



City of Huron
Agenda for the Planning Commission/DRB
Wednesday, April 15 2026 5:00pm.

- I. **Call to Order**
- II. **Roll Call**
- III. **Adoption of the Minutes (n/a)**
- IV. **Audience Comments (3-minute time limit)** *Please step to the podium and state your name and address for the record.
- V. **New Business**

Cleveland Road E (Huron Harbor Development) PPN 42-61270.001
Variations to General Development Concept Plan

424 Berlin Road (Marconi's Restaurant) PPN 42-00321.000
Site & Design Plan approval- outdoor patio dining area & bar
- VI. **Staff Report**
Chapter 1129-Sign Code Amendment – Work Session TBD
- VII. **Other Matters**
Next Regular Meeting: May 20, 2026
- VIII. **Adjournment**

accordance with the requirements of this Chapter and this Code, the Planning Commission **shall approve such variations.**

(c) If approval of any variations to a General Development Concept result in a necessary change to existing zoning or previously authorized development agreements, the Planning Commission must forward the revised General Development Concept and any relevant zoning amendments or revised development agreements to City Council for review and approval.

Staff Analysis/Recommendation:

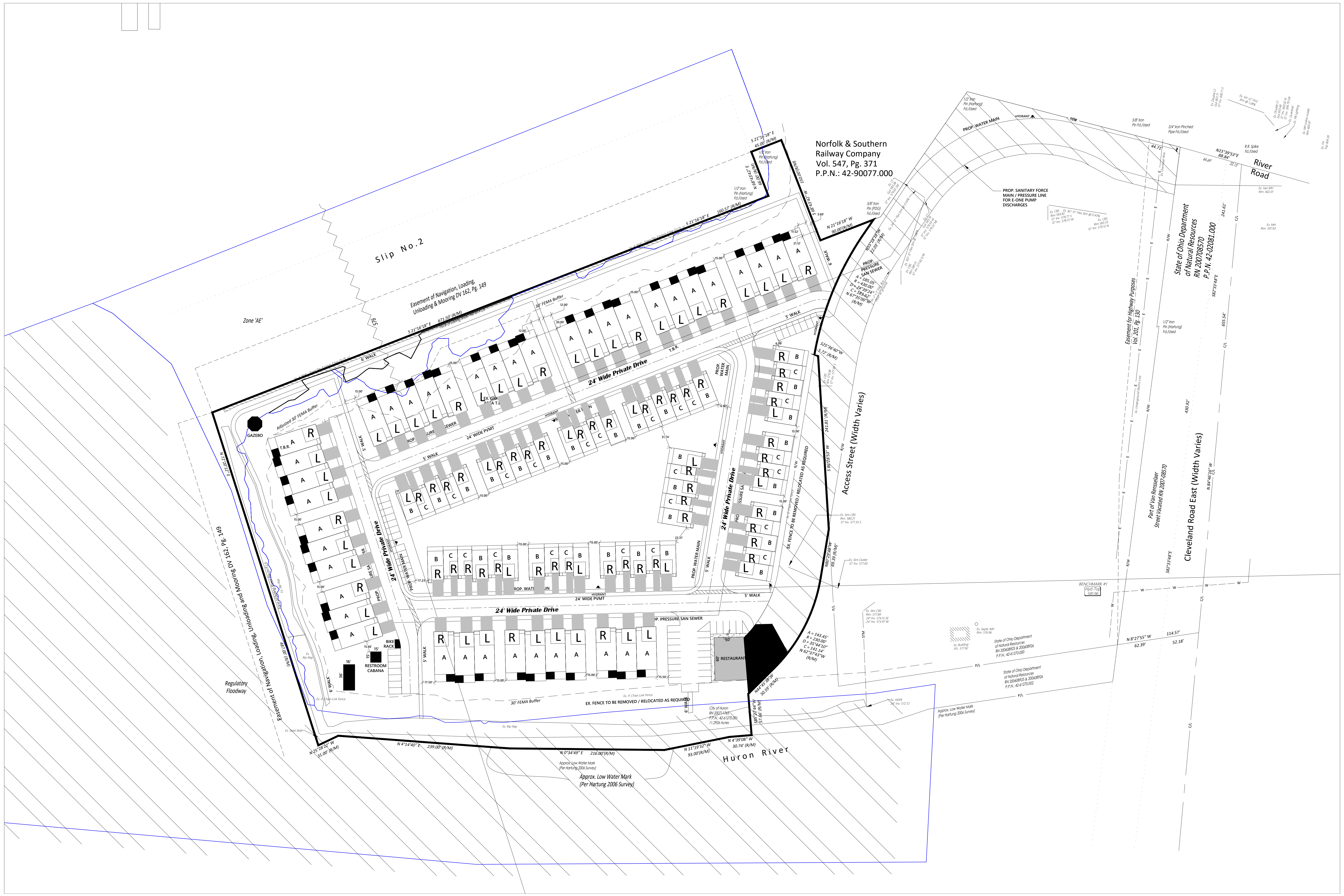
The proposed variations to the General Development Concept Plan are properly before the Commission pursuant to 1127.10 (b). Whether classified as a minor variation or not, review by the Planning Commission is required. Only if the variation resulted in any change to existing zoning or to a previously authorized development agreement, would the request have to be forwarded to City Council 1127.10 (c). There are no changes to zoning and there has not been a previously authorized development agreement, therefore the Planning Commission is the only approval required for these variations.

