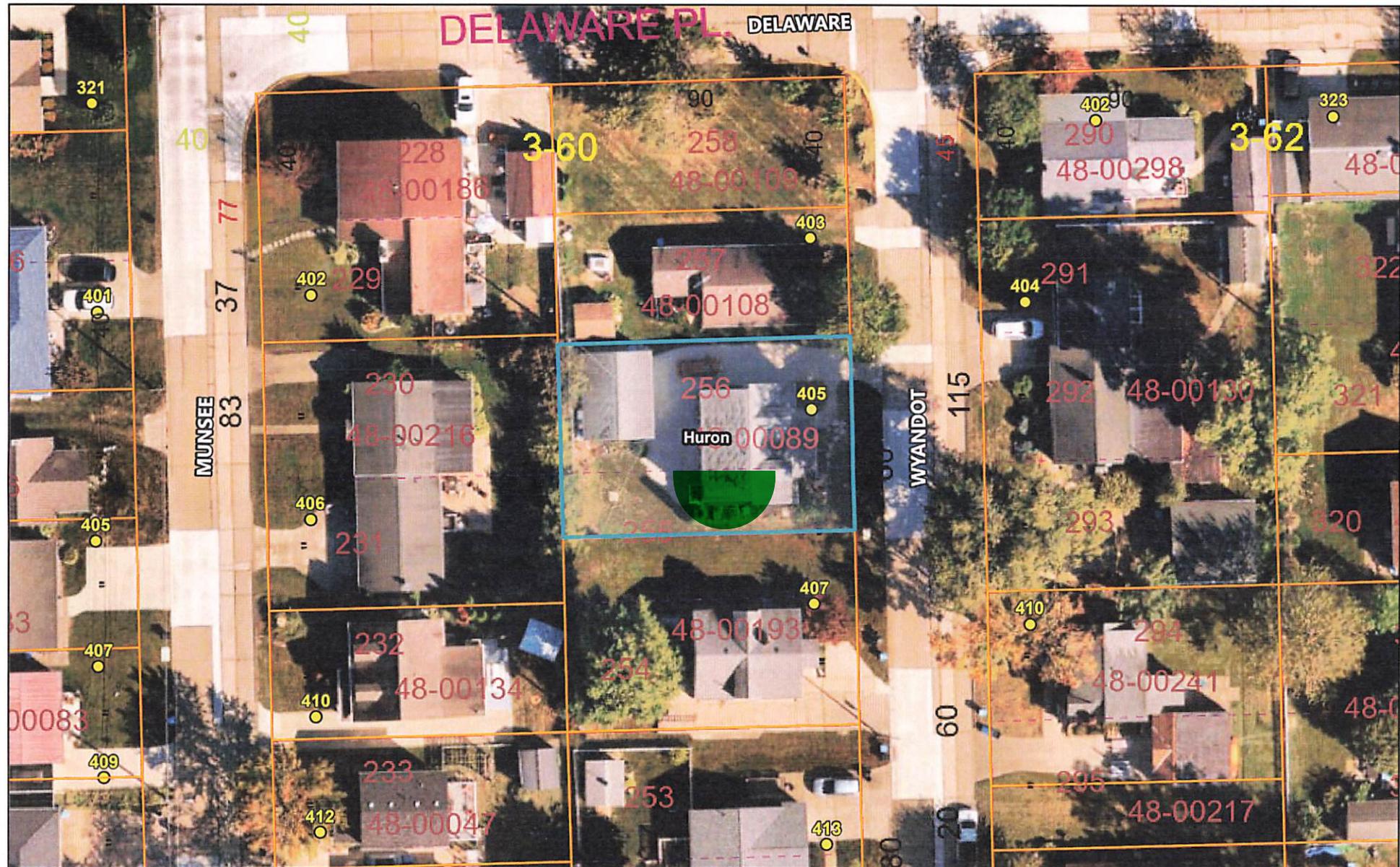
\*\*\*\*\*  
ZONING DEPT. USE ONLY

Date received: \_\_\_\_\_ Application Complete

\$150 filing fee received: \_\_\_\_\_

Comments \_\_\_\_\_ Hearing Date \_\_\_\_\_

## Erie County Ohio



12/8/2025, 12:38:32 PM

## Corporate

## Parcels

## — Parcel

Townships

## ○ Addresses

Let

## Road Centerlines

ROW

## Citations

1:683  
0.01  
0.02 km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, ECGIS, BHA

