



Agenda for the Board of Building and Zoning Appeals
Regular Meeting- Huron City Hall – Council Chambers
Monday, May 11, 2026 5:30p.m.

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. ADOPTION OF THE MINUTES (n/a)**
- 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**
 - 202 Michigan Ave** PPN 43-00251.000 R-1A
Area Variance-Front Yard Setback Variance for a rebuild of existing entryway.
 - 318 Kiwanis Ave** PPN 49-00084.000 R-1
Area Variance- Front Yard Setback Variance for a new covered porch.
 - 405 Shawnee Pl** PPN 48-00190.000 R-1
Area Variances- Height Variance for new detached garage, side yard setback variance for conversion of existing garage to a covered porch, rear yard setback variance for a new rear yard deck.
- VII. OTHER MATTERS**
 - Meeting Reminder- May 13, 2026 5:30pm - work session/training
- 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: 202 Michigan – AREA VARIANCES
DATE: May 11, 2026

202 Michigan Zoning District: R-1A Parcel No.: 43-00251.000

Owner	Applicant
Teresa Brooks	same
202 Michigan Ave	
Huron OH 44839	

Existing Land Use: Single Family Residence

Flood Zone: X

Property Size: 0.2773 acres

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/owner is proposing a demo and rebuild of an existing entrance/breezeway on the front of the home. As existing, the applicant has noted the structure is in poor condition and in need of replacement. The structure is currently 2’ from the front property line making it pre-existing/nonconforming.

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)

STAFF REPORT

This 2-story residence was constructed in 1955; as existing it is noncompliant to the required front yard setback of 15'. There is no documentation on the auditor's site that this entryway was an addition after the original construction.

Per the application the setback of the entryway is 2' from the property line. Per the applicant's statements on the application, this entryway needs to be rebuilt correctly and would be within the same footprint.

There are no abutting homes to provide an average front yard setback, therefore, the required setback would be 15'.

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

- A 13' front 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 an area variance at 202 Michigan Ave 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, 202 Michigan Ave, 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 TERESA BROOKS
Property Owners' Name: TERESA BROOKS
Address: 202 MICHIGAN AVE.
City, State, Zip: HURON OH. 44839
Phone Number [REDACTED]
Email: N/A

Location of Project:

Lot/Parcel #: 43-00251.000 Zoning District: R1A
Address: 202 MICHIGAN AVE. Huron, OH 44839.

(INHERITED 2010) Year purchased: 2010 Year the existing structure was constructed: 2013

Single Story Home: Two Story Home: X

Provide a brief summary of your proposed project:

want Ollendick contr. to REBUILD A BREEZWAY
to KEEP CATS INSIDE AS WELL AS FOR UNLOADING
things INSIDE WHEN THERE'S BAD WEATHER

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)

13 FOOT FRONT SETBACK 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:

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

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:

IT'S JUST A SMALL ADDITION, ALREADY BUILD
WE ARE JUST BUILDING IT PROPERLY.

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: 2010. Year the structure(s) was constructed: 2013.

- 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

- 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*)

ALREADY PRE-EXISTING JUST REBUILDING IT PROPERLY

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: 3-27-26 Signed Property Owner Laura M. Brooks

(REQUIRED)

