



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

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>Front Yard Depth</u> (ft.)	<u>Side Yards</u>		<u>Rear Yard Depth</u> (ft.)
				<u>Least Width</u> (ft.)	<u>Sum of 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 Giambroni

Address: 405 Wyandot Dr.

City, State, Zip: Huron, OH 44839

Phone Number: [REDACTED]

Email: AGBRONI@GMAIL.COM

Location of Project:

Lot/Parcel #: 48-00089.000 Zoning District: _____

Address: 405 Wyandot 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 11'4" "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 4'8" 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 REDUCED SEPARATION STILL MAINTAINS SAFETY, FIRE ACCESS, AND NEIGHBORHOOD CHARACTER, WHILE ALLOWING A REASONABLE IMPROVEMENT TO THE HOME THAT CANNOT BE ACHIEVED ELSEWHERE ON THE LOT DUE TO EXISTING SETBACKS. VARIANCE PROVIDES 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 1139.04 (e) for specifics to timeline regulations for commencement, expiration, 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: 12/8/25 Signed Applicant

Date: 12/9/25 Signed Property Owner

(REQUIRED)

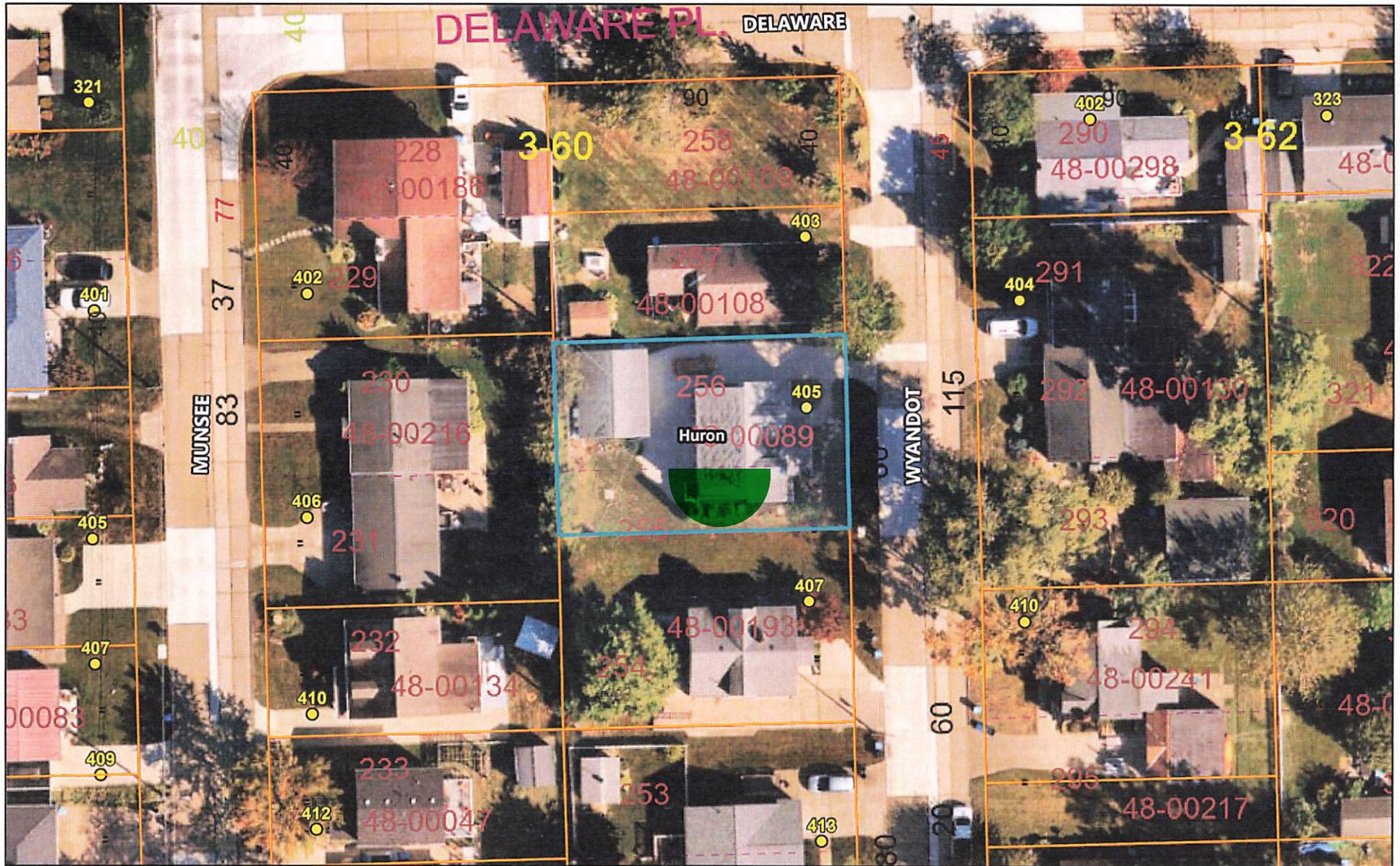
ZONING DEPT. USE ONLY

Date received: _____ Application Complete

\$150 filing fee receipted: _____

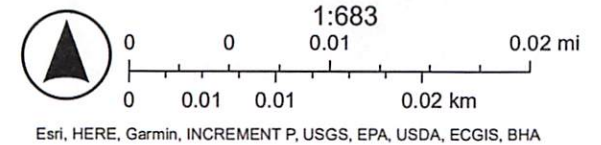
Comments _____ Hearing Date _____

Erie County Ohio



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

- | | | |
|------------------|-----------|-----------|
| Corporate | Parcels | Parcel |
| Townships | Addresses | Lot |
| Road Centerlines | ROW | Citations |