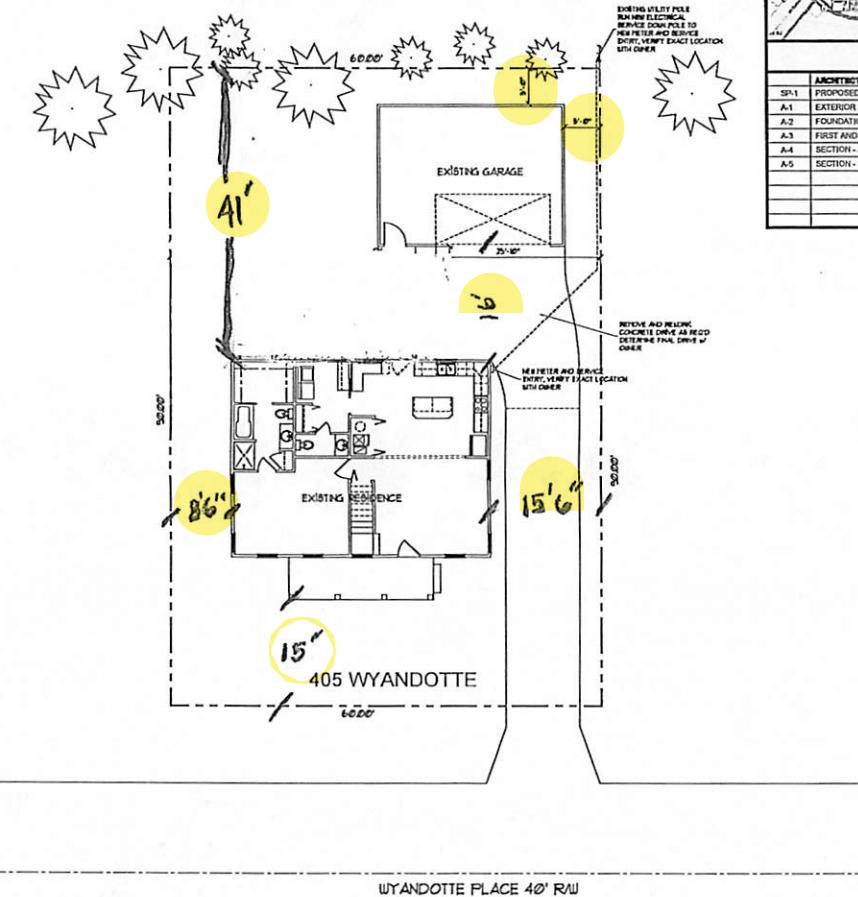








## EXISTING SITE PLAN

