



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

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **ADOPTION OF THE MINUTES (9-14-26)**
- 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**
 - 815 Salem Drive PPN42-00103.000 R-1**
Area Variance- rear yard setback variance to add a roof/sun cover over an existing rear yard deck.
 - 419 Miami Drive PPN48-00270.000 R-1**
Area Variance- variance to Section 1121.06 (g) to allow for an inground pool in the side yard of the property.
 - 27 Surf Drive PPN 43-00210.000, 43-00209.000, 43-00211.000 R-1A**
Area Variance- front yard setback variance to allow for first and second story additions to the home.
- VII. **OTHER MATTERS**
 - Meeting Reminder- November 9, 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.

APPLICABLE CODE SECTIONS/SPECIFICATIONS

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:

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

STAFF REPORT

The applicant was seeking a zoning permit to add a roof/shade cover to her existing deck. Upon plan review of the proposed cover for an existing deck, the rear yard setback was found non-compliant with the code. Research found the deck was permitted in 2023, with a rear yard setback of 20'; there were no notes as to why, nor was there a variance granted. We can only conclude it was human error in issuing the permit at the time. The deck would be considered legal non-conforming.

The proposed cover will be tied into the existing roof; spanning the width of the existing deck and subject to setback regulations. That being said, the city cannot issue a permit for the proposed cover, as the rear yard setback, while not changing, is not compliant to the code. To add this roof/cover, a variance would have to be granted. Staff would recommend if approval is granted, it should contain a condition that the covered deck is not to be enclosed.

Current Setbacks

Front SB	n/a		Front SB	n/a
Rear SB	20'		Rear SB	20'
Left SB	56'		Left SB	56'
Right SB	10'		Right SB	10'

Proposed Setbacks

Staff would recommend if approval is granted, it should contain a condition that the covered deck is not to be enclosed.

As proposed, the following variance(s) are required:

- A 10' rear yard setback variance.

Motion Example

I make the motion to **approve** the request for area variance(s) at 815 Salem Drive 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 Kristina Taylor
Property Owners' Name: Sherry & Kristina Taylor
Address: 815 Salem Drive
City, State, Zip: Huron OH 44839
Phone Number [REDACTED]
Email: [REDACTED]

Location of Project:

Lot/Parcel #: 42-00103.000 Zoning District: Huron R-1
Address: 815 Salem Drive Huron, OH 44839.
Year purchased: 2023 Year the existing structure was constructed: 2023
Single Story Home: Two Story Home: X split level

Provide a brief summary of your proposed project:

We would like to build a cover over
an existing, permitted deck to provide
shade.

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)

A 10 foot area variance for the rear yard
Setback to allow a cover to be built over
our existing deck. No additional area will be
used to build structure.

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 existing deck is uncovered and sits
in full sun the entire day. The cover will
provide shade and make the space more enjoyable.
2. The variance is [substantial/insubstantial] because:
The cover will not take up any additional
space in the rear yard as it will be built
on the existing deck.
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:
There are no houses directly behind ours,
property backs to common ground. No additional
space will be used to build structure.
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: 2023. Year the structure(s) was constructed: 2023.

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 permit for the deck was approved at the time of construction. We are just asking for the same approval to build the cover.

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)

We designed the size of our existing deck and applied for a permit which was approved. Had it not been approved, we would have made the appropriate adjustments to fit the requirements. As previously stated, we are only seeking to cover the deck for the purpose of shade.

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: 8-31-24 Signed Applicant

Kristina Taylor

Date: 8-31-24 Signed Property Owner

[Signature]

Kristina Taylor

(REQUIRED)

ZONING DEPT. USE ONLY

Date received: 9-2-24 Application Complete

\$150 filing fee received: yes

Comments _____ Hearing Date 10-12-24

SKETCH OF IDENTIFICATION SERVICE

3/93

SCALE 1"=30'

30'

JOB NO. MTS 93-444 (17343)

ORDER NO. 18-11476e

BEING LOT 11, VILLAGE GREEN SUBD. #1
CITY OF HURON

ERIE COUNTY, OHIO

$$\frac{1}{16} = 1.875'$$

$$1.875' = 16''$$

10' 9" 1/2

41' 3"

41' 3"

41' 3"

41' 3"

41' 3"

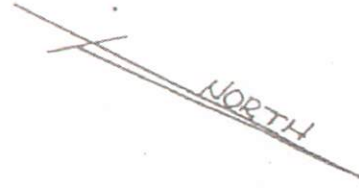
41' 3"

41' 3"

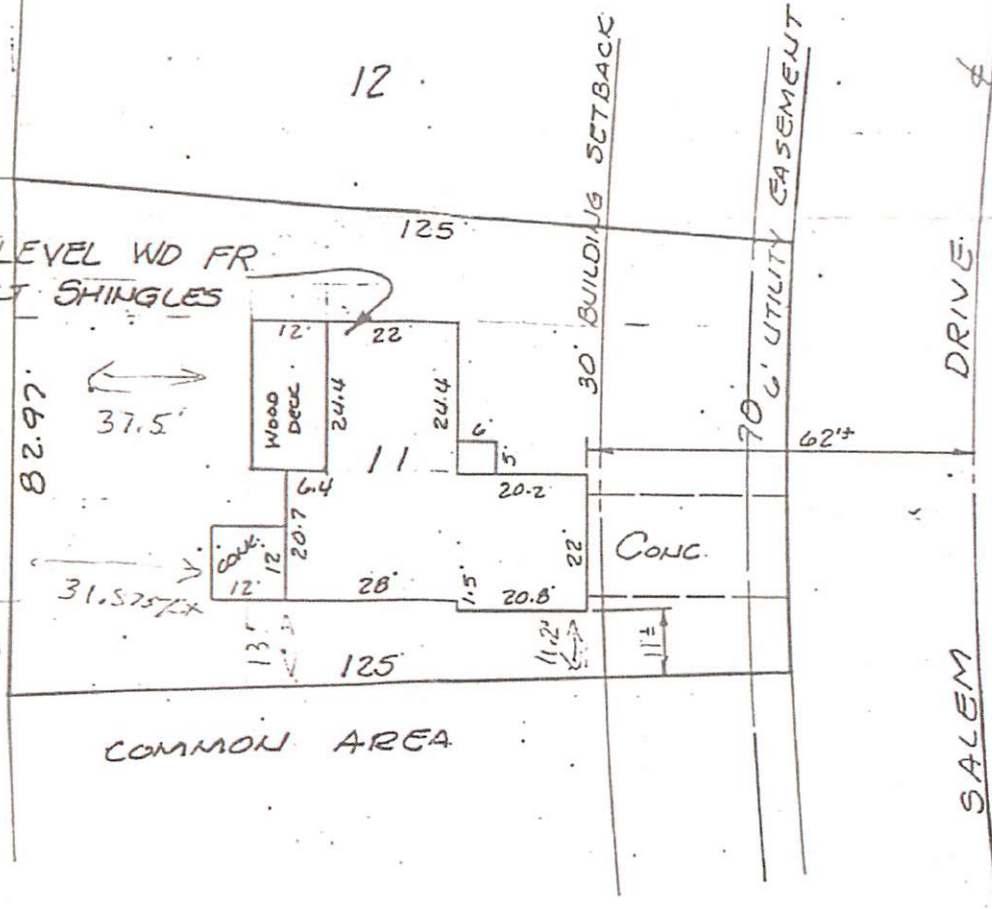
41' 3"

41' 3"

41' 3"



SPLIT LEVEL WD FR
W/ ASPHALT SHINGLES



☒ NOTE: SUBJECT BUILDING IS LOCATED
OUTSIDE THE 100 YEAR FLOOD PLAIN.