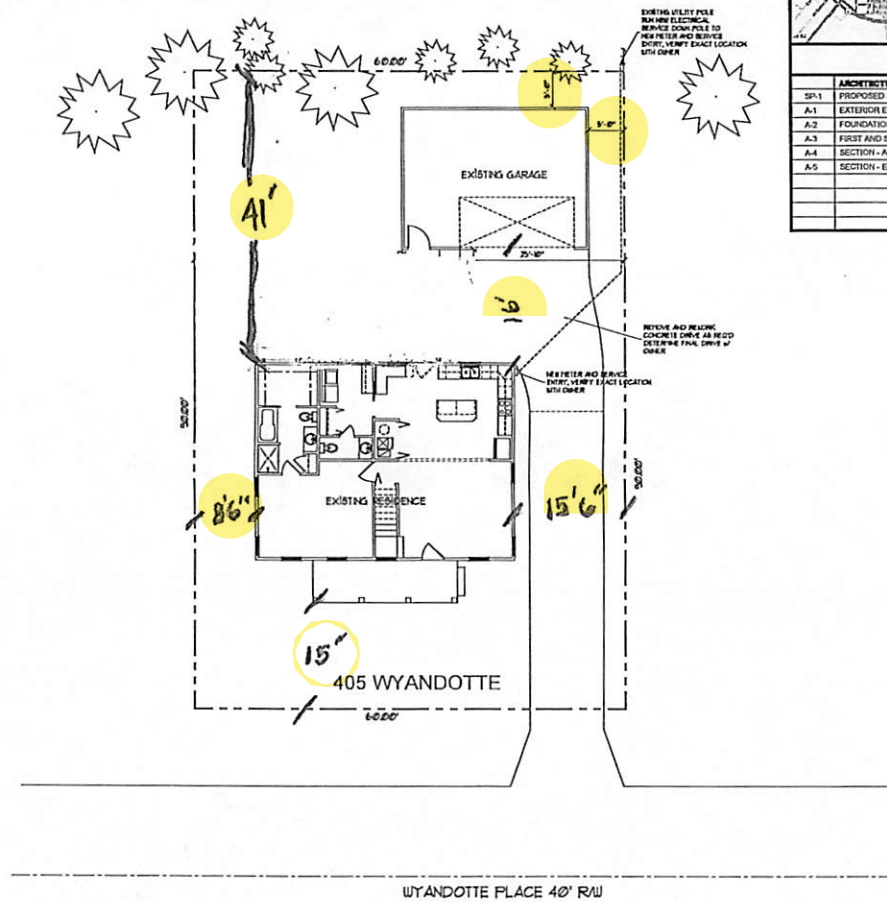








EXISTING SITE PLAN



SITE LOCATION MAP	
DRAWING INDEX	
NO.	DESCRIPTION
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

NOTICE
THE ARCHITECTURAL GROUP, INC. IS A PROFESSIONAL SERVICE FIRM. THE SERVICES OF ARCHITECTS, ENGINEERS, PLANNERS, AND DESIGNERS ARE THE PROPERTY OF ARCHITECTURAL GROUP, INC. NO REPRODUCTION OR REUSE OF ANY PART OF THE SERVICES OF ARCHITECTURAL GROUP, INC. WITHOUT THE WRITTEN CONSENT OF ARCHITECTURAL GROUP, INC. ALL RIGHTS ARE HEREBY RESERVED.
MAYER ARCHITECTURAL GROUP, INC.
COPYRIGHT YEAR 2022