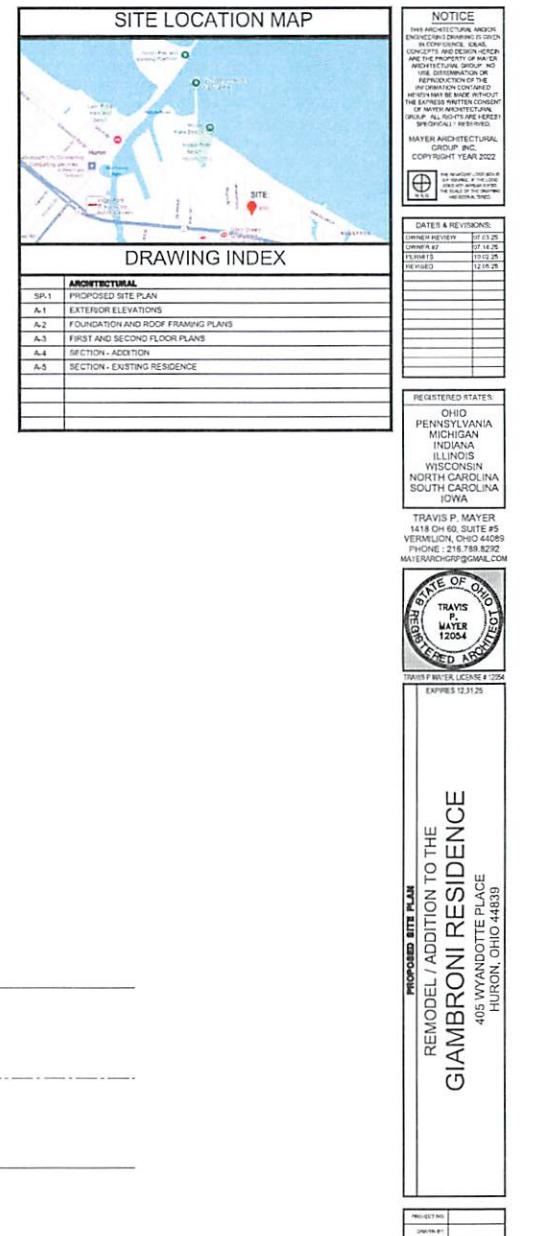
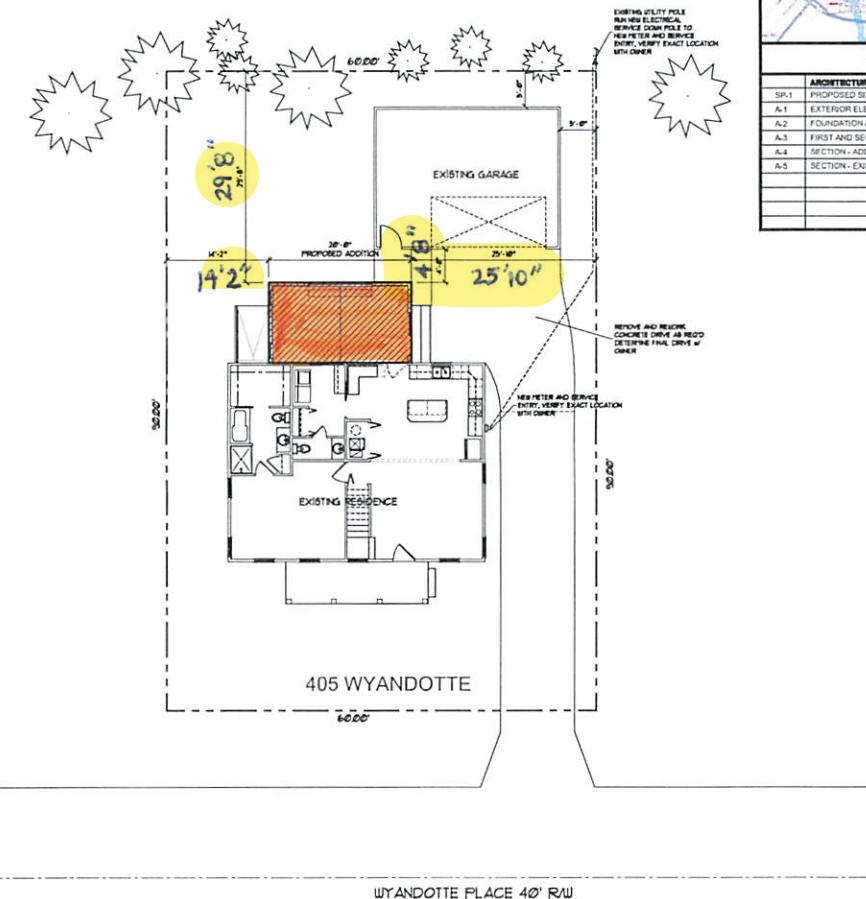