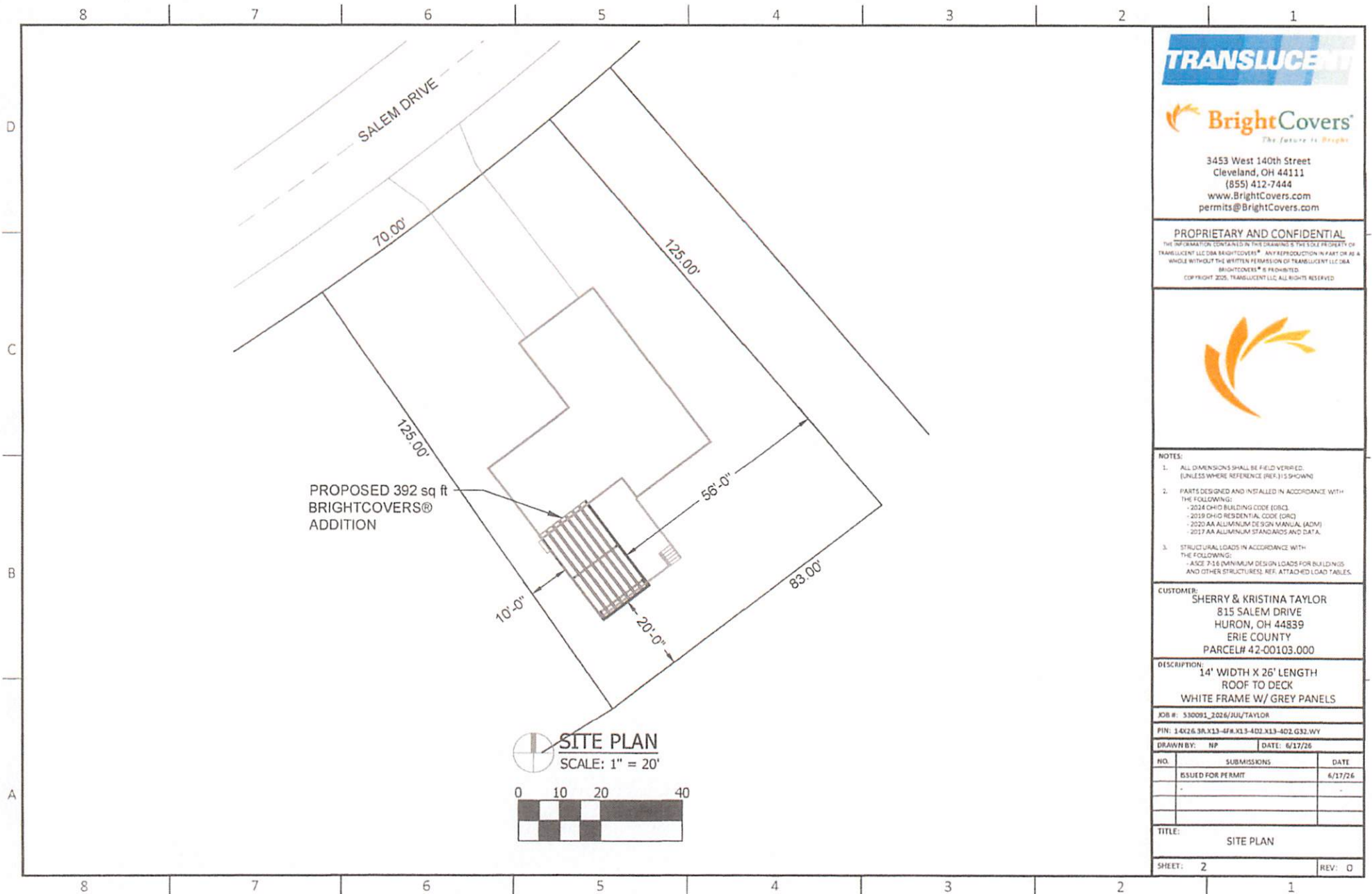
☐ NOTE: FLOOD PLAIN INFORMATION
NOT AVAILABLE.

CERTIFICATION: We hereby certify that the foregoing Mortgage Location Survey was prepared from actual field
ments in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant
4733-37 of said code.

BAHAROGLU & ASSOCIATES, INC.

NORWALK, OHIO





TRANSLUCENT

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- NOTES:**
- ALL DIMENSIONS SHALL BE FIELD VERIFIED. (UNLESS WHERE REFERENCE (REF.) IS SHOWN)
 - PARTS DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
 - 2024 OHIO BUILDING CODE (OBC)
 - 2019 OHIO RESIDENTIAL CODE (ORC)
 - 2020 AA ALUMINUM DESIGN MANUAL (ADM)
 - 2017 AA ALUMINUM STANDARDS AND DATA
 - STRUCTURAL LOADS IN ACCORDANCE WITH THE FOLLOWING:
 - ASCE 7-16 (MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, REF. ATTACHED LOAD TABLES)

CUSTOMER:
SHERRY & KRISTINA TAYLOR
815 SALEM DRIVE
HURON, OH 44839
ERIE COUNTY
PARCEL# 42-00103.000

DESCRIPTION:
14' WIDTH X 26' LENGTH
ROOF TO DECK
WHITE FRAME W/ GREY PANELS

JOB #: 530091_2026/JUL/TAYLOR
PIN: 14X26.5R.X13-4FR.X13-402.X13-402.G32.WY

DRAWN BY: NP **DATE:** 6/17/26

NO.	SUBMISSIONS	DATE
1	ISSUED FOR PERMIT	6/17/26
2		
3		

TITLE:
SITE PLAN

SHEET: 2 **REV:** 0



TO: Chairman Kath and Board Members
FROM: Christine Gibboney, Planning & Zoning Manager
RE: 419 MIAMI PLACE- AREA VARIANCE
DATE: October 12, 2026

419 Miami Place Zoning District: R-1 Parcel No.: 48-00270.000

Owner	Applicant
ADRIANE & KENNETH RUSH	PRESTIGE POOLS
20205 WILDCAT RUN DRIVE	
ESTERO, FL 33928	

Existing Land Use: **Single Family Residence**

Flood Zone: **X**

Property Size: **130 X 100**

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 an in-ground pool to be located in the side yard of the property.

APPLICABLE CODE SECTIONS/SPECIFICATIONS

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)	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

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.

STAFF REPORT

The single-story home was built in 1951 and remodeled in 2013 according to the Auditor's site. The home was purchased by the present owners in September 2026, and they had owned the property previously in 2020. The home appears compliant with setbacks for side and rear, but the front appears to have an approximate setback of 7', in line with the only abutting property, but not compliant with the code and averaging could not apply without two abutting parcels.