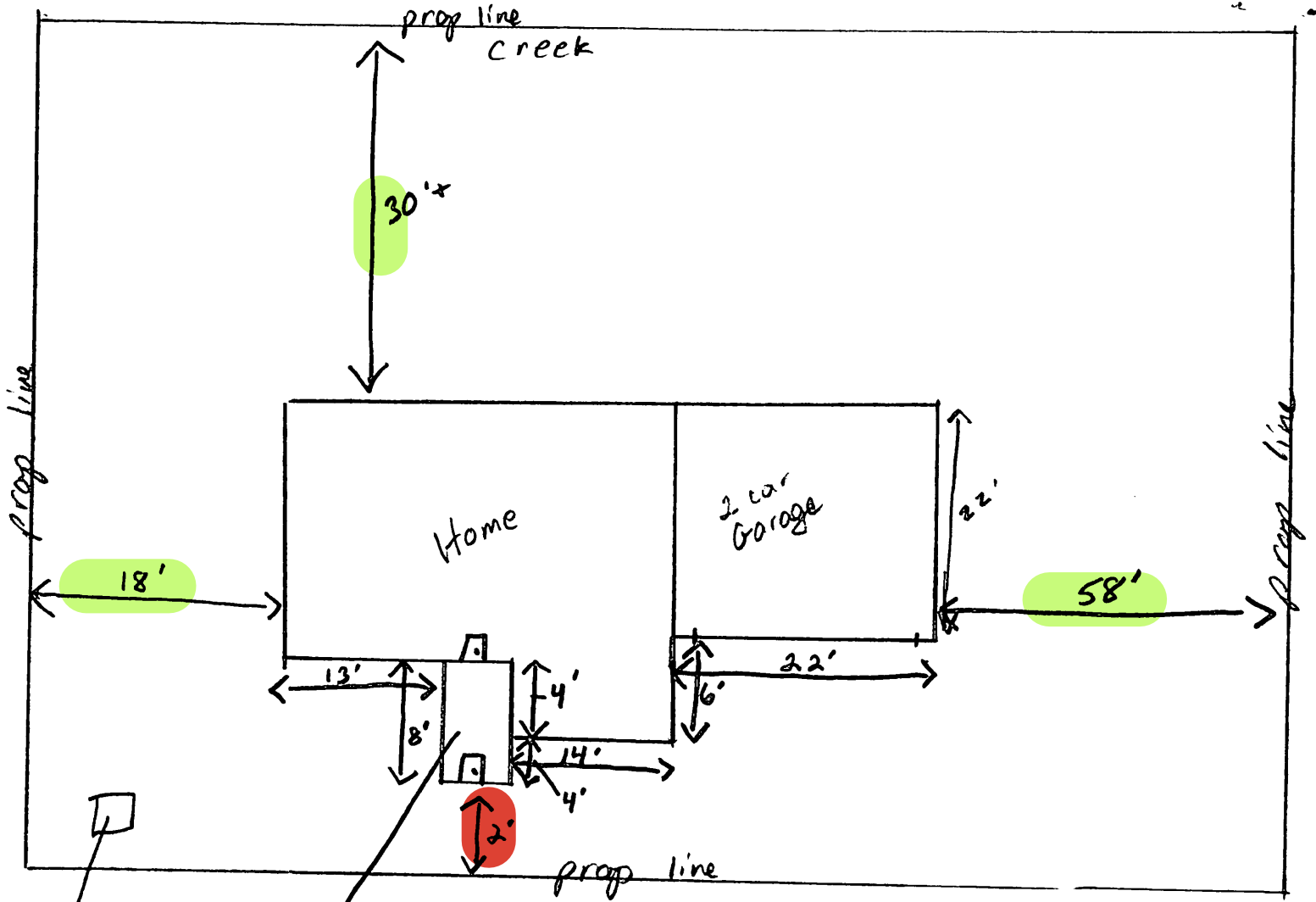
ZONING DEPT. USE ONLY

Date received: 3/30/26 Application Complete

\$150 filing fee received: Yes

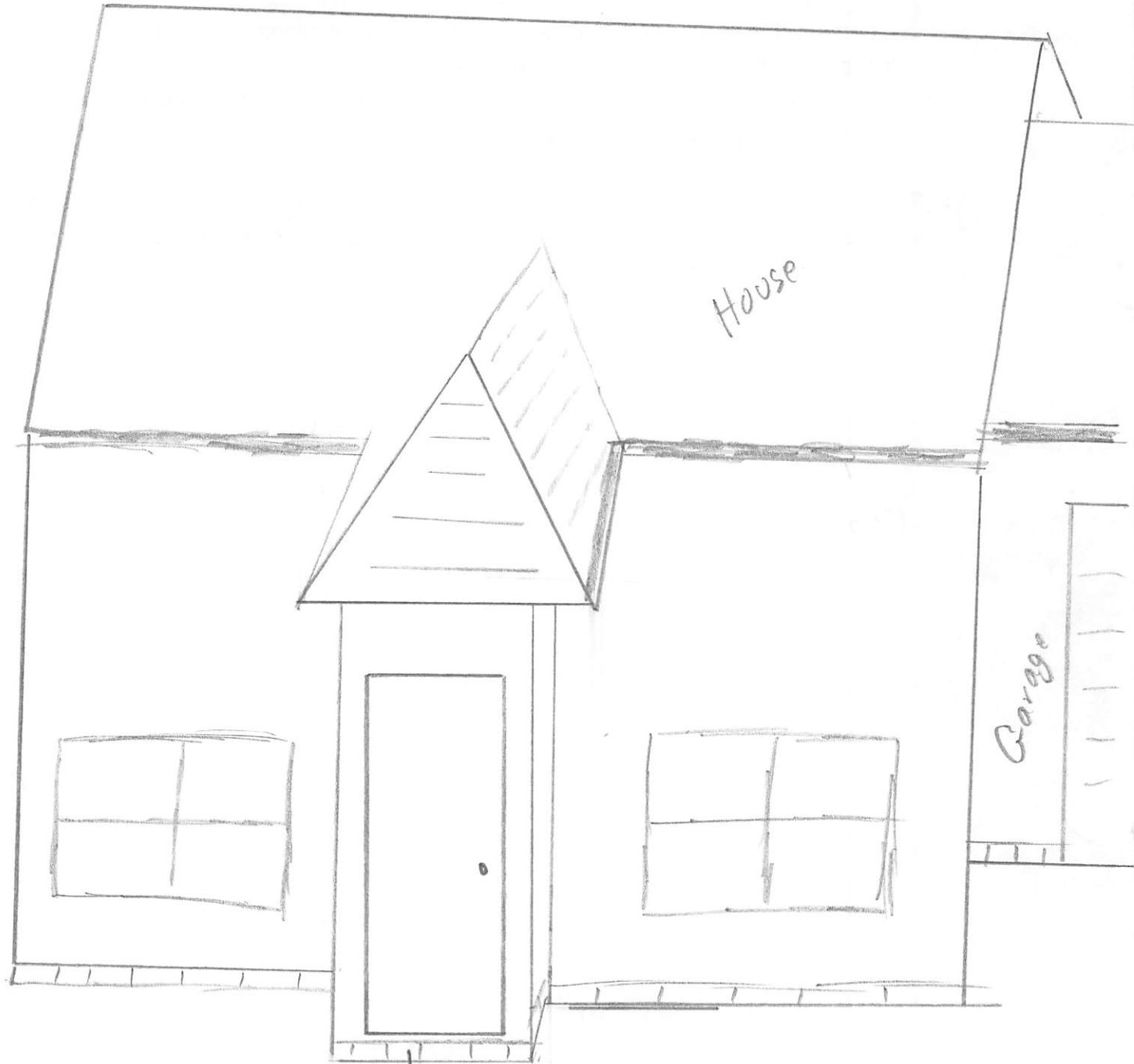
Comments _____ Hearing Date 5/11/26

Coat Room rebuild



wash out for concrete

Already existing needs torn down and rebuilt.
Re tie in gutter.
Backfill to almost level. Sides and back naturally slope to creek in back.