DATES & REVISIONS	
OWNER REVIEW	10/23/25
OWNER #2	09/14/25
PERMIT	11/22/25

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

TRAVIS P. MAYER
1418 CH 50, SUITE E3
VERMILION, OHIO 44089
PHONE: 216.789.8292
MAYERARCHGROUP@GMAIL.COM

TRAVIS P. MAYER, LICENSE # 12004
EXPIRES 12/31/25

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

PROJECT NO.
DRAWN BY
CHECKED BY
DATE

SP-1



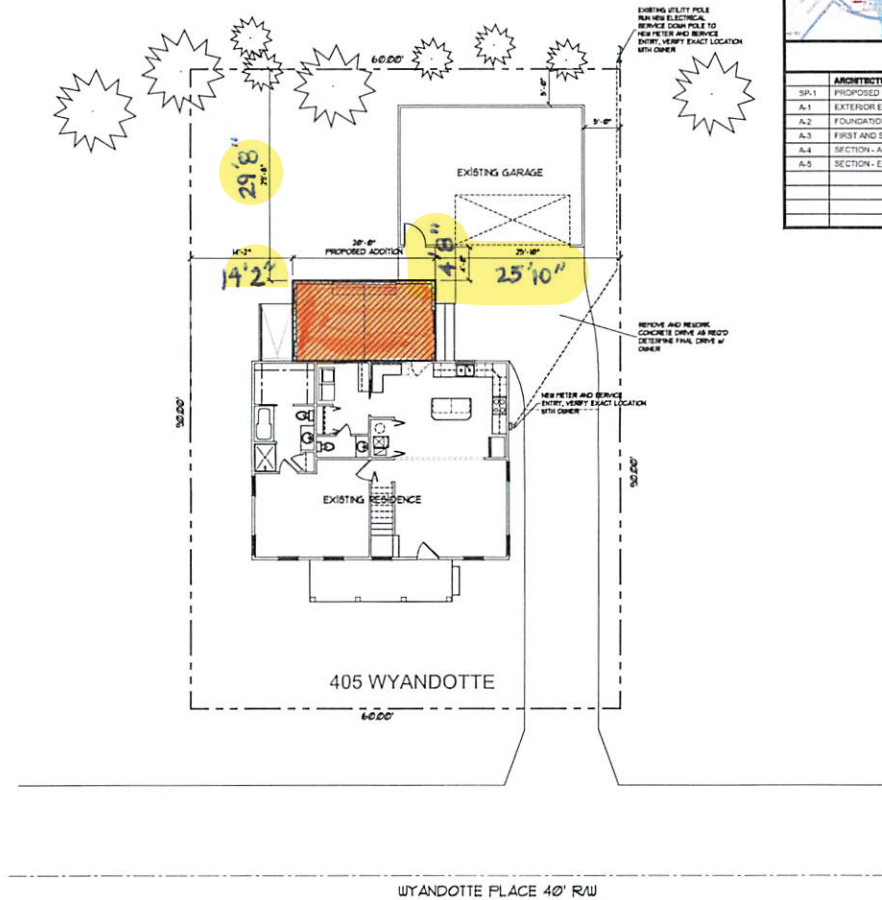
ARCHITECTS • DESIGNERS • PLANNERS



EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

PROPOSED SITE PLAN SETBACKS

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



SITE LOCATION MAP	
DRAWING INDEX	
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

NOTICE
THIS ARCHITECTURAL GROUP
ENGINEERING OR DESIGN
IN CONSULTATION WITH
CONSULTANTS AND DESIGN HEREIN
ARE THE PROPERTY OF MAYER
ARCHITECTURAL GROUP, INC.
NO REPRODUCTION OR
REPRODUCTION OF THE
INFORMATION CONTAINED
HEREIN MAY BE MADE WITHOUT
THE EXPRESS WRITTEN CONSENT
OF MAYER ARCHITECTURAL
GROUP, INC. ALL RIGHTS ARE RESERVED.
MAYER ARCHITECTURAL
GROUP, INC.
COPYRIGHT YEAR 2022

DATES & REVISIONS	
OWNER REVIEW	07.13.25
OWNER #2	12.18.25
REVISIONS	12.18.25
REVISIONS	12.18.25

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