You will note the application and support photos submitted reference a home across the street at 513 Uncas (owned by the Rush's at the time) which has a pool on a corner lot. Not that this would have bearing in this case, but because it was referenced in the application, we are providing history. In 2018, an application for a variance to allow for this pool was submitted seeking a variance to the 30' setback, no other reasoning was listed. The home is on Uncas, the pool is on a separate parcel- this should have required a lot combination and then it would have needed a variance to allow for a pool in the side yard. There is no other information on the case or the reasoning at the time; but the variance was granted to the 30' required setback.

Pools are considered accessory structures in the code and are allowed only in rear yards (1121.06) with applicable regulations. Note: the rear yard area is the entire distance between side property lines with the depth limited from the corner of the home to the rear property line:



The depth of the rear yard is approximately 37'. Being a corner lot, there would be a 30' setback required from the southern side yard property line that would be applicable in this case. A pool in the rear yard area would be subject to the following minimum setbacks for accessory structures:

- 5' from the rear yard property line
- 5' from the side yard property line (in this case 30' due to corner lot)
- 6' from home.
- Min. 35% rear yard build out

The contractor referenced the utility/power lines along the rear yard of the property, noting there are restrictions with regard to distances from these to pools. Staff mentioned the option to consider of reducing the size of the pool if possible.

The Building Official and Electrical Inspector provided reference to these restrictions: NEC 680.9 (A) clearance in any direction to the water level, edge of water surface, base of diving platform, or permanently anchored raft 22.5'. (B) clearance in any direction to the observation stand, tower or diving platform 14.5' (C) Horizontal limit of clearance measured from inside wall of the pool. This limit shall extend to the outer edge of the structures (overhead conductors and open overhead wiring; Communication Systems; Network-Powered Broadband Communication Systems) not less than 10'.

In order to allow a pool in the proposed location, a variance to Section 1121.06 (g) would be required.

As proposed, the following variance(s) are required:

- **A variance to Section 1121.06 (g) to allow an inground pool in the side yard as proposed.**

Motion Example

I make the motion to **approve** the request for area variance(s) at 419 Miami Place as submitted.

McSteen

CITY OF HURON

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: Prestige Pools
Property Owners' Name: Ken & Adriane Rosh
Address: 419 miami
City, State, Zip: Huron, OH 44839
Phone Number: [REDACTED]
Email: [REDACTED]

Location of Project:

Lot/Parcel #: 48-00270.000 Zoning District: _____
Address: 419 miami Huron, OH 44839.
Year purchased: 2026 Year the existing structure was constructed: 1951
Single Story Home: ☒ Two Story Home: _____

Provide a brief summary of your proposed project:

inground swimming pool in the side yard
of a corner lot utilizing an Automatic cover
with or without the existing fence.

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)

Installing a pool in the side yard.

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:

it is still a home they could re-sell if a variance is not granted.

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

the backyard doesn't provide a suitable alternative.

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 pool location would not affect neighboring properties.

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

the pool would not be in the pathway of these services.

5. The applicant purchased the property [with/without] knowledge of the zoning restriction. Year the property was purchased: 2020 Year the structure(s) was constructed: 1951.

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 same variance for a pool was granted for the same people across the street on a corner lot less than 100' away.

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 backyard is too small for a pool, they would also have restrictions because of the pooler lines being too close, then they would have to remove an existing patio, and they would still need a variance because the pool would extend past the house into the side/front yard.

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: 9-8-20 Signed Applicant

Date: 9-8-20 Signed Property Owner

Jeff Kinnig Prestige Pools
R R

(REQUIRED)

ZONING DEPT. USE ONLY

Date received: 9/8/20 Application Complete

\$150 filing fee receipted: ✓ CK

Comments _____ Hearing Date 10-

OLD HOMESTEAD ON THE LAKE
Part Lot 32, Section 1, Huron Twp., Erie Co.
Green Leaf Realty Co.
Sandusky, Ohio

DEDICATION

Know all men by these presents: That I, R.A. Breckenridge, Trustee, as proprietor, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, and that the streets, alleys and drives as shown on said plat are hereby dedicated to the use of the public forever.

Witness: C. H. W. Hoos, Karl B. Opp.

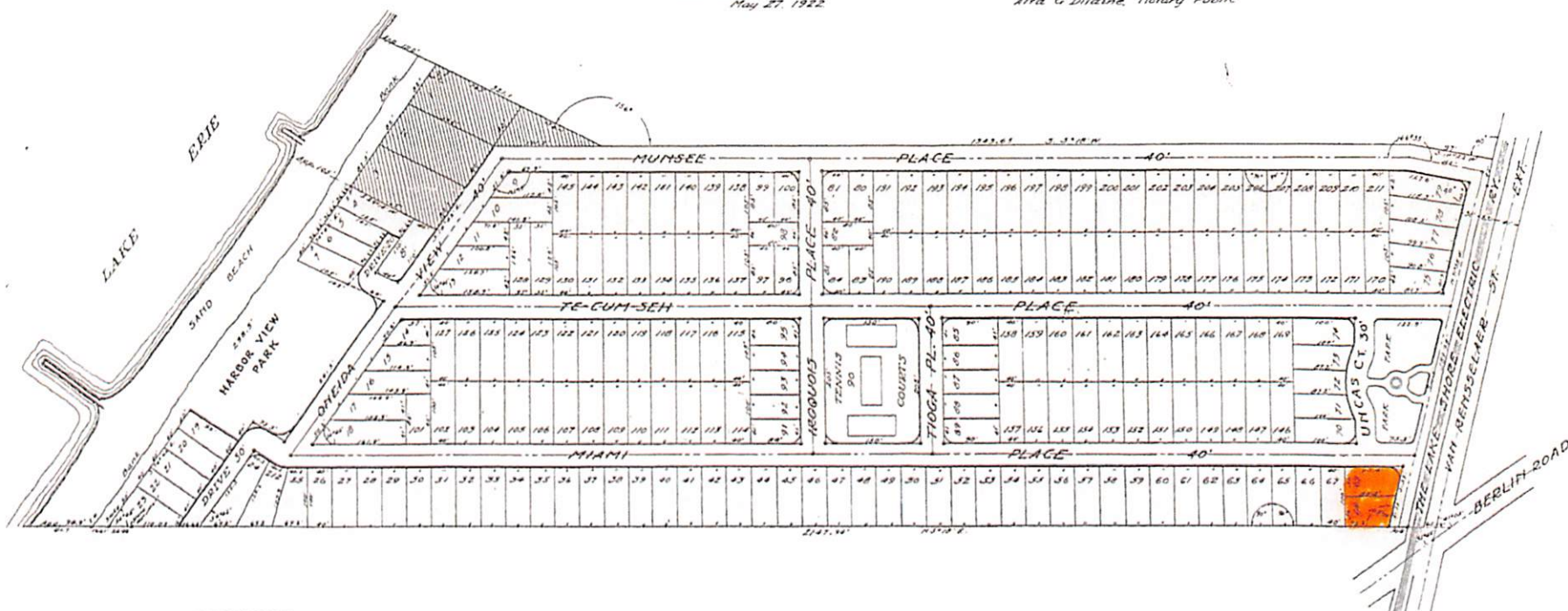
Signed: R.A. Breckenridge, Trustee.