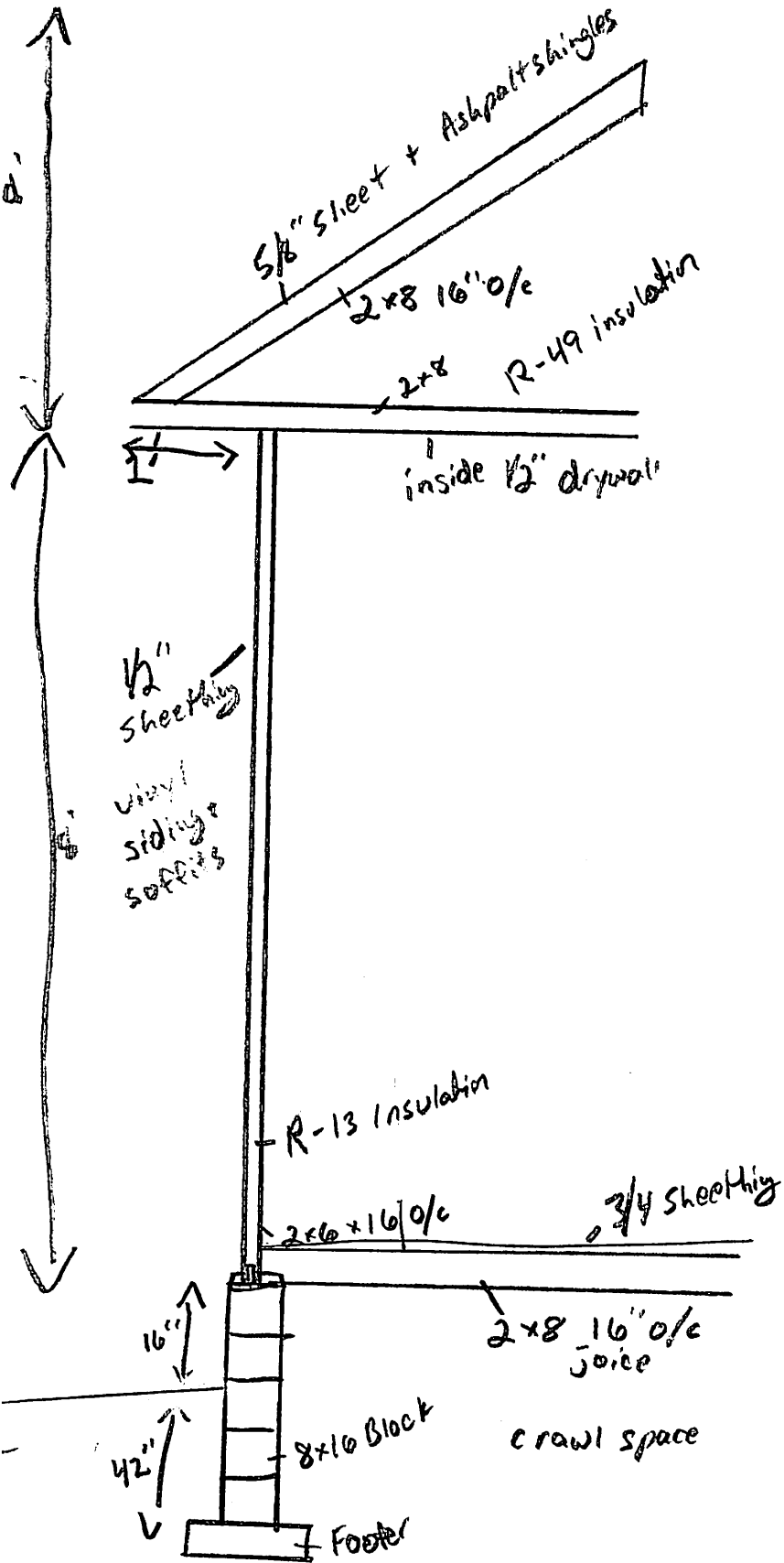


House

Garage

Rebuild of 7x6
existing structure
But roof tied into home
correctly with valleys instead
of existing flat roof.

coat Room





TO: Chairman Kath and Board Members
FROM: Christine Gibboney, Planning & Zoning Manager
RE: 318 Kiwanis Ave -AREA VARIANCE
DATE: May 11, 2026

318 Kiwanis Ave

Zoning District: R-1

Parcel No.: 49-00084.000

Owner

Applicant

Barbara Mayer	Robert Howell, Architect
318 Kiwanis Ave	
Huron OH 44839	

Existing Land Use: Single Family Residence

Flood Zone: X

Property Size: 60 x 90

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 cover an existing exposed brick front porch. As proposed the addition will require a front yard setback variance.

APPLICABLE CODE SECTIONS/SPECIFICATIONS

1123.01 R-1

(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

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)

STAFF REPORT

This 2-story residence was constructed in 1966; the lot area (5,400sf) and frontage (60') are noncompliant to the code. The existing structure complies with side and rear yard setbacks. The front yard setback is also compliant at 26'-10", based on the average of the two abutting neighbors (24'-10" & 28'- 10") for an average of 26'-10".

The applicant is proposing to add a roof addition over the existing brick porch, even though this does not project any further than the existing brick steps, adding a roof would be considered an addition and would then be subject to the front yard setback requirement.

The roof would extend out 4'- 6", bringing the front yard setback to 22'-4", creating the need for a front yard setback variance.

As proposed, the following variance is required:

- **4'- 6" Front 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 an area variance at 318 Kiwanis Ave 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, 318 Kiwanis Ave, 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: ROBERT HOWELL, ARCHITECT

Property Owners' Name: BARBARA A. MAYER, TRUSTEE

Address: 318 KIWANIS AVE

City, State, Zip: HURON, OH 44839

Phone Number: (419) 602-2578

Email: bmayerann518@aol.com

Location of Project:

Lot/Parcel #: 49-00084.000 Zoning District: R1

Address: 318 KIWANIS AVE Huron, OH 44839.

Year purchased: 1950. Year the existing structure was constructed: 1965

Single Story Home: Two Story Home: 2

Provide a brief summary of your proposed project:

Addition of a 8.5'w x 3.5'd covered porch constructed on the existing brick porch. All materials to match the currently existing exterior building materials.

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)*

Area front setback variance of 4'-6" in depth x 8'-6" in width for the proposed covered porch.

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:
Although the addition of a covered porch will be an important health benefit to the Mrs. Mayer, the property without the covered porch is still a very valuable property.
2. The variance is [~~substantial~~/insubstantial] because:
The covered porch addition will be constructed above the existing porch and therefore will not project any further into
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 proposed covered porch is an architecturally handsom feature, is in keeping with the aesthetic of Chaska, and will enhance the neighborhood.
4. The variance [~~would~~/would not] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)
The proposed addition will not interfere with any governmental services.
5. The applicant purchased the property [~~with~~/without] knowledge of the zoning restriction. Year the property was purchased: 1950. Year the structure(s) was constructed: 1965.

- 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
 - 1. The covered porch does not extend any further than the existing porch.
 - 2. Many, many other houses in Chaska exist much closer to the Right of Way than this proposal.
 - 3. It is a health benefit to the owner, as well as friends/relatives who visit, as it will help prevent the ice buildup which currently is a major issue.
- 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 house was built more than 60 years ago when Mrs. Mayer was a much younger person and could better manage the ice and snow, which every year forms on the entry uncovered porch. Age visits us all and substantial harm can happen through any inadvertent fall caused by ice and snow. This will be a simple fix, will be attractive and will be beneficial to all.