The city believes and supports that the variations regarding the minimal reduction to the number of townhome units from 106 to 95, the increase in width of the smallest unit from 16' to 20' and the inclusion of a 15' buffer between structures is in keeping with the spirit and overall concept of the General Development Concept Plan as the general layout of the development remains unchanged.

The city recommends Planning Commission approval of the variations pursuant to 1127.10 (b) which will allow the developer to commence with engineering, stormwater and SWPPP processes.

Attachments:

- Revised site plan



Norfolk & Southern
Railway Company
Vol. 547, Pg. 371
P.P.N.: 42-90077.000

Slip No. 2

Zone 'AE'

Easement of Navigation, Loading,
Unloading & Mooring DV 162, Pg. 149

Access Street (Width Varies)

Easement for Highway Purposes
Vol. 201, Pg. 130

State of Ohio Department
of Natural Resources
RN 200708570
P.P.N. 42-02081.000

Part of Van Rensselaer
Street Located RN 200708570

Cleveland Road East (Width Varies)

River Road

Huron River

Regulatory
Floodway

PROP. SANITARY FORCE
MAIN / PRESSURE LINE
FOR E-ONE PUMP
DISCHARGES

PROP. PRESSURE
SAN SEWER

RESTAURANT

RESTROOM
CABANA

BIKE
RACK

GAZEBO

Approx. Low Water Mark
(Per Hartung 2006 Survey)

Approx. Low Water Mark
(Per Hartung 2006 Survey)

State of Ohio Department
of Natural Resources
RN 20068925 & 20068926
P.P.N. 42-41270.000

State of Ohio Department
of Natural Resources
RN 20068925 & 20068926
P.P.N. 42-41270.000

City of Huron
RN 200714845
P.P.N. 42-41270.001
11.2926 Acres

BENCHMARK #1
P.P.C. 103
103.00

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Rm. 2778
24" In. 573.12' 0"
24" In. 573.14'

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1133.03 REQUIRED OFF-STREET PARKING

(3) Restaurants; bars; taverns; night clubs - one (1) space for each 150sq.ft. floor area (25% of any outdoor unenclosed dining areas shall be included in the calculation.

1133.02 DETERMINATION OF REQUIRED OFF-STREET PARKING SPACES.

(a) Off-street parking shall be provided as a condition precedent to the occupancy or use of any building, structure or land, and at any time a commercial or business-related building or structure, or commercial or business-related use of land, is enlarged, expanded, increased in capacity or use, in conformance with the following provisions.

In computing the number of parking spaces required by this Ordinance, the following shall apply:

(a) Where floor area is designated as the standard for determining parking space requirements, floor area shall be the sum of the net area of all the floors measured from the exterior faces of the building. Mechanical rooms, stairs, restrooms, cellars, unenclosed porches, attics not used for human occupancy are excluded from the count of total floor area.

(b) Where seating capacity is the standard for determining parking space requirements, the capacity shall mean the number of seating units installed or indicated. When fixed seats are not indicated, the capacity shall be determined as being one (1) seat for each twenty (20) square feet of floor area of the assembly room.