State of Ohio,
Erie County,

Before me, Alta G. Dildine, a Notary Public in and for the said county come the proprietors named herein, personally, and acknowledged the dedication shown herein to be their free act and deed.

Alta G. Dildine, Notary Public

May 27, 1922



RESERVATION.

The parks, tennis courts and beach shown hereon are reserved for the use of the owners only of the lots embraced in this plat.

Signed: R.A. Breckenridge, Trustee.

I certify that the above plat was duly accepted by the council of the Village of Huron by Ordinance passed on the 5th day of June, 1922.

Attest:

C.H. Dryer,
Village Clerk.

Henry C. Hahn, Jr.
President of the Village Council.

I hereby certify that the plat herein delineated is a correct one, and in accordance with the recorded deeds and plans on file in the offices of the auditor and recorder of Erie County, Ohio.

Signed: John Dean Shively,
Civil Engineer.

No. 18810

Received for Record
10:30 A.M. June 14, 1922.

Recorded June 26, 1922

Fee, \$35.00 Aud.

Richard E. Biegger
County Recorder

Transferred June 6, 1922.

Fee \$1.00 Paid

C.F. Breuninger
County Auditor.

I hereby certify that the within plat is a correct copy of the original.
Edward L. Peck, Erie County Engineer
June 11/22

McSteen

LAND SURVEYORS

Prepared for: Fidelity National Title - Sandusky
Huntington National Bank

Present Owner: SONYA MORGAN, SHERRY SMALLSTEY, BETH
TRIANA AND JESSIE PALMER AND BRAD
PALMER

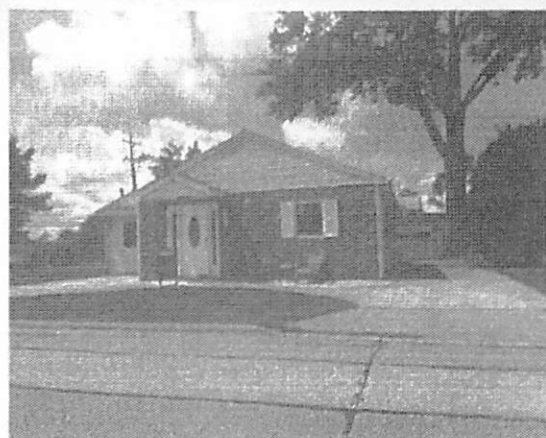
New Owner: ADRIANE E. RUSH AND KENNETH D. RUSH

Occupied by: Unknown

Work: None

Street Improvements: None

Title Co. File #: 600260452



REVIEWED AND ACCEPTED BY:

Property: 419 Miami Place
Huron, OH, 44839

Date: 8/17/26 Time: 1:05pm Order #: 2026-08-0748

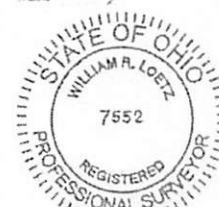


PROUDLY SERVING SINCE 1970

THIS SURVEY IS A MORTGAGE LOCATION SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-38, OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. A MORTGAGE LOCATION SURVEY DOES NOT LOCATE OR DETERMINE BOUNDARY LINES AND IS INTENDED FOR LENDING AND UNDERWRITING PURPOSES ONLY. ANY OTHER USE OF THIS SURVEY IS UNAUTHORIZED, AND THE USER ASSUMES ALL RISK. LIABILITY FOR THIS SURVEY IS LIMITED TO FEES CHARGED IN PREPARATION.

Will R. Loetz

8/19/26
10:16 EDT









Google Maps

500 Uncas Ct

Huron, Ohio

Google Street View

Sep 2025 [See more dates](#)