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: 4/14/2026 Signed Applicant *A. Howell* ARCHITECT

Date: 4/14/2026 Signed Property Owner *Balancer Mayer*

(REQUIRED)

ZONING DEPT. USE ONLY

Date received: 4-14-26 Application Complete

\$150 filing fee received:

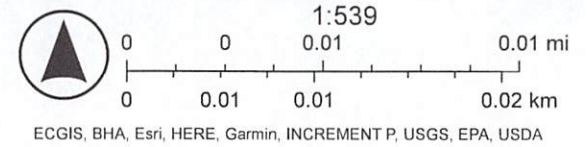
Comments _____ Hearing Date 5-11-26

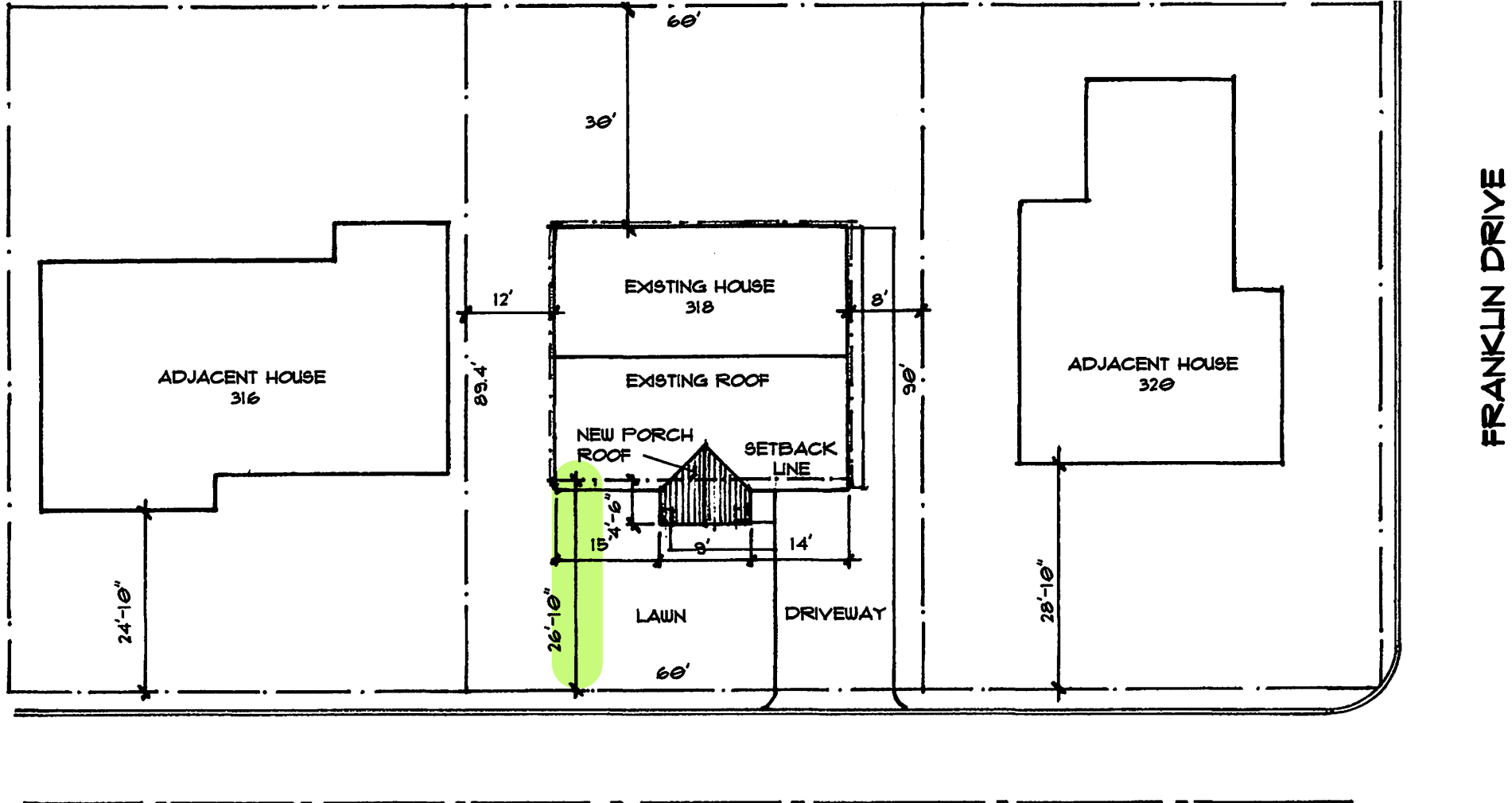
Erie County Ohio



4/13/2026, 9:41:55 PM

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





KIWANIS AVENUE

PORCH ADDITION SITE PLAN

