

CITY OF HURON
BOARD OF BUILDING AND ZONING APPEALS
July 13, 2026, Regular Meeting – 5:30p.m.

I. CALL TO ORDER

Chairman Frank Kath, called the regular meeting to order at 5:28p.m. on Monday, July 13, 2026, in the Council Chambers of the City Building, 417 Main Street Huron, Ohio.

Members in attendance: Frank Kath, JoAnne Boston, Scott Slocum, & Chris Harlan.

Also, in attendance, Planning & Zoning Manager, Christine Gibboney and Planning & Zoning Secretary, Carolyn Boger.

III. ADOPTION OF THE MINUTES (6-8-26)

Motion by Ms. Boston to approve the minutes of 6/8/26 as submitted. Motion was seconded by Mr. Harlan. All in favor, minutes approved.

IV. VERIFICATION OF NOTICING

Mr. Kath asked for verification of the notices that had been mailed. Ms. Gibboney confirmed that notices were mailed on 7/2/26.

V. SWEARING IN OF THOSE TESTIFYING BEFORE THE BOARD

Mr. Kath administered the oath to all individuals intending to testify. The applicant was sworn in prior to providing testimony.

Mr. Kath explained that the board treats each variance case as its own separate public hearing; Ms. Gibboney reads the specifics of the variance case, then applicant may come forward to make statements and testify, there is a question answer session, then it is opened up to the public for statements and comments. After with the hearing is closed and the board makes their decision.

Mr. Kath asked that whomever comes to the podium to testify state their name and address for the record.

Mr. Kath asked that phones be turned off, reviewed the format of the meeting, and swore in those in attendance wishing to testify before the Board on the case(s) appearing on the agenda.

VI. NEW BUSINESS

201 Findlay Ave

Zoning District: R-1

Parcel No.: 45-00420.000

Owner

Applicant

Deane J Tirro	Same
201 Findlay Ave	
Huron OH 44839	

Existing Land Use: **Single Family Residence**

Flood Zone: **X**

Property Size: **86 x 89**

Traffic Considerations: N/A

Project Description- Area Variance

The applicant is proposing to add an 18' x 22' garage addition to the right side of the existing carport and garage. Per the application, after adding this garage addition, he would be converting the existing garage into an additional bedroom/bath combination.

As proposed the following variances are required:

- *5' right side yard setback variance*

Motion by Mr. Harlan to open the public meeting.

Motion seconded by Mr. Slocum. Roll call on the motion:

Yeas: (4) Boston, Kath, Slocum, Harlan

Nays: (0)

Abstain: (0)

With three or more votes in the affirmative, motion passes.

Mr. Kath called the public hearing to order at 5:31 p.m. and introduced the case for a side setback variance.

Staff Report:

Ms. Gibboney read from the staff report, this single-story residence was constructed in 1955, the lot is undersized at 8244sf, lot frontage is more than compliant at 83'. As existing, the home with attached garage and carport are compliant with setbacks. The right property line is angled; at the closet point to the existing structure the right setback is at 20' per the site plan.

Staff had been working with the owner and contractor on a few variations of this proposed addition since March. In May, an application and site plan was approved for a 13' x 22' addition- which meets the 7' min. side yard setback- permits have been issued and paid. Since that issuance, the owner submitted a new application and plans to increase the size of the addition to 18' x 22'- bringing the right-side yard setback to 2'; noncompliant to the min. 7' required. As proposed, a 5' side yard setback variance would be required.

Although the right property line is angled, the parcel accommodates the standard size for a single-car garage (12' x 20') without the need for a variance.

Ms. Gibboney reported that no statements from neighbors had been received.

Applicant/Owner Statements:

The property owner, Dean Tirro, who's address is 201 Findlay, detailed his reasoning for requesting a larger garage than what he initially was granted a complaint permit for. Stating that after a personal emergency he realized that a 13' wide garage would be difficult to fully open his car door and enter his vehicle. He cited ongoing health issues as the reason he needs more space to safely enter and exit his vehicle inside the garage. He also noted his intention to convert the existing garage into a bedroom and half-bath, making the new addition his only garage space. He indicated his next-door neighbor to the north is aware of and supportive of the project and emphasized that all residents on his private street are invested in maintaining the neighborhood's appearance.

Audience Comments:

Bob Howell, architect and attendee, noted that applicable code provisions for angled property lines on alleys allow for taking the average setback, which could be relevant given the angled nature of the right property line.

