

CITY OF HURON
BOARD OF BUILDING AND ZONING APPEALS
January 12, 2026, Regular Meeting – 5:30p.m.

Chairman Frank Kath, called the regular meeting to order at 5:30p.m. on Monday, January 12, 2026, in the Council Chambers of the City Building, 417 Main Street Huron, Ohio. Members in attendance: JoAnne Boston, Steve Baron, Scott Slocum, Chris Harlan. Also in attendance, Planning & Zoning Manager, Christine Gibboney and Planning & Zoning Secretary, Carolyn Boger.

Approval of Minutes (11-10-25)

Motion by Ms. Boston to approve the minutes of 11-10-25 as submitted. Motion was seconded by Mr. Harlan. All in favor, minutes approved.

Verification of Notifications

Mr. Kath asked for verification of the notices that had been mailed. Ms. Gibboney confirmed that notices were mailed on 1/2/26.

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 to the public for statements and comments. After with the hearing is closed and the board makes their decision.

Mr. Kath swore in applicants wishing to testify. 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.

New Business

Current Zoning District: R-1 Parcel No.: 48-00089.000
Existing Land Use: Single Family Residence
Property Size: 60 x 90
Traffic Considerations: N/A

Project Description- Area Variance

The applicant is proposing a 20' x 11'-4" Great Room addition to the rear of the existing home. As proposed, the addition would require a variance to reduce the required distance of 6' between the existing detached garage. The new proposed addition would have a distance of 4'-8" to the detached garage. A minimal rear yard setback variance would also be required as the addition is just shy of the required 30' setback.

As proposed, the addition would require the following variances:

- *1'-4" variance to the required distance of 6' between the home and the detached garage.*
- *4" rear yard setback variance.*

Mr. Kath called the public hearing to order at 5:33 p.m. and introduced the case for a variance to the required distance between a home and accessory structure and for a rear yard setback variance.

Ms. Gibboney read from the staff report, noting that the property is in an R-1 zoning district and that the applicant is proposing to add a great room addition to the rear of the existing home.

According to the Auditor's site, this 2-story home was built in 1940, remodeled in 2011, and detached garage was added in 2011. Like most in this neighborhood, the size of this lot is noncompliant in that the area is 5400sf and the frontage is 60'. The home is currently compliant with all setback regulations for the R-1 District, including the required distance between structures and the setbacks required for the detached garage.

The addition they are proposing is 227sf addition and will be 4'-8" from the detached garage, this would require a 1'-4" variance to the required 6' distance between the garage and the house. The addition will have a rear yard setback of 29'-8", this would require a minimal 4" setback variance to the required 30' rear yard setback. When meeting with the applicant, staff noted the option of reducing the new addition depth by 1'-4" which would bring the addition into full compliance without the need for any variances. The owners opted to try for the variance.

Staff has shared the site plan with the Huron Fire Department for any comments/concern they may have about the reduced distance between the home and the detached garage. Capt. Nash stated no concerns.

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

Applicant/Owner Statements:

Jim Waller, contractor with Legends General Contractors on behalf of property owner, read the following statement detailing the hardships (*Mr. Waller graciously provided a copy of his statement to be used for the meeting minutes, see attached exhibit A.*)

Ms. Boston then asked if the current homeowners built the detached garage. To which Mr. Waller clarified that the current homeowners had in fact built the garage and the existing home. The 2011 remodel listed on the auditor's website was actually an entire tear down and new build of the home and detached garage.

Mr. Harlan then inquired about the proposed drainage for storm water. Mr. Waller explained that the existing storm water goes to a tile that runs out to the street and there are going to be two gutters on each opposing side of the new gable that they intend to tie into existing storm system.

Mr. Baron indicated that he did not see any issues with the proposed addition.

Mr. Slocum asked why they had opted not to shrink the addition and make it compliant with zoning regulations. Mr. Waller responded that the homeowners intend to use the proposed addition as a great room for entertaining and that they feared it would not be large enough to serve its purpose if they shrunk it down to comply. Ms. Boston added that she struggles to condone the proposed reduction to the required distance between accessory structures and principal structures, however, because the fire department and safety services have no issue with the reduction, then she takes no issue with it either.