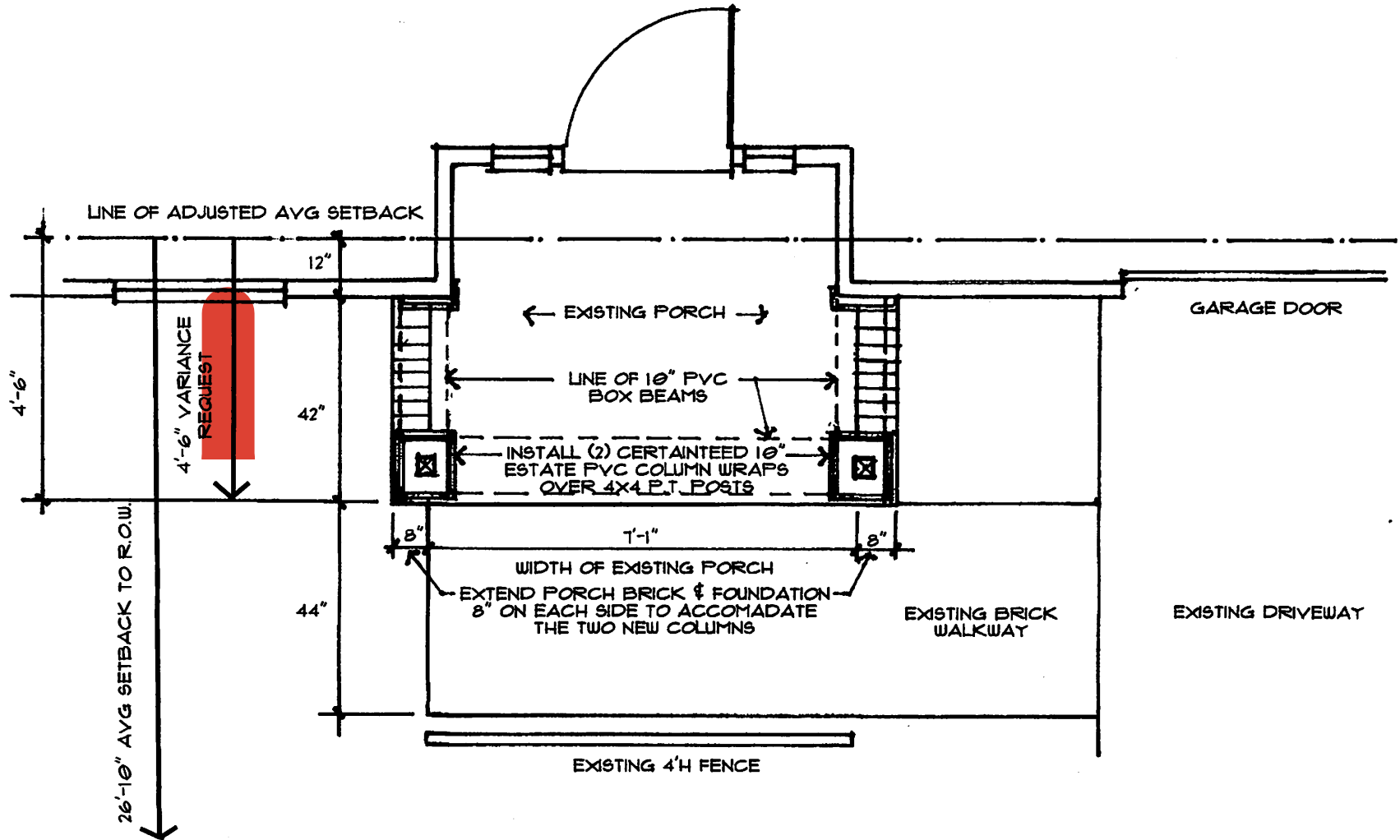
30 SF

SCALE 1" = 20'

318 KIWANIS AVE

PARCEL NO. 49-00084.000

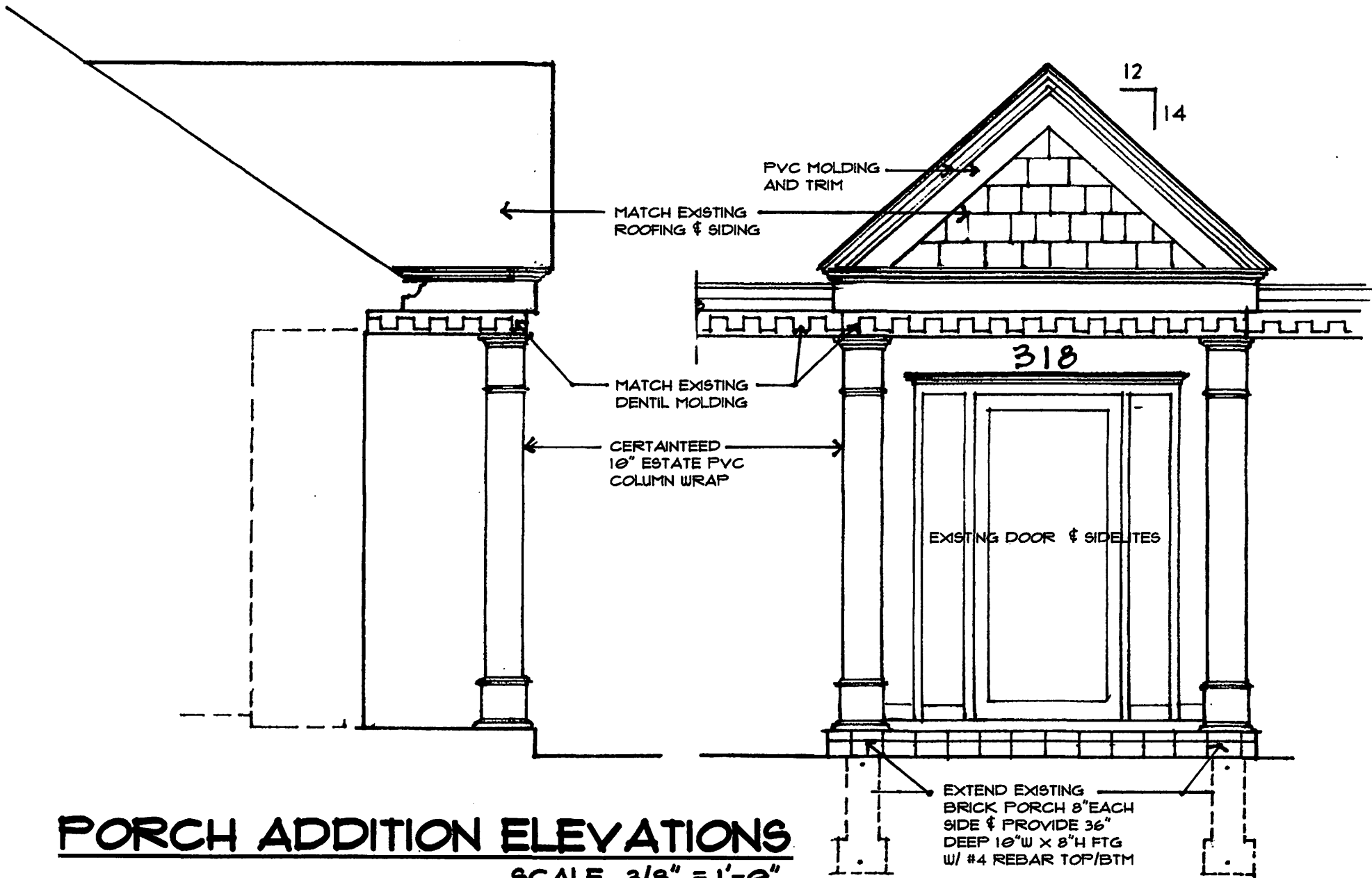
<p>PROJECT DATA: PROJECT: MAYER RESIDENCE PORCH ADDITION ADDRESS: 318 KIWANIS AVE HURON OH 44839 DESCRIPTION: SIZE: FROST DEPTH :36" SEISMIC ZONE: 1</p>	<p>ROBERT HOWELL & ASSOCIATES, LLC 424 KIWANIS AVENUE HURON, OHIO 44839 419.602.0321</p>	<p>PROJECT: 318 KIWANIS AVE HURON TITLE: SITE/PORCH PLANS DATE: 4/13/2026 SCALE: SEE VIEW SIGNATURE:</p>
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PORCH ADDITION PLAN

