



Agenda for the Board of Building and Zoning Appeals
Regular Meeting- Huron City Hall – Council Chambers
Monday, April 13, 2026 5:30p.m.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **ADOPTION OF THE MINUTES (1-12-26)**
- 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**
 - Breakwater Cottage-Unit E-2** PPN 42-01015.000 R-2
Area Variance-Nonconforming R-2 parcel area.

 - 318 Munsee** PPN 42-00162.000 R-1
Area Variances- Side and Rear Yard Setback Variances for proposed addition connecting the existing house and detached garage and enclosure of existing front entrance stoop.

 - 206 First Street** PPN 42-01144.000 R-1
Area Variances- Front and Side Yard Setback Variances to pre-existing/nonconforming home for propose upward expansions, Side Yard Setback Variances for new rear yard addition.
- VII. **OTHER MATTERS**
 - Meeting Reminder- May 11, 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 Board Members
FROM: Christine Gibboney, Planning & Zoning Manager
RE: McKinley Street- Breakwater Cottages- Unit E-2
DATE: April 13, 2025

Breakwater Cottages Zoning District: R-2 Parcel No.: PPN#42-01015.000

Owner of Parcel		Owner/Applicant
Breakwater Inc.- Ted Temper	512 Oneida View	Matt Ostenkamp
Huron OH 44839		McKinley Street- Unit E-2
		Huron OH 44839

Existing Land Use: **Multiple Single-Family Dwellings**

Flood Zone: **X**

Property Size: **1.53 acres**

Traffic Considerations: **N/A**

Type of Variance: **Area**

The proposed variances fall under the “Area Variance” category, criteria should be reviewed to establish if there are practical difficulties in the use of the property applying The Seven (7) Way Test-Duncan vs The Village of Middlefield and including findings on the record.

Project Description- Area Variance

The applicant is proposing repairs and improvements to add a dormer and change the pitch of the roof to allow for storage in this cottage. The proposed height will be 15’ from current grade to peak. The footprint of the original cottage is not being changed.

APPLICABLE CODE SECTIONS/SPECIFICATIONS

1123.03 R-2 One and Two-Family Residence District

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

	Lot Area (Sq. Ft.)	Lot Frontage (Ft.)	Lot Area Per Family (Sq. Ft.)	Front Yard Depth (Ft.)	Side Yards		Rear Yard Depth (Ft.)
					Least Width (Ft.)	Sum of Width (Ft.)	
One Family Dwelling (Stories)							
1 and 1-1/2	7,000	60		25	7	15	30
2 and 2-1/2	7,000	60		25	8	20	30

Two Family Dwellings (Stories)							
1 and 1-1/2	7,000	60	3,500	25	8	20	30
2 and 2-1/2	7,000	60	3,500	25	10	24	30
Dwelling Groups	9,000	70	4,500	25	12	30	30

STAFF REPORT

This one (1) parcel contains 50 cottages, most of which appear to have been built in 1945 predating the zoning code. The parcel is located within an R-2- One and Two-Family Residential District. The entire parcel and structures do not comply with the R-2 Lot Area, Frontage or Yard Requirements. Nor do the structures comply with Building Code regulations.

Code section 1121.07 Nonconforming Uses or Buildings specifies that no structure that is non-conforming use may be enlarged or structurally altered (unless approved by the BZA)

Below is a history from the Building Official regarding the requirement of BZA approval, pursuant to Section 1121.07- Non-Conforming Uses or Buildings, for any improvements in this area:

The cottages are non-conforming. The entire parcel is zoned R-2 which allows one and two family dwellings per lot. The cottages are actually used for single family (so they're Ok for use) but there are multiple structures on the parcels. So, the parcel is a nonconforming area.

In the early 1990's, we went to the Zoning Board because a number of owners wanted to improve their cottages which wasn't allowed in the non-conforming area. We also went to court on one unit because the owner removed it and, given the language of the code, they weren't allowed to replace it. In the late 80's and early 90's, we also had a couple of fires there and, given the close proximity of the units, a few were damaged. The Board, with the input of the Fire Department, made the following rules for the area:

1. No unit can be expanded from the original footprint.
2. No unit can exceed fifteen (15) feet in height from the ground
3. If the unit is removed and replaced or renovated, all sections of the building code must be followed and permits must be issued (i.e. egress windows, electrical, and plumbing systems, etc.)
4. No lofts can be built that allow sleeping (lofts for storage only)
5. All renovations and new units must receive prior approval of the BZA

Per the application, the cottage needs new roofing due to its age. The current cottage height is 11', the owner is proposing to change the pitch of the roof line, addition of a dormer and storage loft. The new height from current grade to peak will be 15'. The current footprint of the cottage is not changing.

The applicant has included an approval letter from the property owners, Ted Temper-Breakwater Inc.

As proposed, the following variances are required:

- Variance to Section 1123.03 (e) to allow for improvements to an existing non-conforming structure within a nonconforming area.

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 Breakwater Cottage E-2, PPN 42-01015.000, to allow for improvements as submitted, as 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 area variance at Breakwater Cottage E-2, PPN 42-01015.000, to allow for improvements as submitted, 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: Matt Ostenkamp
Property Owners' Name: Ted Temper
Address: 202 McKinley St - Unit E2
City, State, Zip: Huron, OH
Phone Number: [REDACTED]
Email: [REDACTED]

Location of Project:

Lot/Parcel #: _____ Zoning District: R2
Address: 202 Mckinley st Huron, OH 44839.
Year purchased: 2023. Year the existing structure was constructed: unknown
Single Story Home: X Two Story Home: _____

Provide a brief summary of your proposed project:

We would like to change the slope of the roof line and add a dormer and storage to our cottage. The current slope of the roof doesn't permit for storage.

Type:

- Area Variance: Subdivision Regulations _____ Parking _____ Setbacks X
Height X 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)*

There is a request to change the slope of the roof, which will raise the peak of the roof to 15'.