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SITE LOCATION MAP								
DRAWING INDEX								
<table border="1"> <thead> <tr> <th>ARCHITECTURAL</th> </tr> </thead> <tbody> <tr> <td>SP-1 PROPOSED SITE PLAN</td> </tr> <tr> <td>A-1 EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A-2 FOUNDATION AND ROOF FRAMING PLANS</td> </tr> <tr> <td>A-3 FIRST AND SECOND FLOOR PLANS</td> </tr> <tr> <td>A-4 SECTION - ADDITION</td> </tr> <tr> <td>A-5 SECTION - EXISTING RESIDENCE</td> </tr> </tbody> </table>		ARCHITECTURAL	SP-1 PROPOSED SITE PLAN	A-1 EXTERIOR ELEVATIONS	A-2 FOUNDATION AND ROOF FRAMING PLANS	A-3 FIRST AND SECOND FLOOR PLANS	A-4 SECTION - ADDITION	A-5 SECTION - EXISTING RESIDENCE
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A-4 SECTION - ADDITION								
A-5 SECTION - EXISTING RESIDENCE								
DATES & VERSIONS								
OWNER REVIEW	09/13/25							
OWNER 22	07/14/25							
PERMITS	11/12/25							
REGISTERED STATES								
<small>OHIO PENNSYLVANIA MICHIGAN INDIANA ILLINOIS WISCONSIN NORTH CAROLINA SOUTH CAROLINA IOWA</small>								
<small>TRAVIS P. MAYER 1418 CH 60, SUITE #5 VERMILION, OHIO 44089 PHONE: (419) 785-8272 MAYERARCHITECTURE@GMAIL.COM</small>								
<small>PROPOSED SITE PLAN REMODEL / ADDITION TO THE GIAMBONI RESIDENCE 405 WYANDOTTE PLACE HURON, OHIO 44839</small>								
PROJECT								
DRAWER								
PLANNER								
FILE NO.								
SP-1								



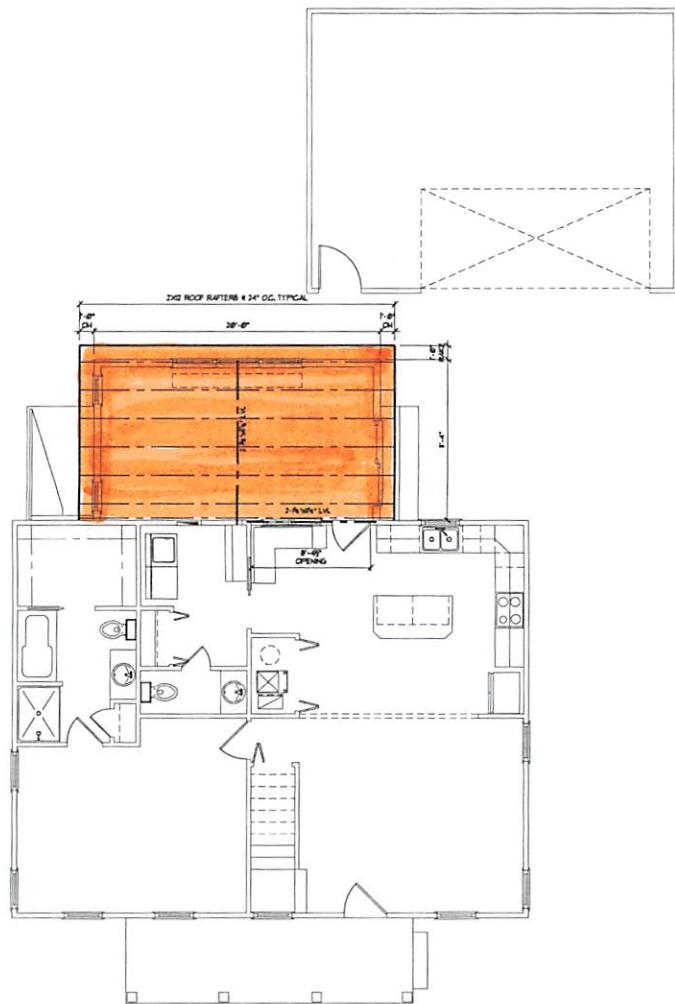
## PROPOSED SITE PLAN SETBACKS

- SQUARE FEET : 227 SQ/FT.
- TOTAL HEIGHT: 14'