SCALE 3/8" = 1'-0"

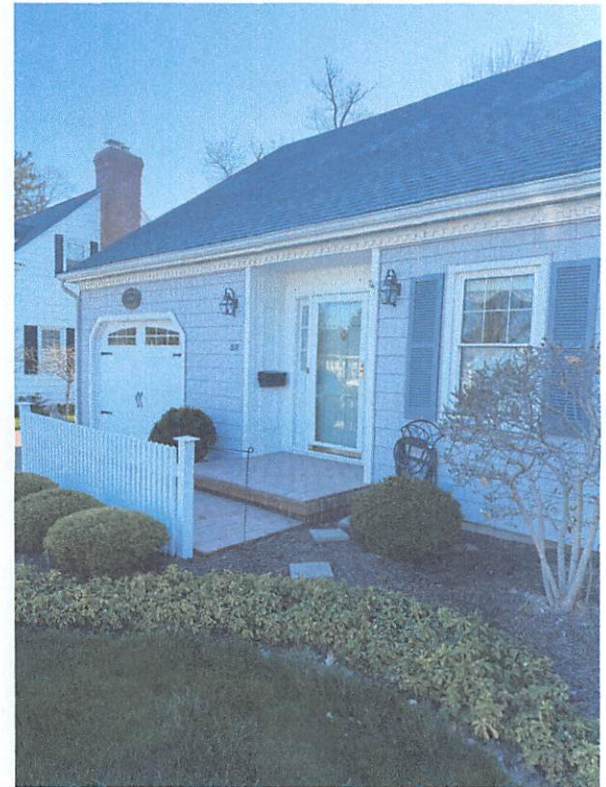
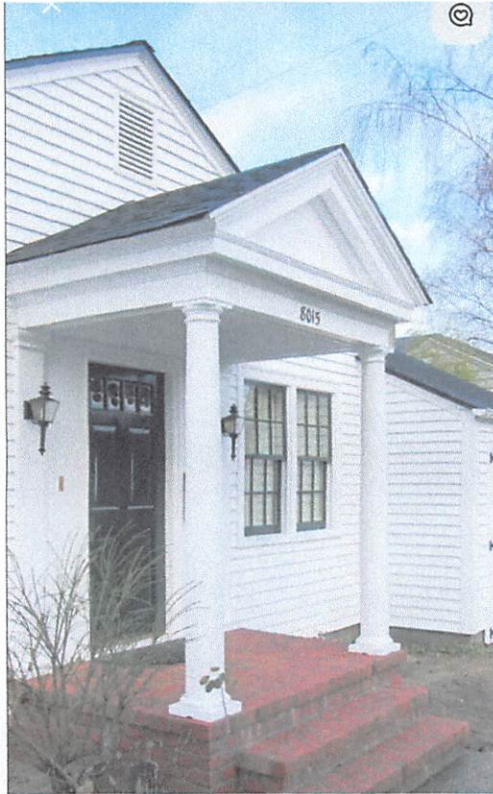
<p>PROJECT DATA PROJECT: MAYER RESIDENCE PORCH ADDITION ADDRESS: 318 KIWANIS AVE HURON OH 44839 DESCRIPTION: SIZE: FROST DEPTH: 36" SEISMIC ZONE: 1</p>	<p>ROBERT HOWELL & ASSOCIATES, LLC 424 KIWANIS AVENUE HURON, OHIO 44839 419.602.0321</p>	<p>PROJECT: 318 KIWANIS AVE HURON TITLE: SITE/PORCH PLANS DATE: 4/13/2026 SCALE: SEE VIEW APPROVED:</p>
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PORCH ADDITION ELEVATIONS

SCALE 3/8" = 1'-0"

<p>PROJECT DATA: PROJECT: MAYER RESIDENCE PORCH ADDITION ADDRESS: 318 KIWANIS AVE HURON OH 44839 DESCRIPTION: SIZE: FROST DEPTH: 36" SEISMIC ZONE: 1</p>	<p>ROBERT HOWELL & ASSOCIATES, LLC 424 KIWANIS AVENUE HURON, OHIO 44839 419.602.0321</p>	<p>PROJECT: 318 KIWANIS AVE HURON TITLE: SITE/PORCH PLANS DATE: 4/13/2026 SCALE: SEE VIEW REVISIONS:</p>
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PROPOSED ADDITION
(SIMILAR LOOK)

PROJECT DATA:
 PROJECT: MAYER RESIDENCE PORCH ADDITION
 ADDRESS: 318 KIWANIS AVE
 HURON OH 44839
 DESCRIPTION:
 SIZE:
 FROST DEPTH :36"
 SEISMIC ZONE: 1

JOB NUMBER:

ROBERT HOWELL & ASSOCIATES, LLC
 424 KIWANIS AVENUE HURON, OHIO 44839
 419.602.0321

PROJECT: 318 KIWANIS AVE HURON

TITLE:
SITE/PORCH PLANS

DATE: 4/13/2026 SCALE: SEE VIEW SIGNATURE:

PAGE:



TO: Chairman Kath and Board Members
FROM: Christine Gibboney, Planning & Zoning Manager
RE: 405 Shawnee – AREA VARIANCES
DATE: May 11, 2026

405 Shawnee Pl Zoning District: R-1 Parcel No.: 48-00190.000

Owner	Applicant
Bradley J Foster	same
323 Shawnee Pl	
Huron OH 44839	

Existing Land Use: **Single Family Residence**

Flood Zone: **X**

Property Size: **80 x 90**

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 few improvements to the parcel including: a new front porch addition, a new detached garage, conversion of the existing garage into a covered patio on the side of the home, a new rear yard covered patio, and a rear yard deck. As proposed, variances will be required for some of the improvements.

APPLICABLE CODE SECTIONS/SPECIFICATIONS

R-1

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

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

(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](#).

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. (Ord. 2005-29. Passed 2-14-05.)