Google Maps



Image capture: Sep 2025 © 2026 Google

Google Maps

513 Uncas Ct

Huron, Ohio

Google Street View

Sep 2025 See more dates

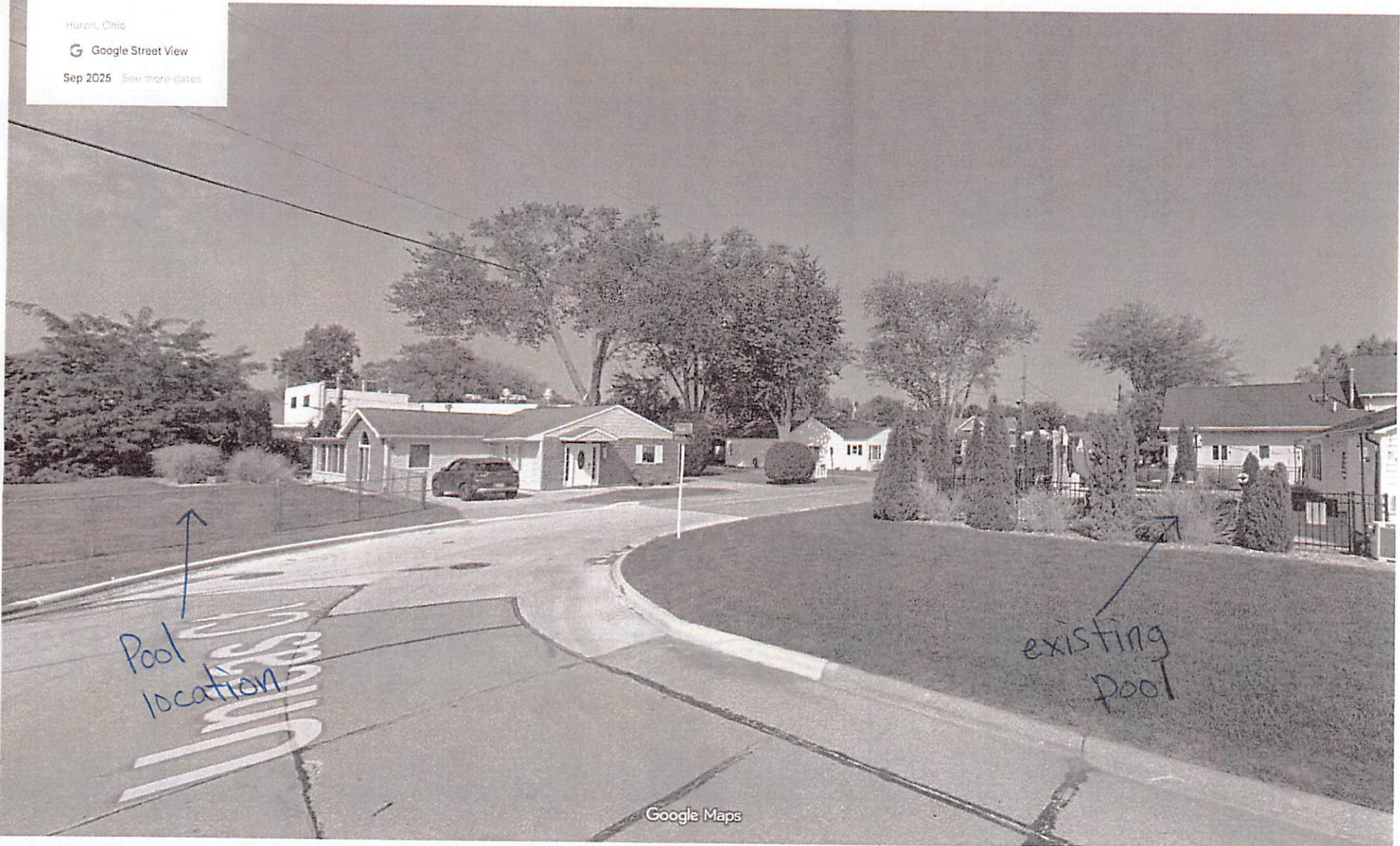


Google Maps



Image capture: Sep 2025 © 2026 Google

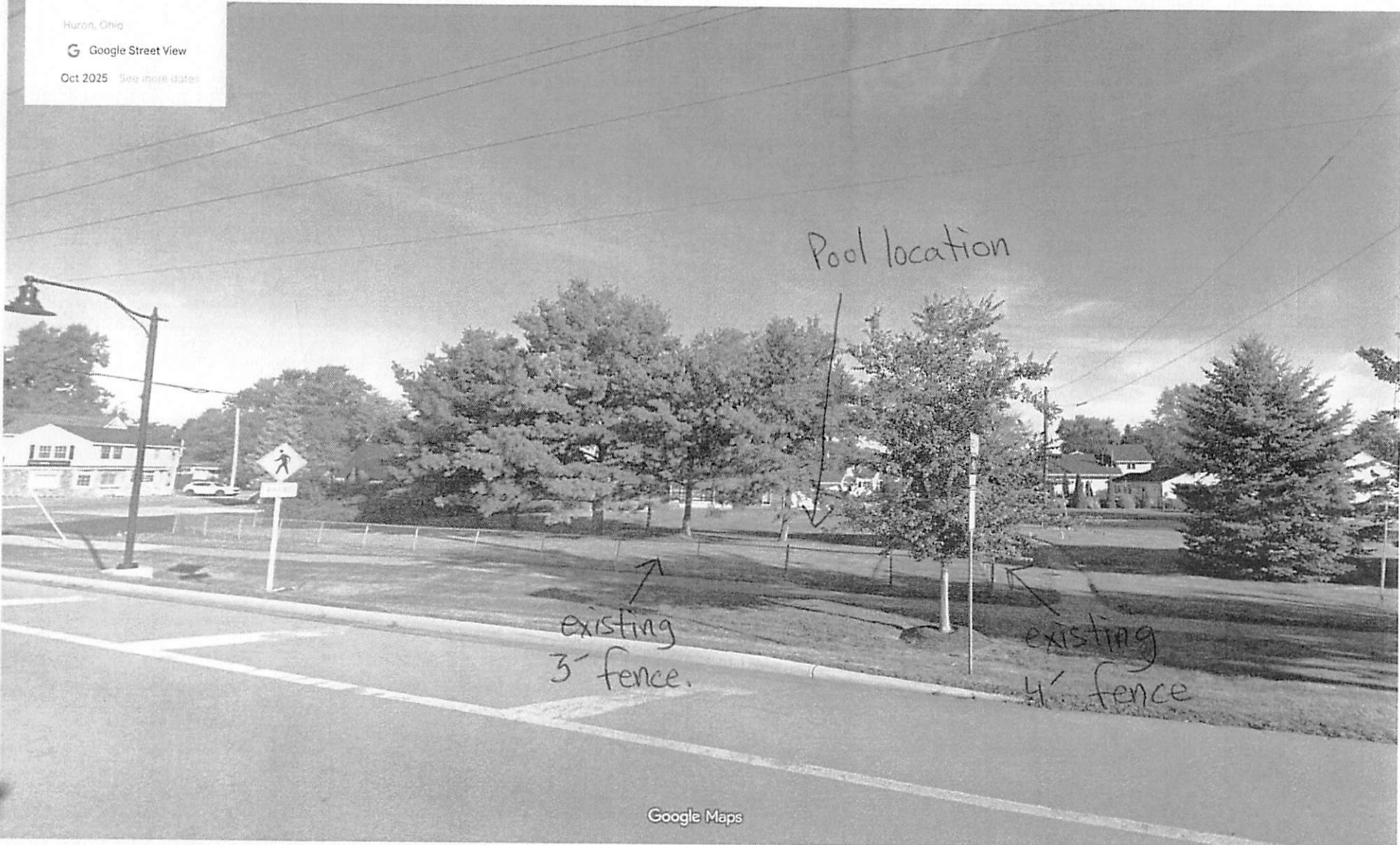
Huron, Ohio
G Google Street View
Sep 2025 See more dates



Huron, Ohio
G Google Street View
Sep 2025 See more data



Huron, Ohio
Google Street View
Oct 2025 See more dates





TO: Chairman Kath and Board Members
FROM: Christine Gibboney, Planning & Zoning Manager
RE: 27 SURF DRIVE- AREA VARIANCE
DATE: October 12, 2026

27 SURF DRIVE **Zoning District: R-1A** **Parcel No.:** 43-00210.000, 43-00209.000, 43-00211.000

Owner	Applicant
MARCY BARKEMA	SAME
333 BRUNSWICK DRIVE	
HURON OH 44839	

Existing Land Use: **Single Family Residence**

Flood Zone: **X**

Property Size: **40 X 60 (roughly each parcel)**

Traffic Considerations: **Corner Lot**



Front of the home is considered Surf Drive as this is the existing address.

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

Applicant/Owner is proposing adding a first and second floor addition to include a bedroom and bathroom to the existing home, and an expansion of the kitchen. The proposed additions extend from the existing footprint and encroach into the required min. front yard setback

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

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

This two-story home was constructed in 1906 and remodeled in 2014 according to the Auditor's site. The owner/applicant purchased the three parcels in 2017; the existing home is located primarily in the middle lot; the owner is in the process of having the lots combined at this time. The project consists of first and second story additions for a bedroom and bath, and the expansion of the kitchen to the front of the home, all of which encroach into the min. required front yard setback.

The combination of the lots will make the property subject to the corner lot setback regulations for both Surf Drive and Shore Drive (15' front yard setback on both). The application of front yard averaging cannot be applied in this case as there are not two adjacent comparables.

Note: In talking through the possibility of changing the address to Shore Drive where the front door of the home is currently, it would not provide any relief as both Shore and Surf would still be subject to the 15' setback.

*Chart is based on setbacks as if the lots are combined:

Current Setbacks

Proposed Setbacks

Front SB	19' (Surf Dr.)		Front SB	13'
Rear SB	17' (west)		Rear SB	17'
Left SB	46' (south)		Left SB	46'
Right SB	41' (north)		Right SB	25'

The owner has advised the city of difficulties to the parcel; specifically, an easement and city drain pipe running through the west side(rear yard area) of the property which would prohibit additions

from being constructed in that area. Staff had mentioned the area available on the right (north) side yard of the property, if the additions were relocated there, they could extend all the way to the min. side yard setback of 7', however, the owner and contractor referenced issues with that location relative to existing access.