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:

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:

The property can technically be used without the variance, however, the strict application of the current 11' height creates practical difficulties. The additional height to 15' is necessary to allow functional storage capacity and efficient use of the building footprint. The requested variance is minimal and will not negatively impact the character of the area.

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

Insubstantial as the footprint of the structure isn't changing. The peak of the roof will increase from 11' to 15'.

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:

Our structure is currently lower than most in the area. This would be bringing our structure to a similar height to other cottages in the area.

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

Would Not


5. The applicant purchased the property [with/without] knowledge of the zoning restriction. Year the property was purchased: 2023. Year the structure(s) was constructed: unknown.

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
We would like more storage to make the property more usable. We also need to update the roof due to age and would like to make this adjustment at the same time.
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*)
Insufficient storage space currently.

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 of construction 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: 3-11-26 Signed Applicant 
 Date: _____ Signed Property Owner _____

(REQUIRED)

ZONING DEPT. USE ONLY

Date received: 3-12-26 Application Complete

\$150 filing fee received: _____

Comments _____ Hearing Date 4-13-26



Dear Mr. Romick,

I wanted to let you know that Matt Ostenkamp Cottage E-2 have contacted me about having their roof replaced and changing the pitch. They have contacted me and have been approved.

Ted Temper
Breakwater Inc.











TO: Chairman Kath and Board Members
FROM: Christine Gibboney, Planning & Zoning Manager
RE: 318 Munsee Place – AREA VARIANCES
DATE: April 13, 2026

318 Munsee Place Zoning District: R-1 Parcel No.: 42-00162.000

Owner	Applicant
Morrison & Andrea Wilkins	Daniel Frederick, Architect
170 W Main Street	
Shelby OH 44875	

Existing Land Use: **Single-Family Residence**

Flood Zone: **X**

Property Size: **80 x 90**

Traffic Considerations: **Corner Lot- Munsee/Delaware**

Type of Variance: **Area**

The proposed variances fall under the “Area Variance” category, criteria should be reviewed to establish if there are practical difficulties in the use of the property applying The Seven (7) Way Test-Duncan vs The Village of Middlefield and including findings on the record.

Project Description

The applicant is proposing to demolish the existing sunroom on the right side of the home replacing and expanding to become an addition that will connect the home and the detached garage. They are also proposing to enclose the existing open front stoop area on the left side of the home as part of the interior remodel.

APPLICABLE CODE SECTIONS/SPECIFICATIONS

1123.01- R-1 Single Family Residential

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

1137.03 YARD MODIFICATIONS.

(a) Average Depth of Front Yards. The required minimum front yard depth of any lot in any R District shall be modified to be at least equal to the average front yard depth of lots immediately adjoining it and within the same block front. Such modification will be made only if such average front yard depth is not equal to the required minimum front yard depth. The modified required minimum front yard depth of such lot shall be at least ten feet and not exceed fifty feet. If any immediately adjoining lot is vacant, then the front yard depth of such immediately adjoining lot will be presumed to be the required minimum front yard depth. (Ord. 2024-47)

1121.06 EFFECTS OF DISTRICTING AND GENERAL REGULATIONS

(y) Corner and Double Frontage Lots. Corner and double frontage lots shall comply with the minimum front yard depths on both streets



STAFF REPORT

Existing Overview

This one-story, single-family home was built in 1955, and the detached garage was built in 1990 according to the Auditor’s site. The lot area is approximately 7,200sf, noncompliant to the 9,000sf required. As existing the detached garage is compliant to the code for side and rear yard setbacks, and the distance to the home. On the existing home, staff considers the front yard setback of 20’ substantially compliant as the only abutting neighbor has a setback of 15’, aesthetically providing a closer alignment than it would if the home was at the 30’ setback. The code directs staff to average the two abutting neighbor’s setbacks, however in this case, there is only one.

The rear and right-side yard setbacks of the home are compliant. The left side yard is noncompliant as it is at 4’-4” (min. 7’ required for a one-story home).

Proposed

The applicant/owner is proposing to demolish the existing sunroom, replace and expand it with an addition which will connect the home and the detached garage and adding a bonus room above the garage. The proposed home would then be considered a two-story. They are also proposing to enclose the current 38sf front stoop on the left side of the home which will become part of a new closet on the interior remodel. This small addition will align with the existing wall and continue the side yard setback of 4’-4” (min. 8’ for a 2-story home) this will require a variance of 3’-8”.

The addition connecting the home and the detached garage will now make the rear yard setback noncompliant as the garage is part of the home with a rear yard setback of 5’-7”, (30’ required) this will require a variance of 24’-5”.

The portion of the addition extending into the right-side yard (previously a sunroom) will no longer be compliant as it has a side setback of 22'-5" (30' required) as it is subject to a front yard setback abutting Delaware as this home is on a corner lot, this will require a variance of 7'-7"

As proposed, the following variances are required:

- **3'-8" Left Side Yard Setback Variance**
- **24'-5" Rear Yard Setback Variance**
- **7'-7" Right Side Yard Setback Variance**

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 area variances at 318 Munsee Place, as submitted (or specify any changes) , as 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 area variances at 318 Munsee Place, 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 DANIEL FREDERICK ARCHITECT 419.499.3292

Property Owners' Name: LEE AND ANDREA WILKINS

Address: 318 MUNCEE PLACE

City, State, Zip: HURON OH 44839

Phone Number [REDACTED]

Email: [REDACTED]

Location of Project: [REDACTED]

Lot/Parcel #: [REDACTED] Zoning District: R-1

Address: 318 MUNCEE PLACE Huron, OH 44839.

