

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

Chairman Frank Kath, called the regular meeting to order at 5:30p.m. on Monday, April 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.

Members Absent: Steve Baron

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

Mr. Kath reminded attendees to silence cell phones, noting the meeting was being recorded. He outlined the Board's protocol, explaining that each case is treated as its own public hearing, opened and closed by gavel, with staff presenting case specifics before the applicant and interested parties are invited to the podium to state their name and address for the record, followed by questions and answers before a decision is rendered.

Approval of Minutes (1-12-26)

Motion by Mr. Slocum to approve the minutes of 1-12-26 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 4-1-26.

Swearing in of those testifying before the board

Mr. Kath asked anyone intending to testify to stand and be sworn in.

New Business

Breakwater Cottages

Zoning District: R-2

Parcel No.: PPN#42-01015.000

Owner of Parcel

Owner/Applicant

Breakwater Inc.- Ted Temper	Matt Ostenkamp
512 Oneida View	McKinley Street- Unit E-2
Huron OH 44839	Huron OH 44839

Existing Land Use: Multiple Single-Family Dwellings

Flood Zone: X

Property Size: 1.53 acres

Traffic Considerations: N/A

Type of Variance: Area

Project Description-

The applicant is proposing repairs and improvements to add a dormer and change the pitch of the roof to allow for storage in this cottage. The proposed height will be 15' from current grade to peak. The footprint of the original cottage is not being changed.

As proposed the following variances are required:

- *Variance to Section 1123.03 (e) to allow for improvements to an existing non-conforming structure within a nonconforming area.*

Mr. Kath called the public hearing to order at 5:33 p.m. and introduced the case for a variance to allow for improvements to an existing non-conforming structure within a nonconforming area.

Ms. Gibboney read from the staff report, noting that the Breakwater Cottage area, while zoned R-2; this one (1) parcel contains 50 cottages, thus making it a non-conforming use. She explained that years ago the building official, fire chief, and fire department established safety parameters governing changes to the cottages, which do not conform to current R-2 standards. Any modifications to the cottages require Board review.

Below is a history from the Building Official regarding the requirement of BZA approval, pursuant to Section 1121.07- Non-Conforming Uses or Buildings, for any improvements in this area:

The cottages are non-conforming. The entire parcel is zoned R-2 which allows one and two family dwellings per lot. The cottages are actually used for single family (so they're Ok for use) but there are multiple structures on the parcels. So, the parcel is a nonconforming area.

In the early 1990's, we went to the Zoning Board because a number of owners wanted to improve their cottages which wasn't allowed in the non-conforming area. We also went to court on one unit because the owner removed it and, given the language of the code, they weren't allowed to replace it. In the late 80's and early 90's, we also had a couple of fires there and, given the close proximity of the units, a few were damaged. The Board, with the input of the Fire Department, made the following rules for the area:

1. No unit can be expanded from the original footprint.
2. No unit can exceed fifteen (15) feet in height from the ground
3. If the unit is removed and replaced or renovated, all sections of the building code must be followed and permits must be issued (i.e. egress windows, electrical, and plumbing systems, etc.)
4. No lofts can be built that allow sleeping (lofts for storage only)
5. All renovations and new units must receive prior approval of the BZA

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

Applicant/Owner Statements:

The applicant, Laura Ostenkamp, owner of Unit E-2 and resident of Westlake, Ohio, explained that the roof sustained damage at the time of her 2023 purchase and requires replacement regardless. She proposed to simultaneously increase the roof pitch from 11 feet to 15 feet—the maximum permitted under the established guidelines—and add a dormer to create loft storage space, without expanding the building's footprint or wall height. She noted that the additional space is needed due to the cottage's small size of under 450 square feet, and that many neighboring cottages already have similar or taller roof heights. The Board confirmed that the loft space is intended for storage only, and that no bedroom use is planned. The applicant has included an approval letter from the property owners, Ted Temper- Breakwater Inc.

Audience Comments: None.

With no further questions or discussion, Mr. Kath closed the public hearing at 5:36 p.m. Motion by Mr. Harlan, to approve the request for area variances at McKinley St- Breakwater Cottages- Unit E-2 for the following setback variances:

- *Variance to Section 1123.03 (e) to allow for improvements to an existing non-conforming structure within a nonconforming area.*

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.*

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 and area variances approved as submitted.

318 Munsee Place Zoning District: R-1 Parcel No.: 42-00162.000

Owner	Applicant
Morrison & Andrea Wilkins	Daniel Frederick, Architect
170 W Main Street	
Shelby OH 44875	

Existing Land Use: **Single-Family Residence**
Flood Zone: **X**
Property Size: **80 x 90**
Traffic Considerations: **Corner Lot- Munsee/Delaware**
Type of Variance: **Area**

Project Description-

The applicant is proposing to demolish the existing sunroom on the right side of the home replacing and expanding to become an addition that will connect the home and the detached garage. They are also proposing to enclose the existing open front stoop area on the left side of the home as part of the interior remodel.

