

CITY OF HURON
BOARD OF BUILDING AND ZONING APPEALS
May 11, 2026, Regular Meeting – 5:30p.m.

Chairman Frank Kath, called the regular meeting to order 5:30p.m. on Monday, May 11, 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 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.

Approval of Minutes N/A

Verification of Notifications

Mr. Kath asked for verification of the notices that had been mailed. Ms. Gibboney confirmed that notices were mailed on May 1, 2026.

New Business

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

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.

As proposed, the following variances are required:

- *A 13' front yard setback variance*

Mr. Kath called the public hearing to order at 5:32 p.m. and introduced the case for the entry/breezeway rebuild. Ms. Gibboney summarized the case: the two-story residence, constructed

in 1955, is located in an R-1A district. The existing front entryway sits 2 feet from the front property line, making it pre-existing and nonconforming. The structure was believed to be original construction, though no documentation confirming the date was available on the county auditor's site. Due to the absence of flanking homes that would permit the use of an average front yard setback, the standard 15-foot setback applies, requiring a 13-foot front yard setback variance to rebuild the entryway in the same footprint.

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

Applicant/Owner Statements:

Teresa Brooks, the property owner, whose address is 202 Michigan, Huron, OH 44839, appeared before the board. She explained that her husband built the entryway in 2013 upon moving into the home, primarily to serve as a buffer for their cats and to provide an interior connection from the garage. She acknowledged the structure had a flat roof and was constructed without a foundation, and that leaking was an anticipated issue from the outset. The proposed rebuild would include a peaked roof and remain within the exact same footprint. The board noted the project represented a straightforward replacement of a nonconforming structure and raised no objections.

Audience Comments: N/A

With no further questions or discussion, Mr. Kath closed the public hearing at 5:36p.m.

Motion by Ms. Boston to approve the request for area variances at 202 Michigan for the following setback variances:

- *A 13' front 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 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 done by granting the variance.*

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 and area variances approved as submitted.

318 Kiwanis

Zoning District: R-1

Parcel No.: 49-00084.000

Owner

Applicant

Barbara Mayer

Robert Howell, Architect

318 Kiwanis Ave

Huron OH 44839	
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Existing Land Use: Single Family Residence

Flood Zone: X

Property Size: 60 x 90

Traffic Considerations: N/A

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.

As proposed, the following variance is required:

- *4'- 6" Front Yard Setback Variance*

Mr. Kath called the public hearing to order at 5.37p.m. and introduced the case for ...

Ms. Gibboney read from the staff report and described the property as an R-1 two-story residence constructed in 1955. The home is currently compliant with all setbacks; however, the front yard setback is governed by the average of the two adjacent properties, which yields a required setback of 26 feet 10 inches. The applicant seeks to add a roof over the existing exposed brick front porch without extending the structure beyond the footprint of the existing steps. Because the addition of a roof changes the front yard setback calculation, a 4-foot 6-inch front yard setback variance is required.

Ms. Gibboney reported that 14 neighbors had signed a document in support of the variance.

Applicant/Owner Statements:

Robert Howel, Architect, whose address is 424 Kiwanis, Huron, OH 44839, appeared as the representative for the property owner. He explained that the primary motivation for the covered porch is safety — specifically, the accumulation of ice on the entry steps, which poses a risk to the owner and visitors. The addition would consist only of a roof supported by two columns and would not be enclosed. Mr. Howell noted that neighboring properties have comparable front setbacks, with the subject property's resulting setback of approximately 22 feet 4 inches falling within the range of the neighborhood context. The board found the project consistent with surrounding properties and raised no objections.

Audience Comments: N/A

With no further questions or discussion, Mr. Kath closed the public hearing at 5:40p.m.

Motion by Mr. Slocum to approve the request for area variances at 318 Kiwanis for the following setback variances:

- ***4'- 6" Front Yard Setback Variance***

Citing:

- ***The property in question would not yield a reasonable return or would/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/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 not be observed, substantial justice done by granting 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.

405 Shawnee 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

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.

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.*

Mr. Kath called the public hearing to order at 5:42p.m. and introduced the case for ...

Ms. Gibboney read from the staff report and provided a detailed overview of the proposed project, noting the property is located in an R-1 district. The two-story home, built in 1947 and believed to have been remodeled in 2010, sits on a nonconforming lot of 7,200 square feet. The existing right-side garage is already noncompliant at 2 feet 9 inches from the side property line.

The proposed improvements were addressed individually:

- Front porch addition: Found to be in compliance with the front yard setback based on the average of abutting properties. No variance required.
- Detached garage: Compliant with all setback requirements (5 feet to the side, 5 feet to the rear, 6 feet to the home), but the proposed height of 23 feet exceeds the 15-foot maximum for detached garages, requiring an 8-foot height variance. Staff had previously advised the applicant that the height could be reduced to meet code.
- Side yard covered patio (conversion of existing garage): No change in footprint; however, the conversion from a garage to a covered patio constitutes a change of use, requiring a 5-foot 3-inch side yard setback variance.