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SP-1

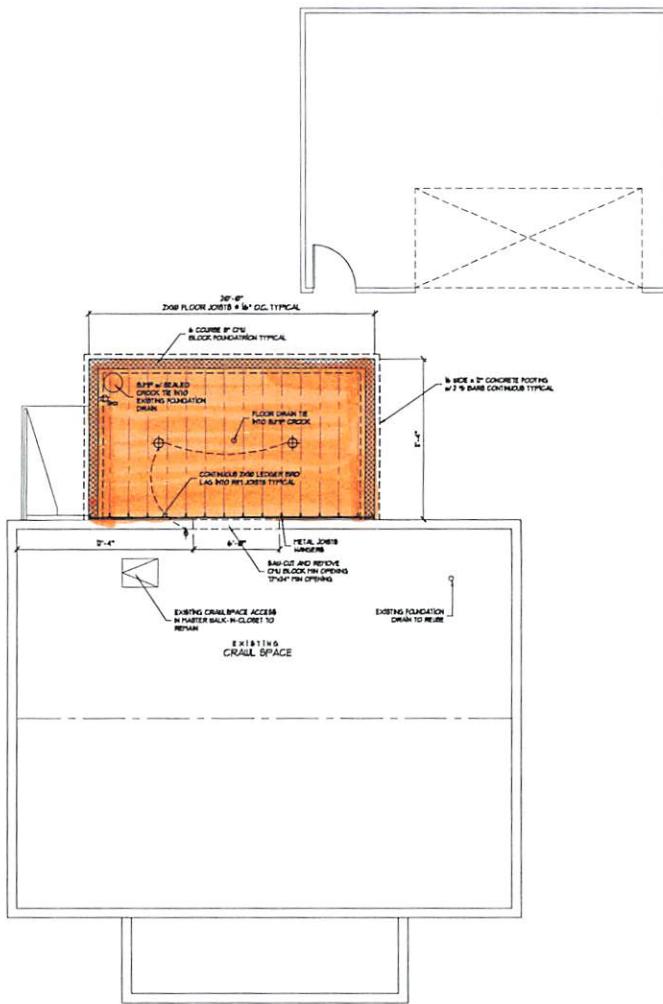


W  
S  
N  
E

ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

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W  
S  
N  
E

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

PROJECT NO.  
DRAWN BY  
CHECKED BY  
SHEET NO.

A-2

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DATES & REVISIONS  
JAMES HEINRICH 07/17/22  
CHRIS COOPER 07/17/22  
PERMITS 11/15/22  
REVISED 12/15/22

REGISTERED STATES  
OHIO  
PENNSYLVANIA  
MICHIGAN  
INDIANA  
ILLINOIS  
WISCONSIN  
NORTH CAROLINA  
SOUTH CAROLINA  
IOWA

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VERMILLION, OHIO 44089  
PHONE: 216.789.8292  
MAYERARCHIOP@gmail.com



EXPIRES 12/31/25

PROPOSED FLOOR PLAN  
REMODEL / ADDITION TO THE  
GIAMBRONI RESIDENCE  
405 WYANDOTTE PLACE  
HURON, OHIO 44839

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CATERERS & REVENUE  
NAME: JEFFREY L. MAYER  
OPENED: 07/12/25  
PERMITS: 11125  
REVISED: 12/11/25