Year purchased: 2017. Year the existing structure was constructed: [REDACTED]

Single Story Home: [checked] Two Story Home: []

Provide a brief summary of your proposed project:

ADDITION AND RECONSTRUCTION OF SUNROOM
ADDITION BETWEEN EX. HOUSE AND EXISTING GARAGE

Type:

- Area Variance: Subdivision Regulations [] Parking [] Setbacks [checked]
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)

VARIANCE TO CONNECT DETACHED ACCESSORY GARAGE
SIDE YARD VARIANCE OF 18" TO USE EX GARAGE BY
REAR YARD VARIANCE IF NEEDED

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:

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:

2. The variance is [~~substantial~~/insubstantial] because:
NO CHANGE TO EXISTING YARD
DIMENSIONS
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:
RESPECTING EXISTING SETBACKS OF
ADJACENT PROPERTIES
4. The variance [~~would~~/would not] adversely affect the delivery of governmental services. (e.g., water, sewer, garbage)
NO CHANGE
5. The applicant purchased the property [with/~~without~~] knowledge of the zoning restriction. Year the property was purchased: 2017. Year the structure(s) was constructed: _____.

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
IMPROVES NEIGHBORHOOD BY PROVIDING FOR YEAR AROUND OWNER OCCUPIED RESIDENCE
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*)
PROPERTY IS LIMITED FROM BEING ON A CORNER LOT, CONNECTING HOUSE TO GARAGE ALLOW FOR LARGE FRONT YARDS TO REMAIN

Note: If granted, Use or Area variances will expire within one (1) year from the date of approval. Refer to Section 1139.04 (c) for specifics to timeline regulations for commencement of construction or Use continuation.

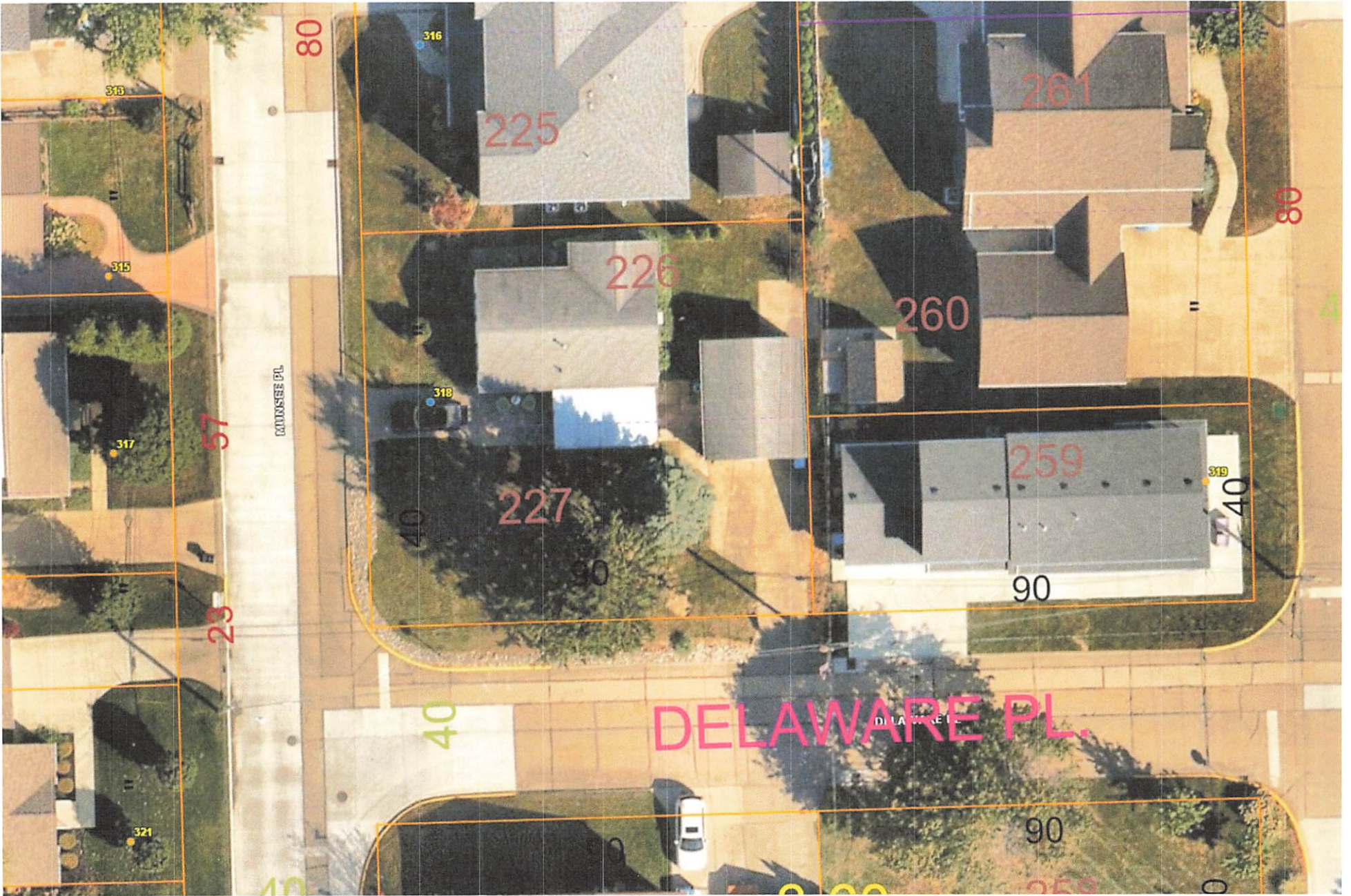
I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent and agree to conform to all applicable laws, regulations, and ordinances of the city. I certify all information contained within this application and supplemental documents are true and accurate to the best of my knowledge and belief.