As proposed the following variances are required:

- *3'-8" Left Side Yard Setback Variance*
- *24'-5" Rear Yard Setback Variance*
- *7'-7" Right Side Yard Setback Variance*

Mr. Kath called the public hearing to order at 5:37 p.m. and introduced the case for left, right, and rear yard setback variances for various additions.

Ms. Gibboney read from the staff report, noting that this one-story, single-family home was built in 1955 and the detached garage in 1990. The property currently meets front, rear, and right-side setbacks for both structures, with only the left side of the home out of compliance at 4 feet 4 inches. The applicant is proposing to connect the home to the existing detached garage, which would change the required setbacks for the garage as it would now be part of the primary structure and subject to those setback requirements. They're also proposing to demolish the existing sunroom, replace and expand it with an addition.

Three variances were identified as necessary for the proposed project:

A 3'-8" left side yard setback variance (extension of the existing nonconformity)

A 24'- 5" rear yard setback variance resulting from the garage being connected to the house, and

A 7'-7" right side yard setback variance into the Delaware Place side yard.

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

Applicant/Owner Statements:

Dan Frederick, Architect for the project, whose address is 415 Sail Away Dr, Huron, OH 44839 presented the project on behalf of owners Lee and Andrea Wilkins, who were also present. He described the project in three parts.

First, a small enclosure of the existing front stoop on Munsee Street, which he noted is the "most discreet front door in all of Huron," would be enclosed and converted into a closet as part of interior renovations.

Second, the existing patio enclosure/sunroom on the Delaware Place corner would be demolished and rebuilt at a similar, but larger, footprint, but constructed for year-round use, with a new living room addition behind it.

Third, the space between the house and detached garage would be enclosed to create a connecting addition housing an informal entry and a dining room, with a small laundry room addition at the rear of the garage.

Mr. Frederick emphasized that none of the proposed additions encroach any closer to property lines than existing structures, with the exception of the Delaware Place (sunroom) extension.

Mr. Frederick noted that the Delaware Place addition was deliberately set back to 22 feet—well beyond the required setback—for two reasons: to preserve a prominent hemlock tree on the property and to maintain an open, attractive corner. He observed that most of the approximately seven homes on Delaware Place sit at around 10 feet from the street, making the proposed 22-foot setback a significant improvement in comparison.

Lee Wilkins, the property owner, whose address is 52 Buckeye Dr, Shelby, OH, described the couple's intention to transition the property from a weekend cottage to their full-time primary residence, noting they currently reside in Shelby, Ohio. He explained that the home is approximately 800-820 square feet currently and will grow to approximately 1,800 square feet, which he characterized as sufficient to accommodate visiting family while remaining modest in scale.

Audience Comments: None.

Mr. Harlan raised concerns with traffic sightline and questioned if any of the trees were being taken down. Mr. Wilkins confirmed that the spruce is being removed and the hemlock is staying. Mr. Frederick had no sight-line concerns at the Delaware and Munsee intersection. The fire department raised no concerns.

Ms. Boston expressed appreciation for the design approach and commended the architects and owners for keeping the project in scale with the neighborhood's character rather than opting for a two-story addition, noting that the preservation of green space and the corner aesthetic reflected thoughtful planning.

Mr. Kath asked for clarification on which variance requests were going beyond existing footprints. Ms. Gibboney clarified that the sunroom extension is the only one expanding beyond the existing footprint.

With no further questions or discussion, Mr. Kath closed the public hearing at 5:47p.m.

Motion by Ms. Boston, to approve the request for area variances at 318 Munsee for the following setback variances:

- **3'-8" Left Side Yard Setback Variance**
- **24'-5" Rear Yard Setback Variance**
- **7'-7" Right Side 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).*
- *The spirit and intent behind the zoning requirement would be observed, substantial justice done by granting the variance.*

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 and area variances approved as submitted.

206 First Street

Zoning District: R-1

Parcel No.: 42-01144.000

Owner

Applicant

DB & B Property Holdings LLC	Fox Architectural Design
302 Wayne Street	Josh Fox
Sandusky OH 44870	

Existing Land Use: Single Family Residence

Flood Zone: X, Rear of Property AE

Property Size: 0.00 Acres 44' x 200'

Traffic Considerations: N/A

Type of Variance: Area

Project Description-

The applicant/owner is proposing a remodel/ expansion upwards to the existing home and a new rear yard addition. The applicant will also be converting the existing north side bump out into a one-car garage. The home is pre-existing/non-conforming to the code currently as it does not comply with Front or Side Yard Setbacks. The new rear yard addition is also noncompliant for side yard setbacks. As proposed the improvements will require area variances.

This case was before the BZA in 2025 at which time variances were granted as submitted, for the front and side yard setbacks relative to the expansion upwards on the existing footprint, but permits were not pulled to commence construction before the variance expiration.