TRAVIS P. MAYER
1418 OH 60, SUITE #5
VERMILION, OHIO 44089
PHONE: 216.788.8202
MAYERARCHGPP@GMAIL.COM



TRAVIS P. MAYER LICENSE # 12054
EXPIRES 12.31.25

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

PROJECT NO.	
DATE PREP.	
ENGINEER BY	

SHEET NO.
SP-1



ARCHITECTS • DESIGNERS • PLANNERS



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



THE ADJACENT LINE REPRESENTS THE LOCATION OF THE LOCUS. IF THE LOCUS DOES NOT APPEAR CORRECT, THE SCALE OF THE DRAWING IS INCORRECT.

TRAVIS P. MAYER



11

11

[illegible]

三

NHE

○ □ ...

LA 839

FLORIDA RAILROAD

RESEARCH

DE R

MEMBER

11

0

11

11

--	--

2007-08-01	
------------	--

--	--

A-2



SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"



NOTICE
THIS ARCHITECTURAL, ENGINEERING, OR SURVEYING DRAWING IS GIVEN IN CONFIDENCE. IT IS THE PROPERTY OF MATTHEW ARCHITECTURAL GROUP, INC. NO REPRODUCTION OR REUSE OF THIS DRAWING IS PERMITTED WITHOUT THE WRITTEN CONSENT OF MATTHEW ARCHITECTURAL GROUP, INC. ANY VIOLATION HEREOF SHALL BE SUBJECT TO LEGAL ACTION.

MATTHEW ARCHITECTURAL GROUP, INC.
COLUMBUS, OHIO 43215
COPYRIGHT YEAR 2022

DATE	REVISION
07/11/25	OWNER REVIEW
07/11/25	OWNER REVIEW
07/11/25	OWNER REVIEW
07/11/25	OWNER REVIEW
07/11/25	OWNER REVIEW