Board Questions/Discussion:

The board engaged in discussion regarding the nature of the variance request. Mr. Kath noted that, as a general principle, variances must be tied to the property rather than the individual circumstances of the owner. The board closely examined the site plan, specifically clarifying that the 6-foot dedicated pedestrian walkway to the north of the applicant's property line is not the applicant's property and cannot be built upon which in turn provides a buffer beyond the 2-foot setback. Ms. Boston argued that this walkway, combined with the fact that the proposed addition is single-story and consistent with the character of the neighborhood, makes the property's situation

somewhat unique and provides the board additional flexibility. Mr. Slocum expressed reservations, noting that the board had maintained a consistent position on protecting side yards and that the request was essentially "all or nothing." Mr. Harlan explored whether the applicant could achieve his goals through an alternative configuration, such as reconfiguring the existing garage space, but acknowledged a 7-foot-wide bedroom would not be practical. Mr. Kath also express that the shape/angle of his property could create a difficulty.

Motion by Mr. Harlan to close the public meeting.

Motion seconded by Ms. Boston. Roll call on the motion:

Yeas: (4) Boston, Kath, Slocum, Harlan

Nays: (0)

Abstain: (0)

With three or more votes in the affirmative, motion passes.

Mr. Kath closed the public hearing at 5:51p.m.

Board Deliberation: *(Chair poses each question, roundtable one member at a time in order for staff to capture comments from each member)*

1. *Will the property in question yield a reasonable return or will the property not have any beneficial use without the variance?*

	Yes	No
<i>Boston</i>	x	
<i>Slocum</i>	x	
<i>Kath</i>	x	
<i>Harlan</i>	x	

2. *Is the variance substantial?*

	Yes	No
<i>Boston</i>		x
<i>Slocum</i>		x
<i>Kath</i>		x
<i>Harlan</i>		x

3. *Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer a substantial detriment as a result of the variance?*

	Yes	No
<i>Boston</i>		x
<i>Slocum</i>		x
<i>Kath</i>		x
<i>Harlan</i>		x

4. *Will the variance adversely affect the delivery of governmental services (for example, water, sewer, garbage)?*

	Yes	No
<i>Boston</i>		x
<i>Slocum</i>		x
<i>Kath</i>		x
<i>Harlan</i>		x

5. Did the property owner purchase the property with knowledge of the zoning restriction or is the need for the variance is "self-imposed". (The owner created the situation)

	Yes	No
Boston		x
Slocum	x	
Kath	x	
Harlan	x	

6. Can the property owner's predicament feasibly can be obviated through some method other than a variance?

	Yes	No
Boston	x	
Slocum	x	
Kath	x	
Harlan	x	

7. Will the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance?

	Yes	No
Boston	x	
Slocum		x
Kath	x	
Harlan	x	

With no further questions or discussion,

Motion by Mr. Harlan to approve the request for area variances at 201 Findlay for the following setback variances:

- 5' right side yard setback variance

Motion seconded by Ms. Boston. Roll call on the motion:

Yeas: (3) Boston, Kath, Harlan

Nays: (1) Slocum

Abstain: (0)

With three or more votes in the affirmative, motion passes, and area variances approved as submitted.

822 Lakeway Drive

Zoning District: R-1

Parcel No.: 49-00059.000

Owner

Applicant

Chuck & Christine Norton	Robert Howell, Architect
822 Lakeway Drive	
Huron OH 44839	

Existing Land Use:

Single Family Residence

Flood Zone:

X

Property Size:

100' x 96'

Traffic Considerations:

10' wide Narrow one-way drive/alley

Project Description- Area Variance

The applicant is proposing a rebuild of the existing 14' x 22' attached carport in the same footprint. The current carport is old, has rotting support posts and structural rafters, and needs new roofing. As existing the carport is noncompliant to front and side yard setbacks.

As proposed the following variances are required:

- 9' front yard setback
- 3'-6" side yard setback

Motion by Ms. Boston to open the public meeting.

Motion seconded by Mr. Slocum. Roll call on the motion:

Yeas: (4) Boston, Kath, Slocum, Harlan

Nays: (0)

Abstain: (0)

With three or more votes in the affirmative, motion passes.

Mr. Kath called the public hearing to order at 5:56 p.m. and introduced the case for a side setback variance.