As proposed the following variances are required:

#1 Proposed Improvements to the Existing Home- Variances (CURRENT SETBACKS ARE NOT CHANGING)

- 12'- 2" Front Yard Setback Variance relative to the remodel of the covered front porch, expansion upwards.
- 7' Side Yard Setback (North) and 5'-6" Side Yard Setback (South) relative to the proposed stories to be added to the existing home.

#2 Proposed New Rear Yard Addition Variances

- 9'-10" side yard setback (North)

Mr. Kath called the public hearing to order at 5:49 p.m. and introduced the case for front, North, and South side yard setback variances for the proposed improvements to the existing home and a north side yard setback variance for the rear yard addition.

Ms. Gibboney read from the staff report, noting that this property had previously appeared before the Board in 2025, at which time variances were granted for an upward expansion. There was also a proposed a rear addition in 2025 that did not require any variances. The applicants returned because they were unable to pull permits and begin construction within the required one-year window due to a change in architects. The Board was asked to act on the same project as previously approved, with some design refinements.

Ms. Gibboney described the existing conditions: a long, narrow lot of 44 feet in width that does not meet lot frontage requirements, and the existing front and side setbacks are noncompliant. The home was built in the 1950s it does not currently have a garage, but it appears that it once did. The Board had previously required the applicants to include an off-street parking solution in their plans, so they have included that.

The existing front porch extends to 10'-10" in the front, the right-side setback is 6'-6", and the left side is 1' from the property line. The rear yard currently exceeds the required setback.

Ms. Gibboney separated the variances into two groups for cleaner application of minimum variances: those related to the existing structure 3rd story upward expansion of the existing structure, and the rear yard addition.

For the upward expansion, the three nonconforming setbacks—10'-10" front, 6'-6" right side, and 1-foot left side—would remain unchanged in footprint but the home would be expanded upward from two to three stories within the height restriction of 35'.

For the new rear yard addition, the right (south) side complies at 8'-8", but the north side requires a variance at 1'-8" and the rear yard meets the required 30' riparian buffer as there is a FEMA floodplain in the rear yard.

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

Applicant/Owner Statements:

Josh Fox, Architect for the project, whose address is 3105 Huron Avery Rd, Huron, OH 44839, explained that he recently joined the project after the owners experienced difficulties with their previous architect. He confirmed the upward expansion follows the same footprint as the existing building, reaching the maximum allowable height of 35 feet using single-slope roofs rather than the previously proposed hipped roofs, which allows for greater interior ceiling heights. Mr. Fox noted that a deck area in the L-shaped corner at the north and rear of the rear addition sets back from the neighboring property line, with only a railing in that tight space. He also confirmed the rear addition respects the 30-foot setback due to riparian buffer, that there will be single car garage on the north side of the building, and the existing footers and foundation will remain.

Regarding construction access, Mr. Fox addressed a concern raised during the prior application: accessing the rear of the property with heavy equipment through the tight north-side corridor. He outlined a plan to use mini-excavators and smaller equipment, routing them through the new garage space to perform the rear foundation work and then exiting the same way before building the new garage. Ms. Gibboney confirmed the fire chief had reviewed the plans and raised no objections, noting the site is no tighter than many others in the city and the proposed work does not worsen existing conditions.

Chris Biechele, property owner, whose address is 3412 Campbell St, Sandusky, OH 44870 described the transition from the prior architect to Mr. Fox, noting the revised design has a more modern

aesthetic he finds preferable. He confirmed the project is ready to proceed to permitting immediately.

Audience Comments: None.

With no further questions or discussion, Mr. Kath closed the public hearing at 5:59p.m. Ms. Gibboney requested that the board spilt this variance request into two motions. One motion for the group of variances needed for the proposed improvements to the existing home and another motion for the variance needed for the proposed addition. Mr. Kath agreed.

Motion by Mr. Harlan to approve the request for area variances at 206 First ST for the following setback variances:

#1 Proposed Improvements to the Existing Home- Variances (CURRENT SETBACKS ARE NOT CHANGING)

- *12'- 2" Front Yard Setback Variance relative to the remodel of the covered front porch, expansion upwards.*
- *7' Side Yard Setback (North) and 5'-6" Side Yard Setback (South) relative to the proposed stories to be added to the existing home.*

Citing:

- *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. 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 and area variances approved as submitted.

Motion by Mr. Slocum to approve the request for area variances at 206 First ST for the following setback variances:

#2 Proposed New Rear Yard Addition Variances

- *9'-10" side yard setback (North)*

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 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 and area variances approved as submitted.

Other Matters

- Meeting Reminder- May 11, 2026
- Mr. Harlan thanked Ms. Gibboney for reaching out to the applicants and reminding them to stake out their properties to allow BZA members to view their proposed project locations prior to the meeting.
- Ms. Gibboney noted that the zoning inspector, Alec Romick, recently departed to accept a full-time firefighter position in Norwalk.

Adjournment

With no further business, motion by Ms. Boston to adjourn. Motion seconded by Mr. Harlan. All in favor, meeting adjourned at 6:04p.m.



Board of Building and Zoning Appeals
Secretary

ADOPTED: June 8, 2026
/cmb