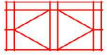
In addition, I, the undersigned responsible party (owner, occupant, tenant, or agent for the property owner) of the property described herein, do hereby consent to entry upon said property, at a reasonable time and to the extent necessary, by the City of Huron and its officers, employees, and/or agents 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: 2/9/2026 Signed Applicant: [Signature] DANIEL FREDERICK, AGENT
 Date: 3/12/2026 Signed Property Owner: [Signature] Andrew G. [Name]
 (REQUIRED)

ZONING DEPT. USE ONLY

Date received: 3/9/26 Application Complete
 \$150 filing fee received: yes
 Comments _____ Hearing Date 4/13/26

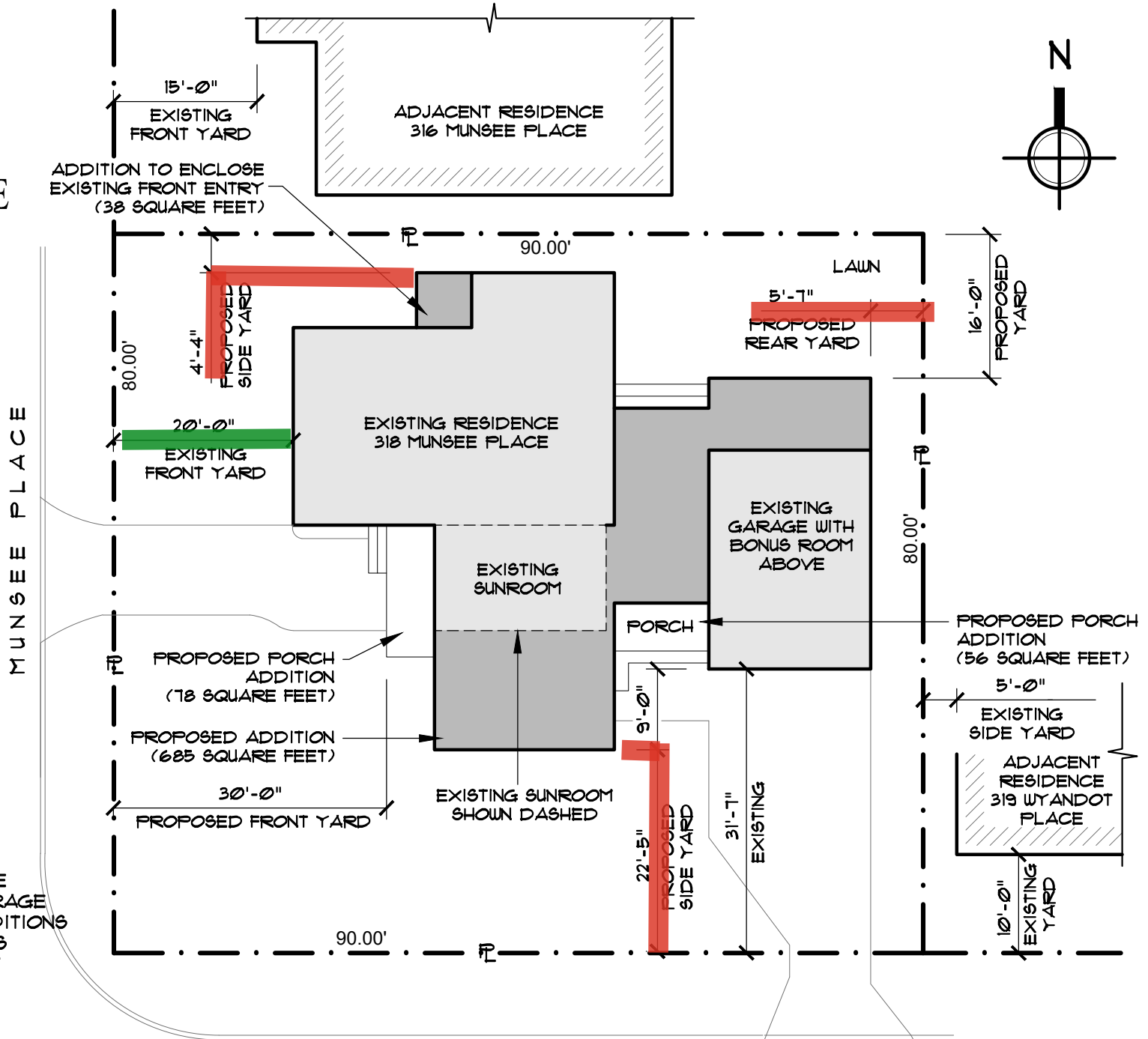
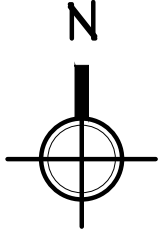




DANIEL FREDERICK ARCHITECTS, LLC
 THE HUBBARD HOUSE
 134 EAST ADAMS STREET
 SANDUSKY, OHIO 44870
 419.499.3242
 www.frederickarchitects.com

WILKINS COTTAGE

318 MUNSEE PLACE, HURON
 MARCH 10, 2026



LOT INFORMATION:
 0.17 ACRES
 7,200 SQUARE FEET
 R-1 ZONING

PROPOSED SQUARE FOOTAGE:
 1,106 SQUARE FEET - EXISTING HOUSE
 438 SQUARE FEET AT EXISTING GARAGE
 685 SQUARE FEET PROPOSED ADDITIONS
 134 SQUARE FEET OF NEW PORCHES
 480 SQUARE FEET AT BONUS ROOM