As referenced on the application, the owner refers to ADA construction, this is not related to Zoning regulations or requirements- these are Building Code requirements that are applicable to Transient Rental Properties, requiring Commercial construction regulations.

It is advised that if the variance is granted, the motion should include the condition that the three (3) lots are combined before permit applications are submitted.

As proposed, the following variance(s) are required:

- **2' front yard setback variance.**

Motion Example

I make the motion to **approve** the request for area variance(s) at 27 Surf Drive 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 Marcy Barkema

Property Owners' Name: Marcy Barkema

Address: 333 Brunswick Dr.

City, State, Zip: Huron, OH 44839

Phone Number [REDACTED]

Email: [REDACTED]

Location of Project:

Lot/Parcel #: 43-00210.00 Zoning District: _____

Address: 27 Surf Drive Huron, OH 44839.

Year purchased: 2019. Year the existing structure was constructed: 2015

Single Story Home: _____ Two Story Home: ☒

Provide a brief summary of your proposed project:

Extend 2nd floor bedrooms to remove flat
roof balcony & add an ADA bedroom on
the first floor. Total square footage 552 and
Type: height of 29'6"

• 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)

Ada bedroom added during 2nd floor patio removal and request for a 2 feet variance.

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:
new set back rules as a combined lot makes it a corner lot and pre-dates zoning regulation
2. The variance is [substantial/insubstantial] because:
minimal variance on a private street
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:
neighbors already have variant setbacks.
4. The variance [would/would not] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)
NA
5. The applicant purchased the property [with/without] knowledge of the zoning restriction. Year the property was purchased: 2019. Year the structure(s) was constructed: 1906.

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 pre-dated zoning code and set back observed.
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*)

Ada requirements cannot be built due to: city easement on east side, current HVAC installation and ^{west} exit pattern for general area of the home.

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: _____ Signed Applicant

Date: 9/15/20 Signed Property Owner

Marcy Zarkema

(REQUIRED)