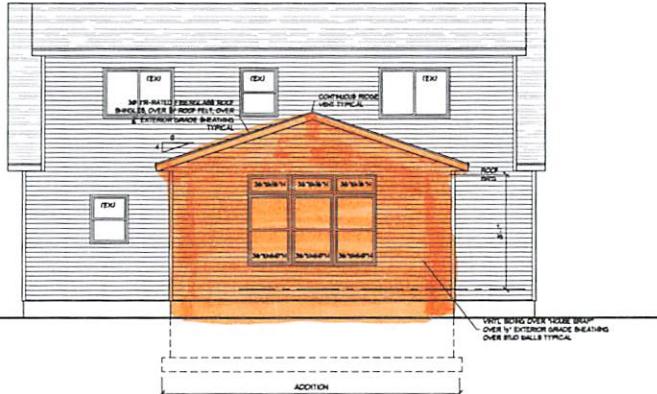
REGISTERED STATES  
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ILLINOIS  
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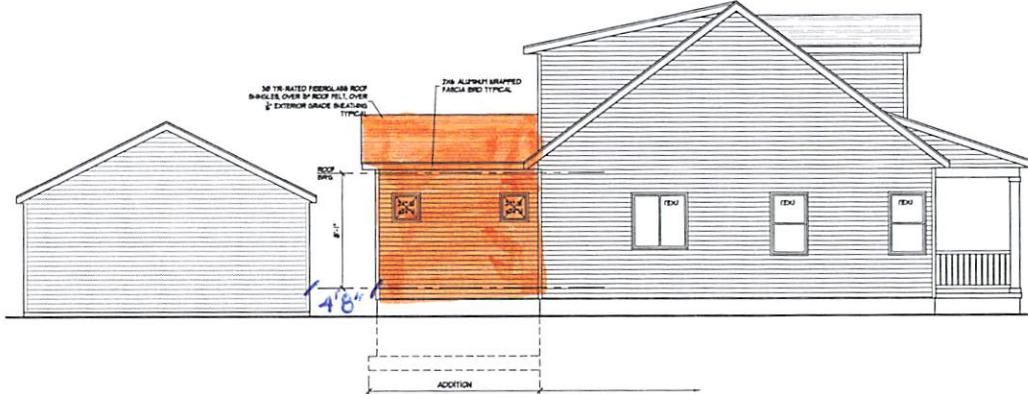
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EXPIRES 12/31/25

EXTERIOR ELEVATIONS  
REMODEL / ADDITION TO THE  
GIAMBONI RESIDENCE  
405 WYANDOTTE PLACE  
HURON, OHIO 44839



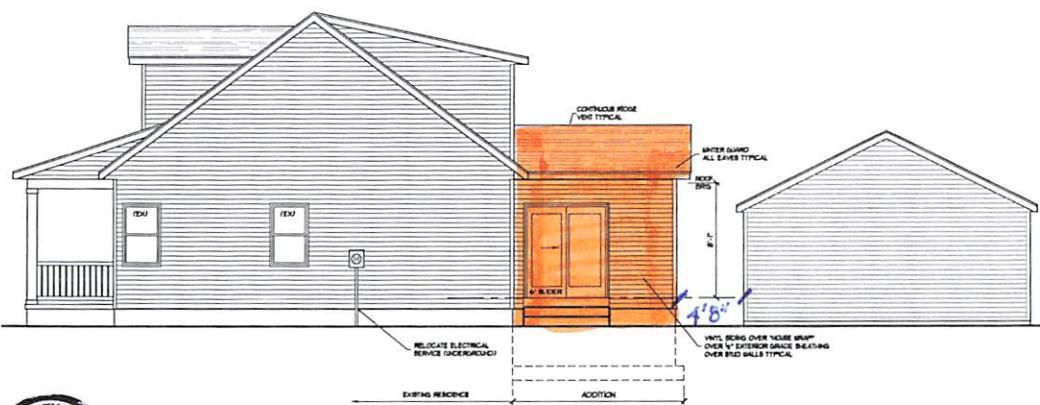
**WEST ELEVATION**

SCALE: 1/4"=1'-0"



**SOUTH ELEVATION**

SCALE: 1/4"=1'-0"



**NORTH ELEVATION**

SCALE: 1/4"=1'-0"



**EXISTING EAST ELEVATION**

SCALE: 1/4"=1'-0"



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A-1