PROPOSED HEIGHT:
 21' ABOVE GRADE

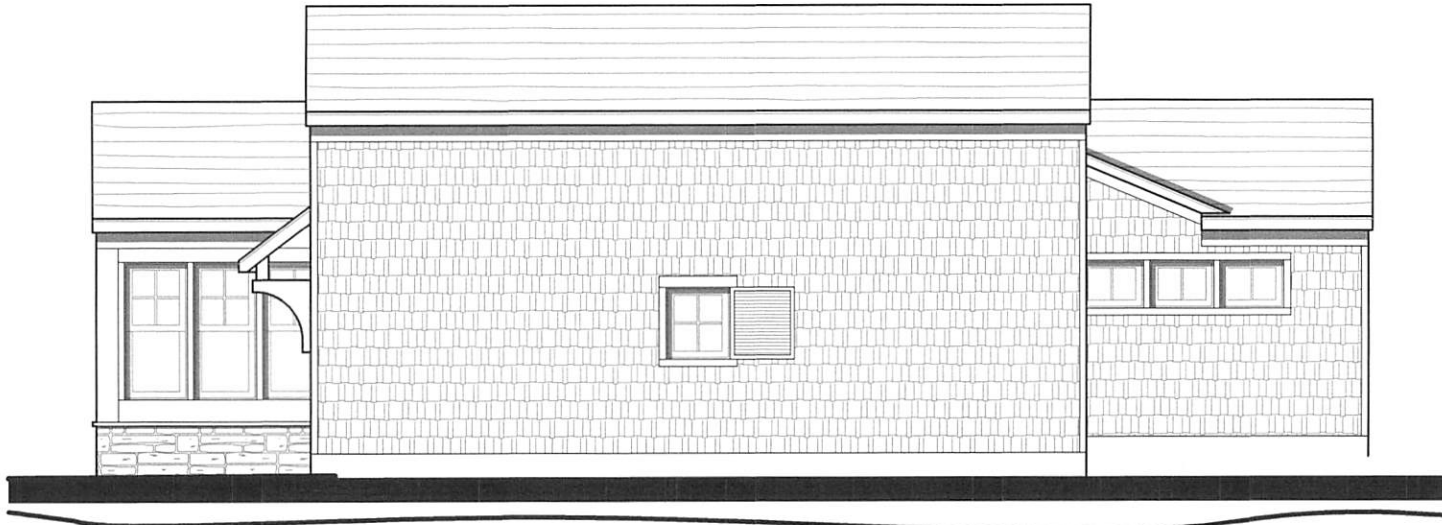
NOTE:
 THIS SITE LAYOUT IS BASED ON ERIE COUNTY
 AUDITOR WEBSITE AND INFORMATION PROVIDED
 BY OWNER AND IS INTENDED TO DETERMINE
 ZONING COMPLIANCE ONLY.

DELAWARE PLACE

PROPOSED SITE PLAN

1/16" = 1'





EAST ELEVATION

1/8" = 1'



DELAWARE PLACE ELEVATION

VIEWED FROM SOUTH

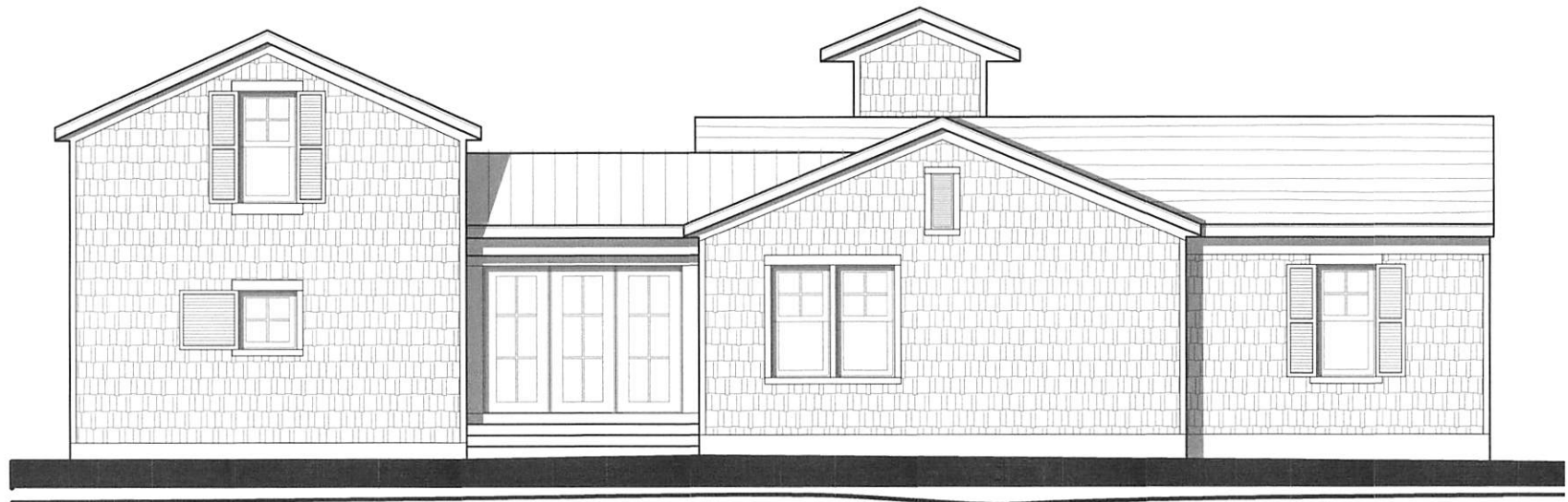
1/8" = 1'



MUNSEE PLACE ELEVATION

VIEWED FROM WEST

1/8" = 1'



NORTH ELEVATION

1/8" = 1'

OWNER LEE + ANDREA N. LUKS
318 MUNSEE PLACE

Adjacent Property Owners:

GANDERT, ROBERT 316 MUNSEE PL
BEER, BARBARA 315 WYANDOT PL
SAVINO, MARK 319 WYANDOT PL
KAPCAR, CHRISTOPHER 403 WYANDOT
MCALLISTER, PAUL 402 MUNSEE PL
KATATIN, BEVERLY 321 MUNSEE PL
PARRILLA, SALLY 317 MUNSEE PL
WILLET, MATTHEW 315 MUNSEE PL



TO: Chairman Kath and Board Members
FROM: Christine Gibboney, Planning & Zoning Manager
RE: 206 First Street – AREA VARIANCES
DATE: April 13, 2025

206 First Street

Zoning District: R-1

Parcel No.: 42-01144.000

Owner	Applicant
DB & B Property Holdings LLC	Fox Architectural Design
302 Wayne Street	Josh Fox
Sandusky OH 44870	

Existing Land Use: Single Family Residence

Flood Zone: X, Rear of Property AE

Property Size: 0.00 Acres 44' x 200'

Traffic Considerations: N/A

Type of Variance: Area

The proposed variances fall under the “Area Variance” category, criteria should be reviewed to establish if there are practical difficulties in the use of the property applying The Seven (7) Way Test-Duncan vs The Village of Middlefield and including findings on the record.