Staff Report:

Ms. Gibboney read from the staff report, this two-story residence was constructed in the late 1920's; present owners purchased the property in 1950. As existing, the lot is compliant to area and frontage; the existing structure is pre-existing/noncompliant to setbacks. The current 14' x 22' carport has been in place for many years and is in poor condition requiring a new roof, and replacement of structural rafters and support posts. The proposed rebuild of the 14' x 22' carport will have arched roofing.

The applicant is seeking to rebuild the existing carport in the same footprint:

- Front Yard Setback of 12' (21' average)
- Side Yard Setback of 4'-6" (8' min. required)

Variances will be required for the front and side yard setbacks; the proposed height of the carport will be less than 15' and compliant.

Ms. Gibboney noted that this property had previously appeared before the board in 2024, an application was submitted and approved to convert the carport into an attached garage with a second story addition within the same footprint. Side and front yard setback variances were needed at that time. *Item of note: in 2024 the average of the two abutting neighbors was estimated at 15', currently we find the average is 21 based on site plans from both neighboring properties in 2025.* That renovation did not occur, and the variance approval would have expired in 2025. The proposed improvement has now been scaled back to a rebuild of the carport in the current footprint.

Ms. Gibboney reported that one statement in support from the neighbors 826 Lakeway had been received.

Applicant/Owner Statements:

Bob Howell, whose address is 424 Kiwanis, the Architect for the project, appeared on behalf of the property owners, who were unable to attend due to illness. He confirmed that the project involves replacing the carport in its existing footprint with no increase in encroachment. The new structure will feature a pitched arch roof supported by round columns, with open sides to preserve sight lines to the landscaped area to the west. He noted the finished height would be less than 15 feet.

Audience Comments: None

Board Questions/Discussion:

The board had no substantive questions or concerns regarding the application, given that it represents a like-for-like replacement of a longstanding nonconforming structure.

Motion by Mr. Slocum to close the public meeting.

Motion seconded by Mr. Harlan. Roll call on the motion:

Yeas: (4) Boston, Kath, Slocum, Harlan

Nays: (0)

Abstain: (0)

With three or more votes in the affirmative, motion passes.

Mr. Kath closed the public hearing at 6:00p.m.

Board Deliberation: (*Chair poses each question, roundtable one member at a time in order for staff to capture comments from each member*)

1. *Will the property in question yield a reasonable return or will the property not have any beneficial use without the variance?*

	Yes	No
<i>Boston</i>	x	
<i>Slocum</i>		
<i>Kath</i>	x	
<i>Harlan</i>		

After deliberation on how this question is phrased voting did not proceed.

2. *Is the variance substantial?*

	Yes	No
<i>Boston</i>		x
<i>Slocum</i>		x
<i>Kath</i>		x
<i>Harlan</i>		x

3. *Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer a substantial detriment as a result of the variance?*

	Yes	No
<i>Boston</i>		x
<i>Slocum</i>		x
<i>Kath</i>		x
<i>Harlan</i>		x

4. *Will the variance adversely affect the delivery of governmental services (for example, water, sewer, garbage)?*

	Yes	No
<i>Boston</i>		x
<i>Slocum</i>		x
<i>Kath</i>		x
<i>Harlan</i>		x

5. Did the property owner purchase the property with knowledge of the zoning restriction or is the need for the variance is "self-imposed". (The owner created the situation)

	Yes	No
Boston		X
Slocum		X
Kath		X
Harlan		X

6. Can the property owner's predicament feasibly can be obviated through some method other than a variance?

	Yes	No
Boston		X
Slocum		X
Kath		X
Harlan		X

7. Will the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance?

	Yes	No
Boston	X	
Slocum	X	
Kath	X	
Harlan	X	

With no further questions or discussion,

Motion by Ms. Boston to approve the request for area variances at 822 Lakeway for the following setback variances:

- 9' front yard setback
- 3'-6" side yard setback

Motion seconded by Mr. Slcum. Roll call on the motion:

Yeas: (4) Boston, Kath, Slocum, Harlan

Nays: (0)

Abstain: (0)

With three or more votes in the affirmative, motion passes, and area variances approved as submitted.

VII. OTHER MATTERS

- Meeting Reminder- August 10, 2026
- New zoning inspector to start the week of July 27, on a part-time Monday, Wednesday, Friday schedule.

VIII. ADJOURNMENT

With no further business, motion by Ms. Boston to adjourn. Motion seconded by Mr. Harlan. All in favor, meeting adjourned at 6:05p.m.



Board of Building and Zoning Appeals
Secretary

ADOPTED: September 14, 2026
/cmb