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)

STAFF REPORT

According to the Auditor's site, this 2-story home was built in 1947 and remodeled in 2010. The parcel is noncompliant to lot size at 7,200sf, the right-side yard setback is noncompliant at 2'-9". The rear yard setback is compliant, and the left side setback is compliant. The front yard setback appears further back from the property line than the two neighbor's setbacks. The proposed improvements to the rear yard comply with the 35% rear yard build out max.

Proposed Improvements:

- 1) **Front Porch Addition-proposed setback of 17'**. Taking estimated measurements from the Auditor's site, it appears the average of the two abutting neighbors' setbacks are 16' & 18', producing an average of 17'- therefore, as proposed, no variance would be required.
- 2) **Detached Garage-** compliant with setbacks to the side (5') and rear yard (5'), and distance between the garage and the home (6') . Proposed height is not compliant at 23'. Staff advised the owner the height could be reduced to meet the 15' height requirement and eliminate the need for a variance.
- 3) **Right Side Yard Covered Patio-Existing & Proposed Setback of 2'-9"**. This is currently the single car garage which the applicant would like to convert to a covered patio area. Staff was advised by the owner that this conversion will only involve removal of the exterior walls, with structural supports to be added; not to be demolished/rebuilt. The footprint

will remain the same. Staff feels this conversion should require a variance to recognize the change from a garage to a covered patio.

- 4) **Covered Rear-Yard Porch- Proposed Rear Yard Setback of 38', Left Side Setback +30'**- is compliant as proposed (left and rear setbacks) This porch abuts the right-side covered patio in #3.
- 5) **Rear Yard Deck- Proposed Rear Setback of 24'** (plans refer to this as a patio, but it is a raised deck per the application) is not compliant to the rear yard setback. Per the owner and the application, the setback of the closest point would be 24'. Staff advised the owner that the radius area of the deck could be eliminated; or the overall size of the deck reduced, the deck would then comply with the 30' rear yard setback and no variance would be needed.

Important Note: If variances are granted, Zoning will require the new garage to be constructed *before* the current garage is converted into a covered patio so as not to make the off- street parking regulations noncompliant.

As proposed, the following variances would be required:

- 8' height variance to Section 1123.0 for the detached garage.
- 5'- 3" side yard setback variance for the side yard covered patio (conversion of existing garage)
- 6' rear yard setback variance for the rear yard deck.

***The Board may need to take each variance request separately**

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(s) at 405 Shawnee Pl 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(s) at, 405 Shawnee Pl, 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.*

3-62

323

323

48-00066

40

405

322

Huron

48-00190

80

60

321

407

0130

71.6





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 Bradley J. Foster
Property Owners' Name: Bradley J. Foster
Address: 323 Shawnee Place
City, State, Zip: Huron, OH 44839
Phone Number
Email:

Location of Project:

Lot/Parcel #: 48-00190.000 Zoning District: R-1
Address: 405 Shawnee Place Huron, OH 44839.
Year purchased: 2025. Year the existing structure was constructed: 1947
Single Story Home: Two Story Home: X

Provide a brief summary of your proposed project:

Adding a detached garage.
Updating and improving the outdoor space.

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)*

1 - Detach garage height restriction

2 - Conversion of one car garage into a carport. Remove 3 walls of existing noncompliant structure. Roof, floor and existing footprint will be maintained.

3 - Rear deck rear yard setback

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 practical use and value of the property is significantly enhanced with a
two car garage with storage space above.
2. The variance is [substantial/**insubstantial**] because:
Insubstantial as the detached garage height is consistent with the main house.
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 character of the neighborhood would not be substantially altered as height is consistent with the 2 story property to the south.
4. The variance [would/**would not**] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)
Granting the variance would have no adverse effects on the delivery of services.
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: 1947.

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 detached garage would not be a living space as no plumbing or sewer is being added to the building. The deck setback would not be visible to the south property and is still over 20 feet from the rear.
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*)
My original plan was to have an 23' high attached garage. This plan would have required a 12' side yard setback which prohibits a 2 car garage. By moving the garage back in the property, the height restriction is added. The Cape Cod design character of the property is maintained with the consistent roof slope.

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.

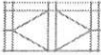
Date: 4/10/2025 Signed Applicant Bradley J. Foster
 Date: 4/10/2025 Signed Property Owner Bradley J. Foster
 (REQUIRED)