Project Description

The applicant/owner is proposing a remodel/ expansion upwards to the existing home and a new rear yard addition. The applicant will also be converting the existing north side bump out into a one-car garage. The home is pre-existing/non-conforming to the code currently as it does not comply with Front or Side Yard Setbacks. The new rear yard addition is also noncompliant for side yard setbacks. As proposed the improvements will require area variances.

This case was before the BZA in 2025 at which time variances were granted as submitted, for the front and side yard setbacks relative to the expansion upwards on the existing footprint, but permits were not pulled to commence construction before the variance expiration.

APPLICABLE CODE SECTIONS/SPECIFICATIONS

1139.04 BZA

(k) Expiration. If a use is established under a use permit or variance and the use is discontinued for any reason for a period of one (1) year, the permit becomes void and the use may not be resumed unless granted by the Board of Building and Zoning Appeals. For area variances tied to specific projects, a variance granted is only valid for one (1) year, which is fulfilled with the commencement of construction within one (1) year of issuance. Should the one-year time limit

lapse, applicants must reapply for a hearing before the Board of Building and Zoning Appeals or the Zoning Certificate becomes null and void.

1123.01- R-1 Single Family Residential

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

1137.03 YARD MODIFICATIONS.

(a) Average Depth of Front Yards. The required minimum front yard depth of any lot in any R District shall be modified to be at least equal to the average front yard depth of lots immediately adjoining it and within the same block front. Such modification will be made only if such average front yard depth is not equal to the required minimum front yard depth. The modified required minimum front yard depth of such lot shall be at least ten feet and not exceed fifty feet. If any immediately adjoining lot is vacant, then the front yard depth of such immediately adjoining lot will be presumed to be the required minimum front yard depth. (Ord. 2024-47)

(d) Height Regulations. No principal structure shall exceed thirty-five feet in height, and no detached accessory structure shall exceed one story or fifteen feet in height, except as provided in Section 1137.02.

1135.04 USE AND DEVELOPMENT STANDARDS FOR FLOOD HAZARD REDUCTION. (K)-

Riparian Buffer. For the purposes of flood damage prevention, erosion control, and stormwater management, a riparian buffer of a minimum of thirty (30) feet shall be maintained for all waterways identified as Special Flood Hazard Areas. The Riparian Buffer shall be preserved to the best extent possible by maintaining or improving the native vegetative landscape with little to no soil compaction. The requirements of Section 1135.04(k) apply to any construction and/or development adjacent to a floodway/waterway.

STAFF REPORT

The property owners presented plans in 2025 for the addition of stories to the existing home (not to exceed the max 35”) and a new rear yard addition. Because the home is currently pre-existing/nonconforming to front and side setbacks, the plan required variances as they were adding stories above the existing footprint. They were also adding a new rear yard addition which was compliant with setbacks. The BZA granted the front and side yard variances on 2-10-25 with the condition of a one car garage. BZA variances expire one year from the date of approval, and construction is required to be underway before the expiration. The owners had not pulled permits, so no construction commenced and the variances have since expired. The owners are now working with a new architect and submitted new applications and plans, similar to what was previously submitted with the exception of the setbacks on the rear yard addition which will require variances.

EXISTING PARCEL & STRUCTURE

The parcel is unusual in shape and narrow at 44' wide; noncompliant to required lot frontage, and the front and side yard setback requirements of the existing structure are also noncompliant. According to the Auditor's site, this 2-story home was built in 1950's and the condition is listed as poor. The parcel currently does not have a garage; one is being proposed in the existing north-side bump out area which looks like it may have originally been a garage when constructed. Adding a garage will bring the off-street parking requirements for R-1 into compliance. The owners have been doing interior clearing/nonstructural demo and recently addressed external property maintenance issues cited by the Zoning Inspector.

Due to the nature of this project: remodeling, upwards expansion on the same footprint, and a new addition, staff is recommending consideration for this project as a two-part review. The reason for this is to address the specific variances to the respective improvements and **apply the minimum variance necessary** to accommodate the specific portion of the improvement and to not allow more of a variance than the plan is proposing for a particular area.

#1 Existing structure remodel and expansion upwards-adding stories- this portion of the project is not changing, the current footprint of the existing home on the front, and sides **will remain as they are currently**. Anytime a pre-existing/nonconforming home proposes an improvement going upwards, even though the footprint is not changing, it requires variances.

#1 COMPARATIVE SETBACKS – Existing structure remodel and expansion upwards

REQUIRED SETBACKS	EXISTING	PROPOSED
Front (average of neighbors= 23')	10'-10"	10'-10"
Sides 8' min/20' Sum	North 1' South 6'-6"	North 1' South 6'-6"
Rear 30'	100'+/-	100' +/-

Front Yard

The front setback for the existing porch is pre-existing, non-conforming at 10'-10", it does not meet the average of the two neighboring parcels. Based on estimates taken from the Auditor's site, the North neighbor is at 16', the South neighbor at 30'= an average of 23'. This front porch will be remodeled along with the front facing exterior, but the **setbacks are not changing**. While the footprint itself is not changing, a front-yard setback variance of 12'-2" will be required.

Side Setbacks of Existing House

The current side setbacks of the existing home are noncompliant: 1' North Side and 6'-6" South Side. **These setbacks are not changing**; the applicant is proposing to add stories above the existing floors and will be remodeling the current north side bump out into a one-car garage. The proposed height of 35' is compliant with the code. While the footprint itself is not changing, the new stories would require variances:

7' Variance to the north side and a 5'-6" variance to the south side.

Staff asked the Fire Department for review the site plan and comments. The Fire Chief performed a site visit on 3-2-26; acknowledged the existing structures (206 First and 204 First) are quite close,

however, the proposed site plan is not expanding the current footprint of the existing home. He noted similar distances are present within the city.