- Rear yard covered porch: Found to be compliant with all applicable setbacks. No variance required.
- Rear yard deck: The deck's proposed setback of 24 feet falls short of the required 30-foot rear yard setback, requiring a 6-foot rear yard setback variance. Manager Gibboney noted that eliminating the radius corner of the deck or reducing the overall deck size would bring the structure into compliance.

Ms. Gibboney also noted that the order of construction would need to be coordinated such that the new detached garage is completed before the existing garage is converted, to avoid a period of noncompliance.

Ms. Gibboney reported that 3 letters of support were received from neighbors.

Applicant/Owner Statements:

Dan Frederick, Architect, whose address is 415 Sail Away, Huron. OH 44839, appeared as the architect and representative for property owner Fred Foster. Mr. Frederick explained the broader context of the project: Mr. Foster's primary residence is the adjacent property on Delaware Drive, which has no garage, no rear yard space, and sits directly on Delaware Street. The acquisition of 405 Shawnee Place presents an opportunity to address those deficiencies. The existing small garage on the Shawnee property is too cramped for modern vehicles and is currently used entirely for storage. The proposed detached garage — designed in a Cape Cod style to complement both structures — would provide dedicated vehicle storage and upstairs storage space critical to the two beach-area properties.

Audience Comments: N/A

Board discussion:

Side Yard Setback Variance – Covered Patio Conversion

The board had no concerns regarding the conversion of the existing garage to a covered patio, recognizing that the footprint and setback were unchanged, and the project would, in effect, open the structure and make it feel less imposing.

Rear Yard Setback Variance – Rear Yard Deck

The board similarly had no objections to the rear yard deck variance.

Height Variance – Detached Garage

The height variance prompted substantive discussion among board members. Mr. Frederick and Mr. Foster argued that the 8-foot excess over the 15-foot limit was attributable to the roofline needed to match the Cape Cod architectural style of the surrounding homes, and that the upper floor was essential for storage — not habitation. Mr. Foster noted that the garage is situated at the rear of the lot and would have minimal visual impact on neighbors, and that pursuing an attached garage as an alternative would more significantly encroach on an adjacent neighbor's property. Mr. Frederick further clarified that there are no plans for plumbing, and the space is not intended for residential use.

Board members acknowledged the thoughtfulness of the design and the practical logic presented but expressed consistent reservations. Mr. Kath noted the board's established principle of caution regarding height variances, citing concern that approving such a variance sets a precedent that is difficult to walk back in future cases — particularly given that the 15-foot limit could be met without a variance, albeit with a loss of usable storage space. Ms. Boston stated directly that the height variance has historically been one of the most difficult items for the board to support, and that while she found the applicant's reasoning persuasive, she could not support the request due to the precedent it would set for the broader community.

The board thanked Mr. Foster and Mr. Frederick for the quality of their presentation and for the investment being made in the property.

With no further questions or discussion, Mr. Kath closed the public hearing at 6:05p.m.

The board spilt this variance request into three motions.

1. One motion for the 5'-3" side yard setback variance for the side yard covered patio (conversion of existing garage)
2. A Second motion for the 6' rear yard setback variance for the rear yard deck.
3. And a Third motion for the 8' height variance to Section 1123.0 for the detached garage.

1. Motion by Ms. Boston to approve the request for area variance at 405 Shawnee for the following setback variance:

- *5'-3" side yard setback variance for the side yard covered patio (conversion of existing garage)*

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 not be observed, substantial justice done by granting the variance.*

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, and area variance is approved as submitted.

2. Motion by Ms. Boston to approve the request for area variance at 405 Shawnee for the following setback variance:

- *6' rear yard setback variance for the rear yard deck.*

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 not be observed, substantial justice done by granting the variance.*

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, and area variance is approved as submitted.

3. Motion by Ms. Boston to deny the request for area variance at 405 Shawnee for the following setback variance:

- *8' height variance to Section 1123.0 for the detached garage.*

Citing:

- *The property in question would yield a reasonable return or would have beneficial use without the variance.*
- *The variance is substantial.*

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, and area variance is denied as submitted.

Other Matters

- Meeting Reminder- May 13, 2026
- Ms. Gibboney passed out the BZA case journal for the boards review before their next meeting.
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Adjournment

With no further business, motion by Mr. Slocum to adjourn. Motion seconded by Mr. Harlan. All in favor, meeting adjourned at 6:16p.m.



Board of Building and Zoning Appeals
Secretary

ADOPTED: June 8, 2026
/cmb