



Agenda for the Board of Building and Zoning Appeals
Regular Meeting- Huron City Hall – Council Chambers
Monday, June 8, 2026 5:30p.m.

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. ADOPTION OF THE MINUTES (4-13-26, 5-11-26, 5-13-26)**
- 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**

208 Woodside Ave PPN 44-00050.000 R-1A
Area Variance-Front Yard Setback Variance for a new deck
- VII. OTHER MATTERS**
Meeting Reminder- July 15, 2026 5:30pm
- 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: 208 Woodside Ave AREA VARIANCE
DATE: June 8, 2026

208 Woodside Ave

Zoning District: R-1A

Parcel No.: 44-00050.000

Owner

Applicant

Natalie Danhoff	
208 Woodside	
Huron OH 44839	

Existing Land Use: Single Family Residence

Flood Zone: X

Property Size: 80 x 84

Traffic Considerations: N/A

Type of Variance: Area

The proposed variance(s) 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 add a 16 x 8 deck to the front of the home. As proposed the deck will require a front yard setback variance.

APPLICABLE CODE SECTIONS/SPECIFICATIONS

1123.02 R-1A One -Family Residence District

The following minimum requirements shall be observed except as otherwise provided herein:

Lot Area (Sq. Ft.)	Lot Frontage (Ft.)	Front Yard Depth (Ft.)	Side Yards		Rear Yard Depth (Ft.)
			Least Width (Ft.)	Sum of Width (Ft.)	
4500	60	15	7	15	15

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)

1137.04 YARD PROJECTIONS.

(a) Projection of Architectural Features. Certain architectural features may project into required yards or courts as follows:

- (4) An uncovered stair and *necessary* landings may project a distance not to exceed six feet, provided such stair and landings do not extend above the entrance floor of the building except for a railing not exceeding three feet in height;

Residential Building Code Sections:

SECTION 311 MEANS OF EGRESS

311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Landings shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel.

311.7 Stairways.

311.7.1 Width. Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height.

STAFF REPORT

This single-story residence was constructed in 1957; the lot area (6720sf) and frontage (80') are compliant to the code. The existing front yard setback is 20' per the site plan. Using the Auditor's site for an estimate, the two abutting neighboring properties have setbacks of 17' and 18.5', providing an average of 17.75' (17'-9")

Section 1137.04 allows for the projection of uncovered stairs and landings a distance not to exceed 6' which is not subject to the front yard setback requirements.

The proposed deck will project 8' with a 16' length which then becomes subject to the front yard setback. Based on the averaging of the two abutting neighbors, the deck would be limited to a setback of 17'-9". As proposed, the new 16' x 8' deck would have a front yard setback of 12'-2".

As noted, a new uncovered landing and staircase projecting no more than 6' with the width being that of the door is allowed and would not require a variance. Per the application, the hardship noted is "inadequate access to the front of the house". It is recommended that the practical difficulty/hardship to the property be explained by the applicant.

While not a deck, an alternative suggestion could be a new landing/staircase conforming to the dimensions and depth allowed, with at-grade pavers or concrete at the base of the stairs to create a at-grade patio/sitting area. At grade patio areas are not subject to setback requirements.

As proposed, the following variance is required:

- **5'- 7" Front Yard Setback Variance**

Motion Examples

I make the motion to **approve** the request for an area variance at 208 Woodside Ave as submitted.



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 Natalie Dannhoff

Property Owners' Name: (same)

Address: 208 Woodside Ave.

City, State, Zip: Huron, OH 44839

Phone Number [REDACTED]

Email: [REDACTED]

Location of Project:

Lot/Parcel #: 44-00050.000 Zoning District: R-1-A

Address: 208 Woodside Ave. Huron, OH 44839.

Year purchased: 2025. Year the existing structure was constructed: 1950

Single Story Home: Two Story Home:

Provide a brief summary of your proposed project:

16 x 8 deck on front of house

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)

Front setback 12'2" request

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:

I need steps going into my house

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

it's only 2'

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:

adjoining property comes out 17'

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

5. The applicant purchased the property [with/without] knowledge of the zoning restriction. Year the property was purchased: 2025 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

I would be able to utilize the front of my 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*)

inadequate access to front of house.

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: 5.11.26 Signed Applicant

Katarina K. Danhoff

Date: 5.11.26 Signed Property Owner

Katarina K. Danhoff

(REQUIRED)

ZONING DEPT. USE ONLY

Date received: 5/11/26 Application Complete

\$150 filing fee received: yes

Comments _____ Hearing Date 6/8/26

80

=



83.93

Huron

75

44-00050

83.69

208

76

83.46



EXISTING



203

80

44-00051

84.16

204

4

29'-11" - 21" - 38"

83

44-00050

Huron 83.69

76

209

80

80

2

211

80

83



OPEN TABLE

83.23

78

-00042



0

50 ft



V

PROPOSED

84.16

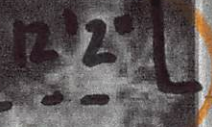
204

19

29'

44-00050

80



83.69

208

Huron

38'

76

17

83.46

15

77

83.23

+

-

25

78

208 WOODSIDE
HURON, OH.

12' 2" FRONT
29' LEFT
38' RIGHT.