ZONING DEPT. USE ONLY

Date received: 4/10/26 Application Complete

\$150 filing fee received: 378 *cn#*

Comments _____ Hearing Date 5/11/26



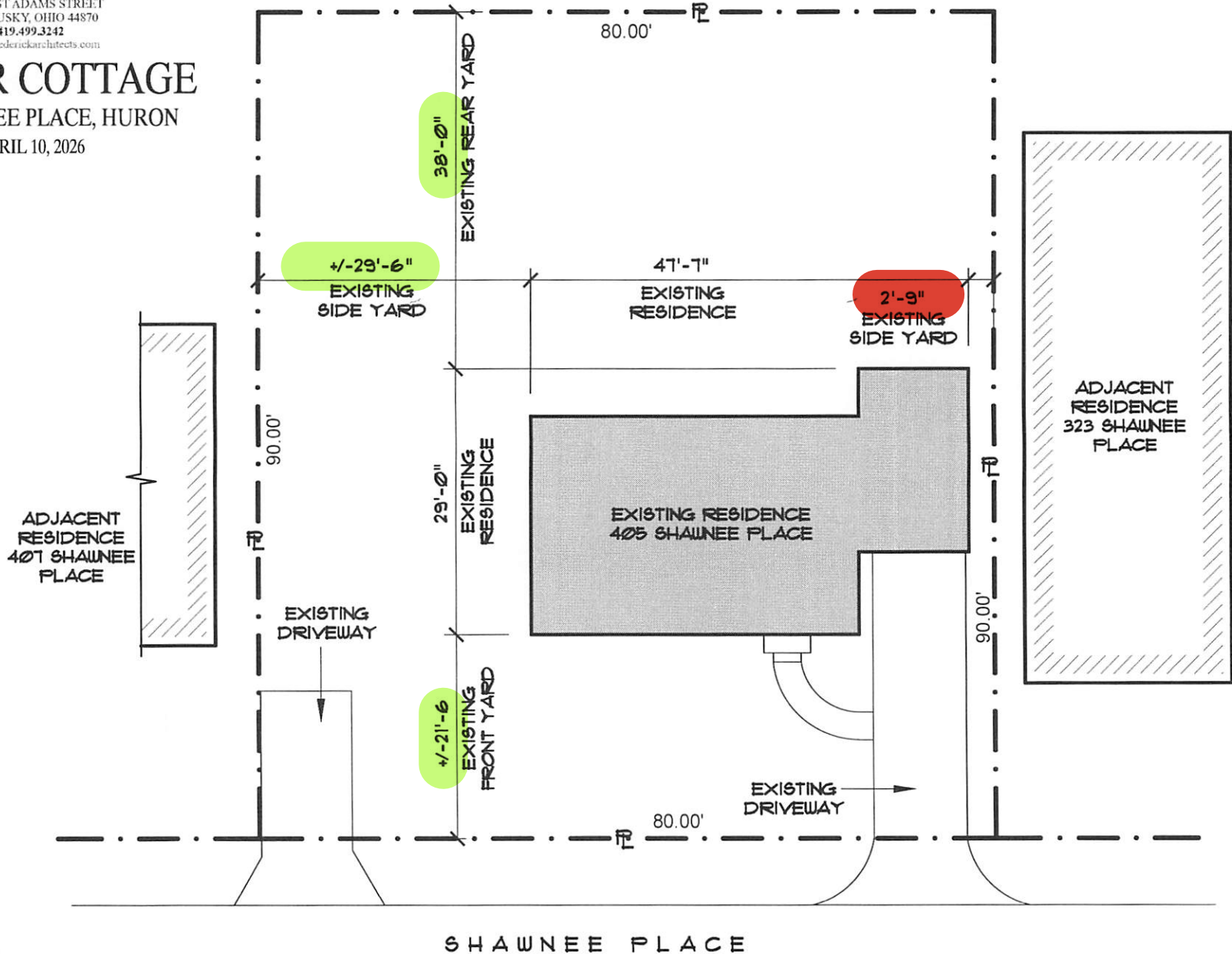
DANIEL FREDERICK ARCHITECTS, LLC

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

FOSTER COTTAGE

405 SHAWNEE PLACE, HURON

APRIL 10, 2026



EXISTING SITE PLAN

1/16" = 1'



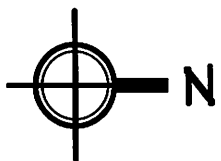
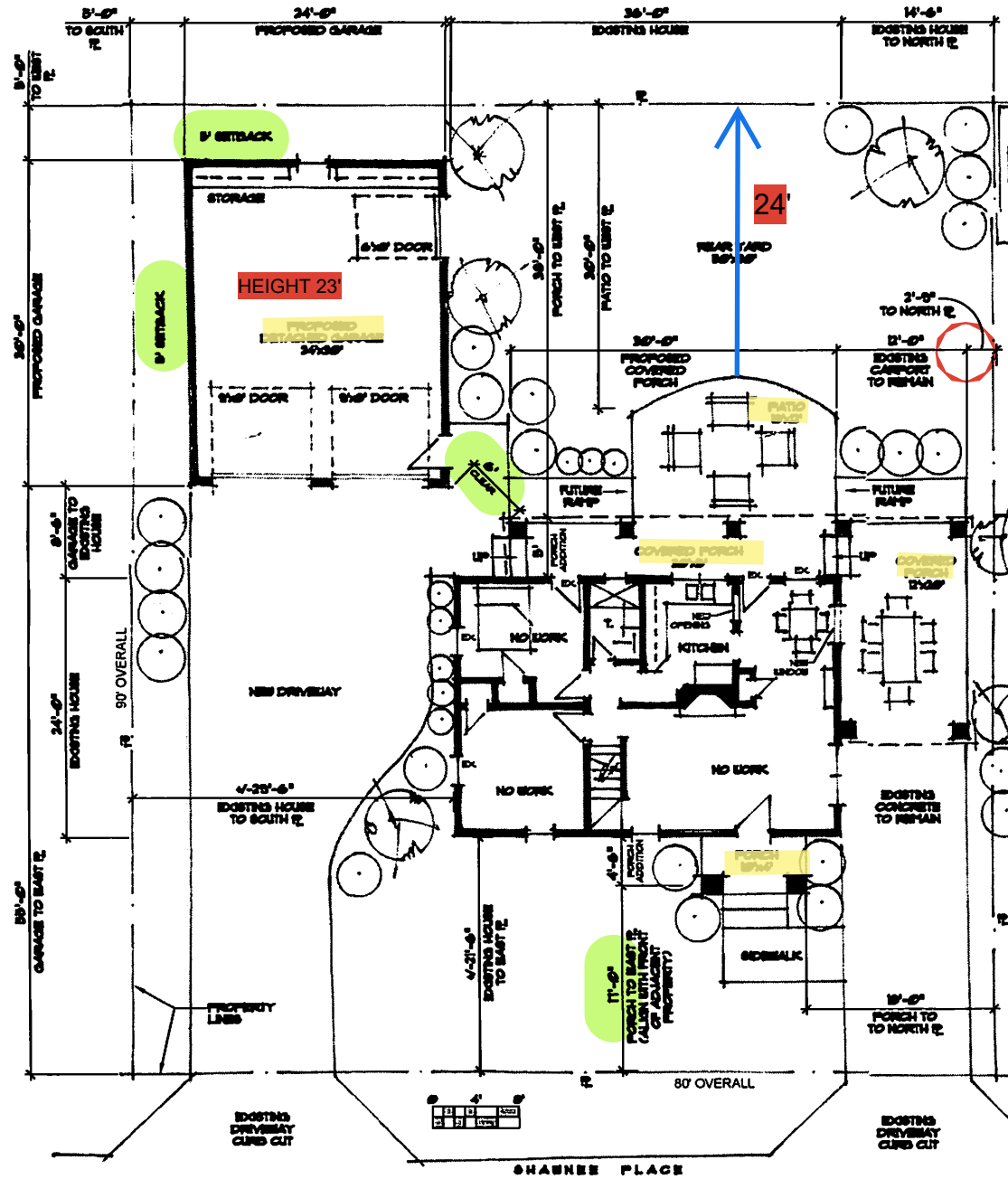
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FOSTER COTTAGE

405 SHAWNEE PLACE, HURON

APRIL 10, 2026



PROPOSED SITE PLAN

1/16" = 1'