#2 New rear yard addition- the proposed new 3 story addition to the rear will align with the current exterior walls of the home, the addition will extend 15.74' from the existing wall to the rear yard. While the side yard setbacks are improved from those of the existing home with the South yard setback meeting/exceeding the min. of 8' required; the North side is not compliant with the 20' sum required by the code and would require variance.

#2 COMPARATIVE SETBACKS - New rear yard addition

REQUIRED Setbacks for R-1	EXISTING of Home	PROPOSED New Addition
Sides 8' min/20' Sum	North 1' South 6'-6"	North 1'-8" South 8'-6"
*Rear 30'	100'+/-	30'

The applicant will be removing the existing deck and propose to construct a 3-story, 15.74' x 32'-5" rear addition to include open decks. As proposed, the addition aligns with the existing exterior walls of the home, the proposed setbacks being:

1'- 8" to the north side, and 8'-6" to the south. The south side exceeds the 8' min required, however, the north side would require a variance to meet the 20' sum. *The applicant is limited to extend any further out to the rear due to the city requirement of a 30' Riparian Buffer from the FEMA Floodplain demarcation line. The site plan shows compliance with this buffer requirement.

NOTE: Being a new addition to the rear yard of this property, if a reduction of the proposed width was made to meet the 8' min./20' sum side yard setback requirements- no variances would be required for this portion of the project.

As proposed, a side yard setback variance would be required:

9'-10" north side yard setback variance

Height (grade to peak)

The proposed height of the home will be 35' which complies with the code; no variances are required.

As proposed, the following variances are required:

#1 Proposed Improvements to the Existing Home- Variances (CURRENT SETBACKS ARE NOT CHANGING)

- 12'- 2" Front Yard Setback Variance relative to the remodel of the covered front porch, expansion upwards.
- 7' Side Yard Setback (North) and 5'-6" Side Yard Setback (South) relative to the proposed stories to be added to the existing home.

#2 Proposed New Rear Yard Addition Variances

- 9'-10" side yard setback (North)

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:

#1 EXISTING STRUCTURE REMODEL & EXPANSION BY ADDING STORIES

I make the motion to **approve** the request for area variances at 206 First Street for a 12'-2" front yard setback variance for the remodel of the covered front porch; a 7' side yard setback variance to the north side, and a 5'-6" side yard setback to the south side relative to the addition of stories on the existing home, as submitted, as 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.*
-

#2- NEW ADDITION TO REAR YARD

I make the motion to **approve** the request for area variances at 206 First Street for 9'-10" side yard setback (North) for a new 3-story rear yard addition; as submitted, as 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 area variance at, 206 First Street for a 9’-2” side yard setback (North) for a new 3-story rear yard 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.*



1st ST.

FIRST

37.4

14.8

210

53

190

50

42-00848

195

200

204

208

49

42-01144

200

48

148.9

35

42-00589

1111

.2233

49.3

22.7

28.0

183.72

27.15

27.11

42-00845

22.89

29.6

39

42



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 Fox Architectural Design

Property Owners' Name: DB & B Property Holdings, LLC

Address: 302 Wayne St

City, State, Zip: Sandusky, OH 44870

Phone Number [Redacted]

Email: [Redacted]

Location of Project:

Lot/Parcel #: 42-01144.000 Zoning District: R1

Address: 206 First St Huron, OH 44839.

Year purchased: 2023 Year the existing structure was constructed: 1950

Single Story Home: Two Story Home: X

Provide a brief summary of your proposed project:

Previously approved variance package being resubmitted
for new variance approval. Rear Addition within setbacks
and 2nd and 3rd floor additions

The intent is to maintain existing structure to best possible. We are not demoing house.
Type:

- Area Variance: Subdivision Regulations Parking Setbacks X
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)*

Variance for north side yard setback of 7'-0"

Variance for the south side yard setback of 5'-6"

Variance for front yard setback of 12'-2"

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:

Code Section: _____

(skip to Page 7, Sign and Date Application)

Use and/or Area Variance Questionnaire

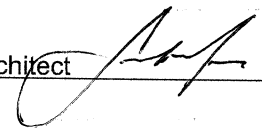
1. The property in question [will/will not] yield a reasonable return and there [can/ cannot] be a beneficial use of the property without the variance because:
The current condition of the existing property is in need of renovations, and code corrections.
Without a full remodel and expansion the property has no reasonable return on investment.
Expansion and remodel is required to help bring the community properties values back.
2. The variance is [substantial/insubstantial] because:
The variance is insubstantial because there is no significant changes to the existing footprint
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:
Exiting Single family residence to remain no change in occupancy. Remodeling of property will maintain single family and improve neighborhood.
4. The variance [would/would not] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)
No impact on governmental services exist. No change.
5. The applicant purchased the property [with/without] knowledge of the zoning restriction. Year the property was purchased: 2023. Year the structure(s) was constructed: 1950.

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 Granting of this previously approved variance will allow for the 3 side variances of the property
Zoning approval will allow the new owners to improve upon the existing property
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 lot is very narrow as is. The rear portion is non buildable due to the wetland area.
If this was to be compliant the house would only be 15-18ft wide fully not capable of being in compliance as it exists.
Existing neighborhood will benefit from this renovation and put them at a new market level
with the run down property being updated.

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 of construction 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: 02/26/26 Signed Applicant Joshua Fox, Architect 
Date: 02/26/26 Signed Property Owner Chris Biechle

(REQUIRED)

ZONING DEPT. USE ONLY

Date received: 2-25-26 Application Complete

\$150 filing fee received: _____

Comments _____ Hearing Date 4-13-26

Existing Site Photos

206 First St- Owner Supplied



Existing Site Photos

206 First St- Owner Supplied



Existing Site Photos

206 First St- Owner Supplied



Existing Site Photos

206 First St- Owner Supplied



REVISIONS	

THE DRAWINGS AND THE INFORMATION SHOWN REPRESENT THE ORIGINAL UNPUBLISHED WORK OF FOX ARCHITECTURAL DESIGN LLC AND SHALL NOT BE REPRODUCED OR DUPLICATED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ARCHITECT, 2024.