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

TRAVIS P. MATYER
1415 OH 60, SUITE #5
VERMILION, OHIO 44089
PHONE: 216.789.8292
MATYERARCHITECT@GMAIL.COM

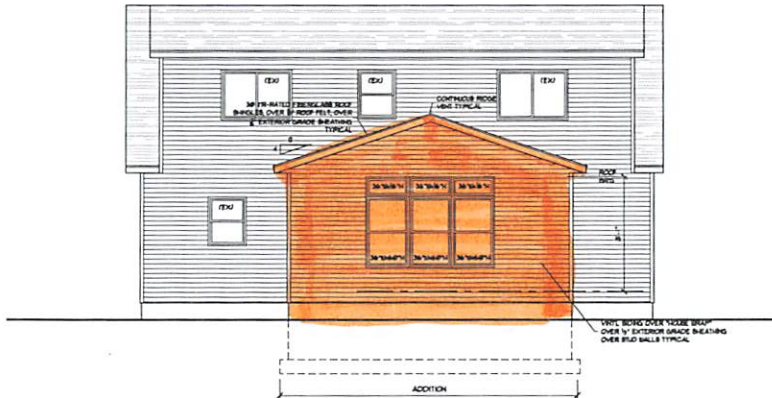


TRAVIS P. MATYER, LICENSE # 12054
EXPIRES 12/31/25

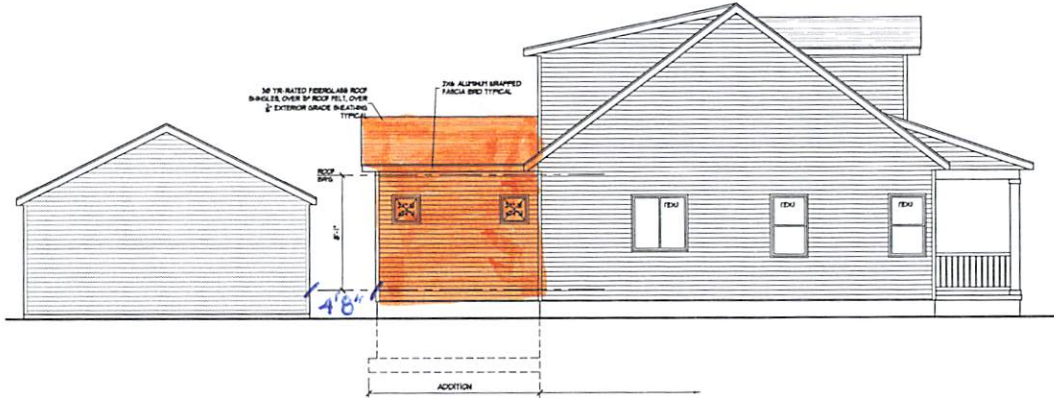
EXTERIOR ELEVATIONS
REMODEL / ADDITION TO THE
GIAMBRONI RESIDENCE
405 WYANDOTTE PLACE
HURON, OHIO 44839

PROJECT NO.	
DATE OF ISSUE	
OWNER'S NAME	

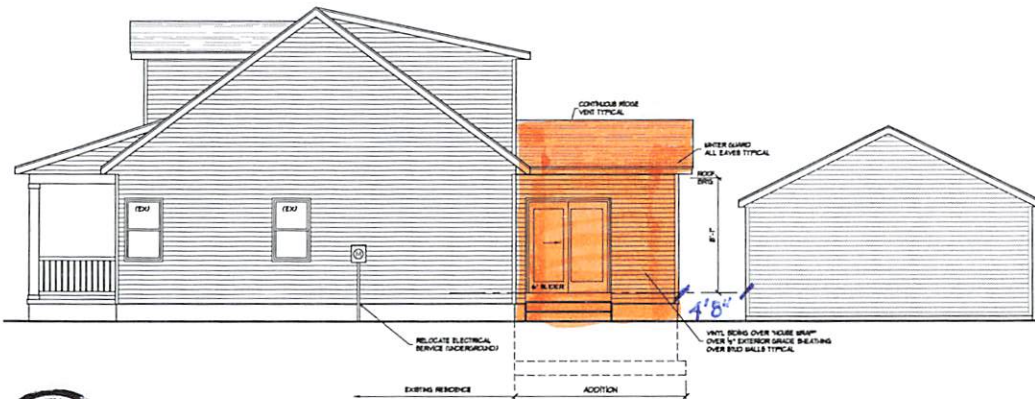
SHEET NO.
A-1



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"



ARCHITECTS • DESIGNERS • PLANNERS