ZONING DEPT. USE ONLY

Date received: 9/15/20 Application Complete

\$150 filing fee received: _____

Comments _____

Hearing Date 10-12-20

5-02

43-00209

43-00210

43-00211

Huron

43-00192.001

SURF

SHORE

14.06

4.2

12

44.5

60

44

40

29.1

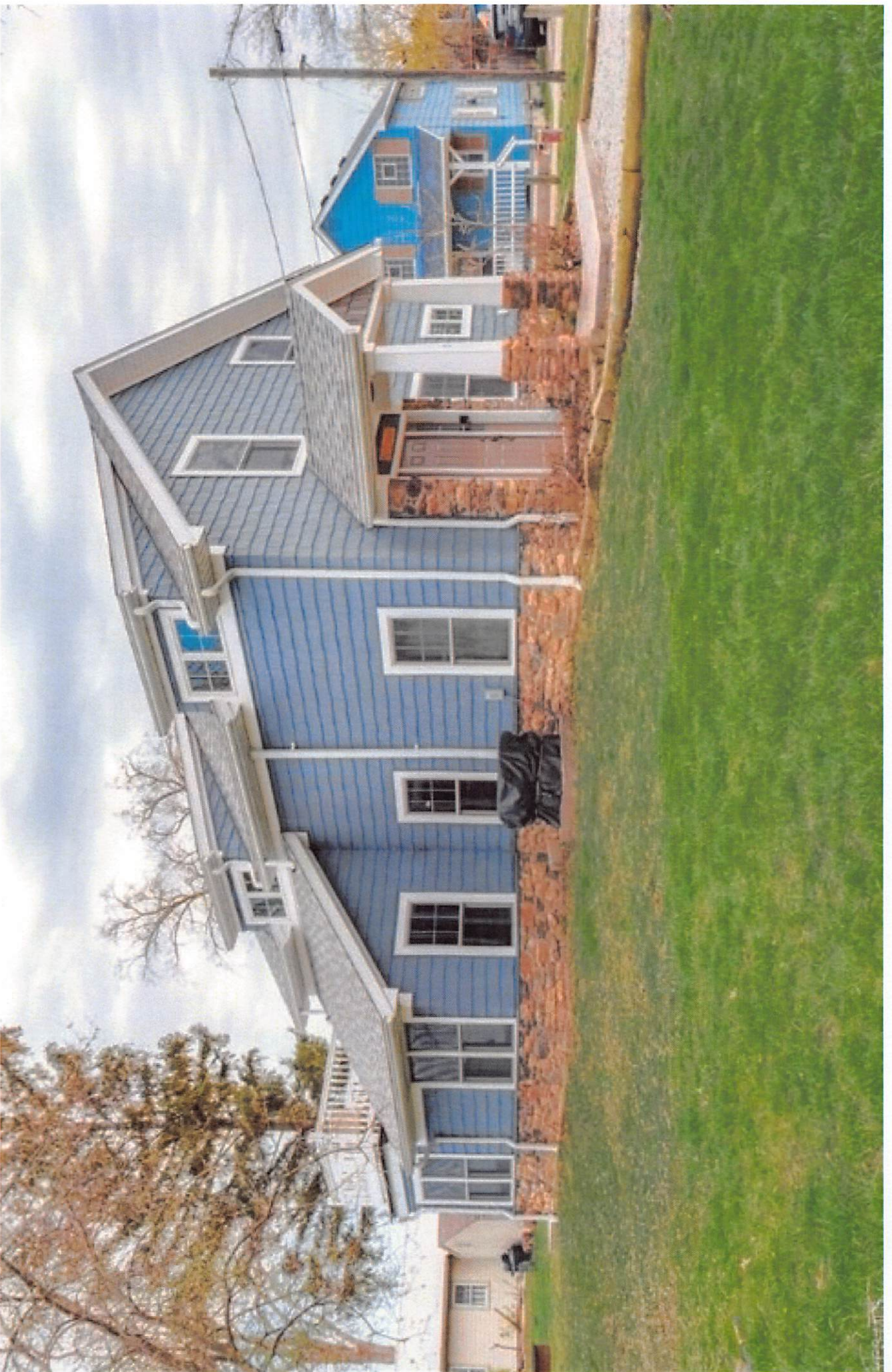
3.5

30

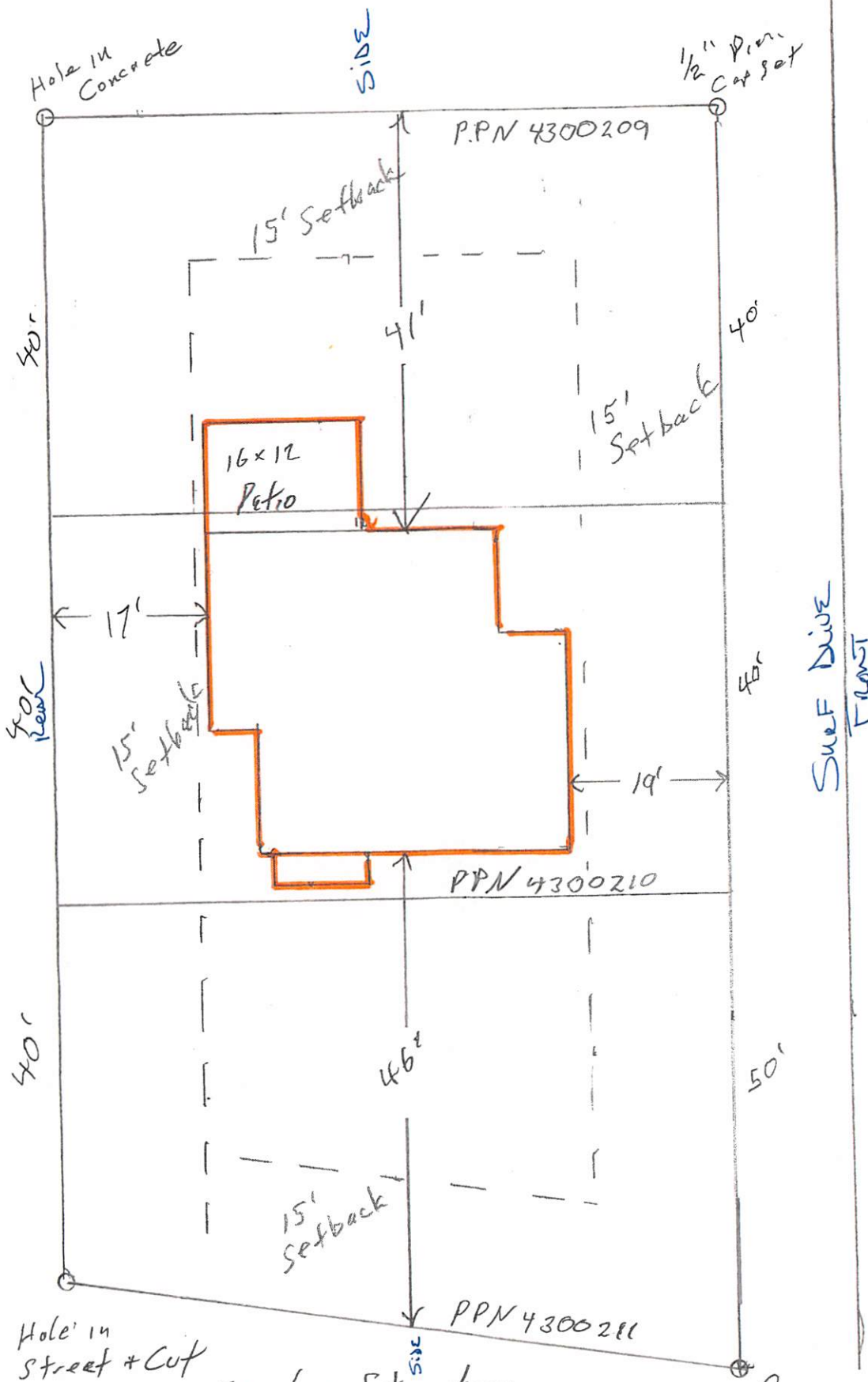
30

2002









Hole in
Street + Cut

Existing Structure

Proposed Addition