Audience Comments:

None.

With no further questions or discussion, Mr. Kath closed the public hearing at 5:41p.m.

Motion by Mr. Harlan to approve the request for area variances at 405 Wyandot for the following variances:

- **1'-4" variance to the required distance of 6' between the home and the detached garage.**
- **4" rear yard setback variance.**

Citing:

- ***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).*

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

Yeas: (5)

Nays: (0)

Abstain: (0)

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

Other Matters

- Meeting Reminder- Feb 9, 2026,
 - No cases are currently on the docket for February.
- Mr. Harlan asked if we could add the following to the application:
 - Case may be subject to tabling due to the site not being adequately marked/staked for the BZA to observe prior to meeting.
 - All members agreed with this statement, provided that if it is determined that a property is not properly marked/staked, that they can call the zoning dept and have them reach out the applicant for a reminder to stake.
- Ms. Boston inquired as to how well the lighting ordinance has been received.
 - Ms. Gibboney stated that we had not received many complaints with the need to enforce it, but one such complaint has been received this year and a letter was sent to the reported property address.

Adjournment

With no further business, motion by Ms. Boston to adjourn. Motion seconded by Mr. Baron. All in favor, meeting adjourned at 5:49p.m.



Board of Building and Zoning Appeals
Secretary

ADOPTED: April 13, 2026
/cmb

Exhibit A

VARIANCE HEARING PRESENTATION

Property Address: 405 Wyandotte Place, Huron, Ohio

Variances Requested:

- A reduction of the required six-foot separation between the existing residence and a legally constructed detached garage to four feet eight inches (a 16-inch deviation)
- Rear yard setback relief from the required 30 feet, resulting in a setback of 29 feet eight inches (a 4-inch deviation)

Opening Statement

Good evening. My name is Jim Waller, and I am the contractor representing the homeowner at **405 Wyandotte Place**. Thank you for the opportunity to present this request for a zoning variance.

We are requesting approval of a minor variance to allow a modest residential addition. The request involves limited relief related to existing setback and separation requirements and represents the minimum relief necessary to allow reasonable use of the property given its physical constraints.

Existing Conditions & Practical Difficulty

The residence and the detached garage are both existing, legally constructed structures that were built prior to this proposed addition. Their placement on the lot is fixed and cannot be altered. Due to:

- The existing placement of both structures,
- The depth and configuration of the lot, and
- The application of current separation and rear yard setback requirements,

strict enforcement of the zoning code creates a practical difficulty for the homeowner.

There are no alternative locations for the proposed addition that would comply with all in additional zoning nonconformities, making this the only feasible location for the improvement.

Hardship Is Not Self-Created

The hardship is not self-created. The existing home and detached garage predate the proposed work, and the homeowner is not seeking to intensify use or over-develop the property.

The request is for a modest residential improvement consistent with typical use of similar properties in the area.

Public Safety, Utilities, and Fire Access

The proposed addition will not adversely impact fire access, emergency response, utilities, drainage, or public safety.

All applicable building, zoning, and fire codes will be fully complied with, and the requested relief will not create any additional risk to neighboring properties or the public.

Neighborhood Character

The proposed addition will be consistent with the scale, massing, and character of surrounding homes. The minor reductions in separation and rear yard setback will not be visible from the street and will not alter the established residential appearance of the neighborhood.

The property has been part of the homeowner's family and the surrounding community for many years and has long served as a multi-generational gathering place. While it is a second home, it is not used as a rental or income-producing property, and the proposed addition is intended solely to support continued family use without changing neighborhood character.

Granting this variance will not establish a negative precedent or materially affect surrounding properties.

Minimum Relief Necessary

This request represents the least relief necessary to allow reasonable use of the property. The homeowner is not seeking to eliminate zoning requirements, but only limited, measured relief due to the physical limitations of the site.

The deviations requested -16 inches and 4 inches - are de minimis in nature.

Closing Statement

For these reasons, we respectfully request the Board's approval of this variance:

- The hardship is real and property-based
- It is not self-created
- The request involves minimal deviations
- There is no adverse impact on public safety or neighboring properties
- The request represents the minimum relief necessary

Thank you for your time and consideration. I would be happy to answer any questions the Board may have.