FOX
 ARCHITECTURAL DESIGN
 M: 419.677.6961 E: JOSH@FOXARCHITECTURAL.COM
 3105 HURON AVERY RD. HURON OHIO 44839

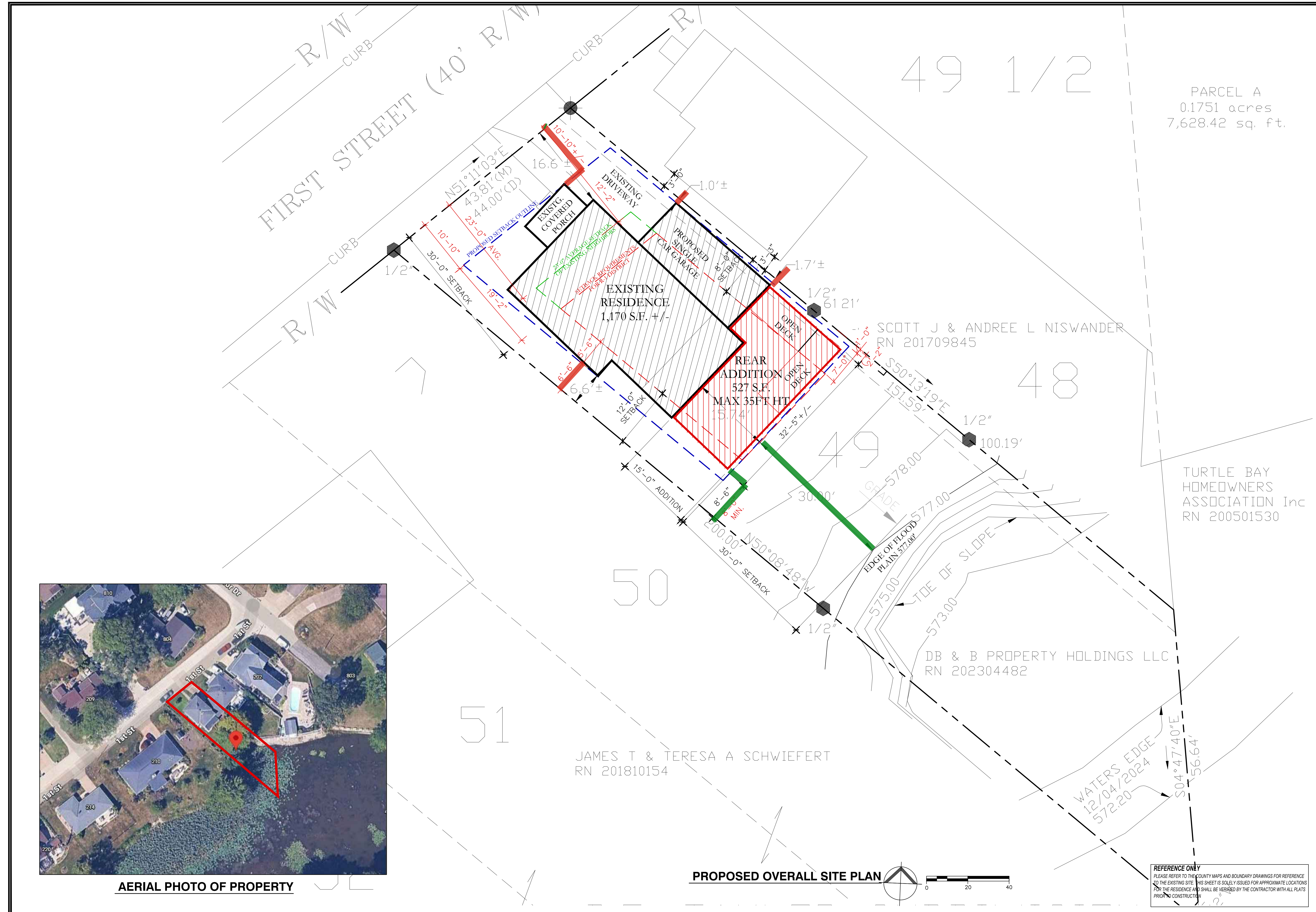
PROPOSED OVERALL SITE PLAN
 RENOVATION-ADDITION:
 RESIDENTIAL RENOVATION
 206 FIRST ST.
 HURON, OH 44839

FEB. 26, 2026

JOB NO.

SKI.I

PARCEL A
 0.1751 acres
 7,628.42 sq. ft.



AERIAL PHOTO OF PROPERTY

PROPOSED OVERALL SITE PLAN

REFERENCE ONLY
 PLEASE REFER TO THE COUNTY MAPS AND BOUNDARY DRAWINGS FOR REFERENCE TO THE EXISTING SITE. THIS SHEET IS SOLELY ISSUED FOR APPROXIMATE LOCATIONS FOR THE RESIDENCE AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL PLATS PRIOR TO CONSTRUCTION.

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS! NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"



PROPOSED NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED WEST FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST FRONT ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS

THE DRAWINGS AND THE INFORMATION SHOWN REPRESENT THE ORIGINAL UNPUBLISHED WORK OF FOX ARCHITECTURAL DESIGN LLC AND SHALL NOT BE REPRODUCED OR DUPLICATED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ARCHITECT. 2026.


ARCHITECTURAL DESIGN
 M: 419.677.6961 E: JOSH@FOXARCHITECTURAL.COM
 3105 HURON AVERY RD. HURON OHIO 44839

PROPOSED FRONT AND SIDE ELEVATIONS
 RENOVATION-ADDITION:
 RESIDENTIAL RENOVATION
 206 FIRST ST.
 HURON, OH 44839

FEB. 26, 2026

JOB NO.

SK2.0

(CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS)
 NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"