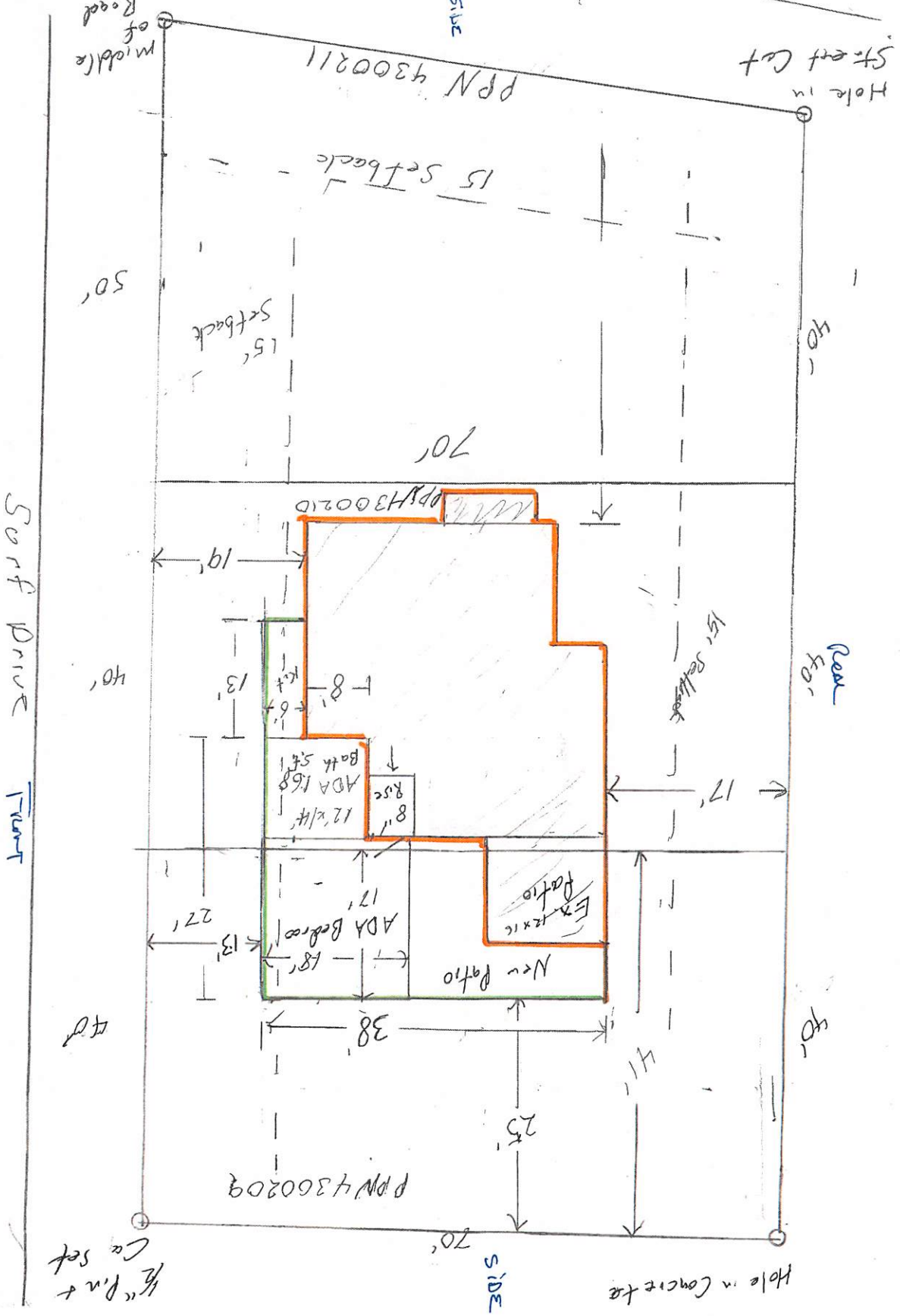
Middle of
Road

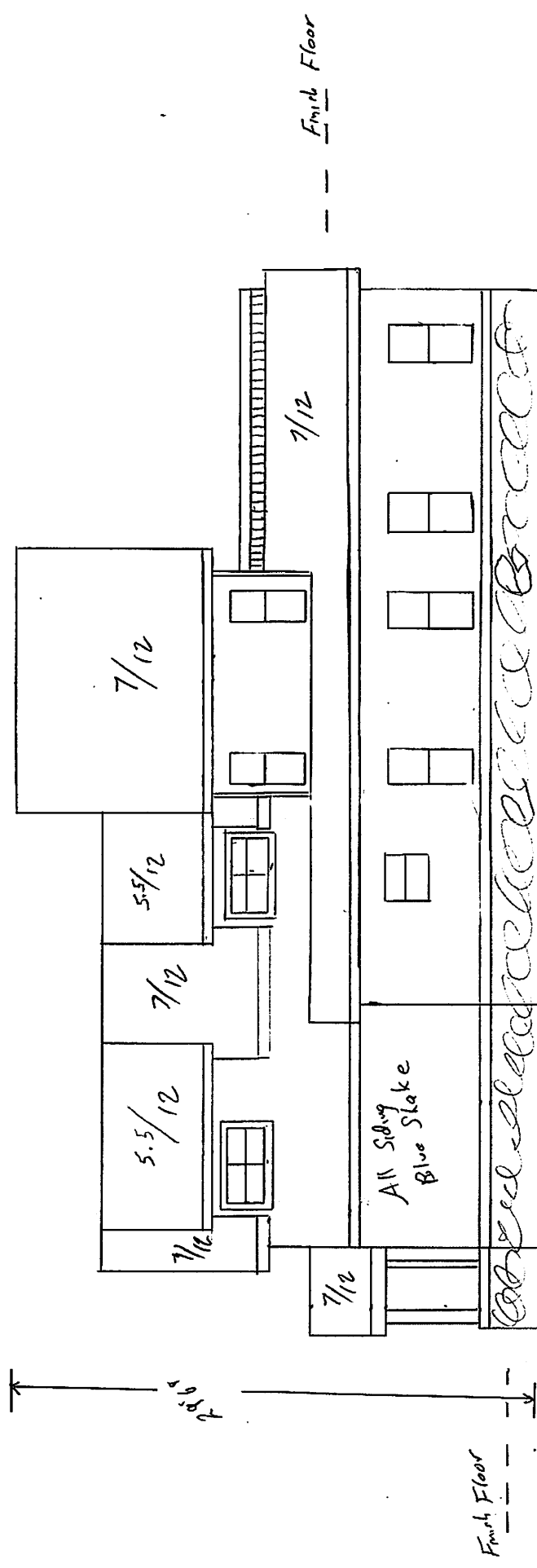
27 Surf Drive Huron Ohio 44839

L+W Construction Leo Kaufman

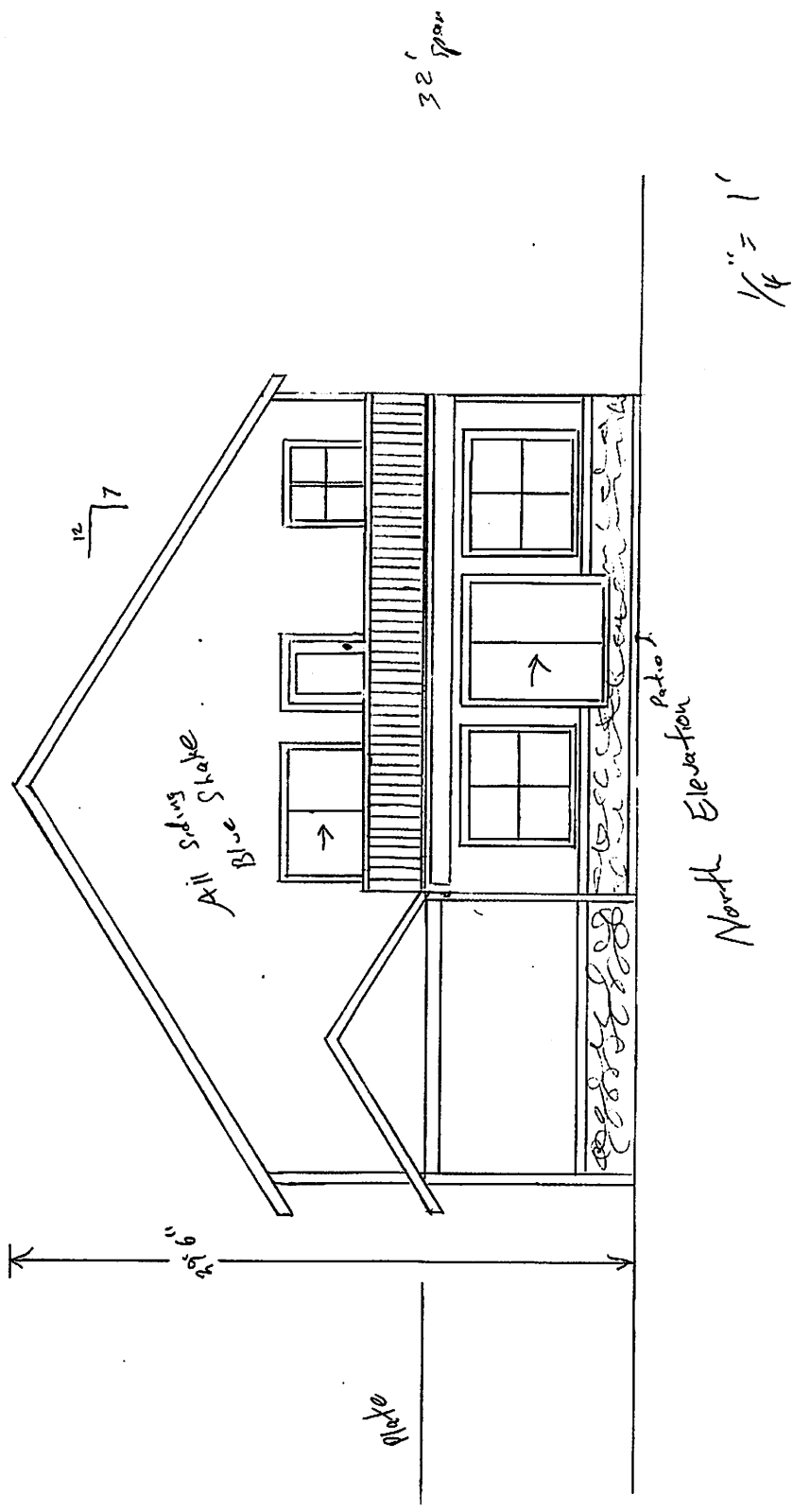
Scale 1" = 10'

27 Surf Drive Huron Ohio 44839
 L+W Construction Leo Kaufman
 Scale 1" = 10' 0"





East Elevation



$\frac{1}{4}'' = 1'$

North Elevation

All Shingled
Blue Slate

12
7

32' span

9' 6"

9' 6"

West Elevations
 $\frac{1}{4}'' = 1'$