(c) Where employees are the standard for determining parking space requirements, employees shall mean the maximum number of employees on any two (2) successive shifts.

(d) Fractional numbers shall be increased to the next whole number.

(e) The parking spaces required for multiple uses shall be the sum of the parking required for each use considered separately.

(Ord. 2025-30. Passed 11-25-25.)

1131.06 BUFFER YARDS

(a) Purpose. Buffer yards are required in certain instances to establish an appropriate transition between adjacent land uses that differ in intensity, use, and density by clarifying the delineation between properties and creating attractive and effective buffers between uses. The type and extent of the buffer yard will be dictated by the relationship between the two adjacent land uses, with the width, length, and density of the materials increasing as the difference between the adjacent land uses increases. The buffer yard shall serve to protect and preserve the aesthetic appeal and scenic beauty of the parcels, reduce the impact of noise, reduce storm-water runoff, and create visual spatial breaks between various land uses, and other incompatible elements and of adjacent properties.

(b) Applicability. This section is applicable to all commercial development upon land that is subject to site plan approval. Residential developments are only subject to this requirement in the instance that ten (10) or more dwelling units are greatly altered or constructed as part of one site plan.

(c) Types. There are four (4) pre-established types of buffer yards. Appendix A shall be used to dictate the type of buffer yard necessary and shall be included within the landscape plan. These yards are described as:

(1) Type A: A peripheral planting strip intended to separate uses, provide vegetation and greenery in potentially densely developed areas, and enhance the appearance of individual properties.

(2) Type B: A low-density screen intended to serve as an intermittent visual obstruction to partially block visual contact between uses.

(3) **Type C:** A medium density, semi-opaque, screen intended to substantially block visual contact between uses.

(4) **Type D:** A high-density, opaque, screen intended to substantially block visual contact between uses. This type of buffer is also intended to block noise that has potential to negatively impact adjacent uses.

(d) **Buffer Yard Design Standards.** Buffer yards shall be installed using the following requirements:

(1) **Width.** Each type of buffer yard is subject to a specific width. The width of the yard is measured based on a perpendicular angle to the adjacent property line.

(2) **Length.** Each type of buffer yard is subject to a specific length. The length of the yard must span the specific length in percent of the adjacent property line.

(3) Design and building standards are included in table [1131.06\(d\)](#).

	Type A - Peripheral	Type B- Low Density	Type C - Semi-Opaque	Type D - Opaque
Buffer Yard width in feet	5	10	15	20
Buffer Yard length along lot line (%)	20%	30%	40%	50%
Plantings per buffer yard (1 buffer yard per 200 linear feet required)	2-4 ornamental trees. 2-4 evergreen shrubs. 20 shrubs	3-5 ornamental trees. 3-5 evergreen shrubs. 20-30 shrubs.	2-4 shade trees, 1-2 ornamental trees, 2-3 evergreen trees, 20-30 shrubs.	3-5 shade trees, 2-4 ornamental trees, 6 evergreen trees, 30 shrubs
Fencing Materials	Optional. Minimum 3 feet fencing of wood, simulated wood, vinyl, or masonry.	Optional. Fencing of wood, simulated wood, vinyl or masonry at a minimum of 3 feet in height. Fencing can be placed anywhere within the buffer yard in a generally straight line.	Fencing of wood, simulated wood, vinyl or masonry at a minimum of 6 feet in height. Fence must encompass 80% of the buffer yard. Fencing shall be placed along the property line on the outside of the buffer yard.	Fencing of wood, simulated wood, vinyl, or masonry at a minimum of 6 feet in height. Fence must encompass the entirety of the buffer yard. Fencing shall be placed along the property line on the outside of the buffer yard.

Ornamental Trees	Shade Trees	Evergreen Trees	Evergreen Shrubs	Shrubs
Install caliper: 2.5 inches	Install caliper: 2.5 inches.	Install height 6 feet.	Install height: 2-3 ft.	Install height: 24-36 inches.
Mature height: 7-20 feet	Mature height: 30-50 feet.	Mature height: 20-40 feet.	Mature height: 6-10 ft.	Mature height: 3-6 feet.

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(g) Modifications to Buffering and Screening Requirements. Buffer yards required by this Chapter shall be applied equally to all similarly situated properties. The Planning Commission is empowered to modify the above buffer yard and screening requirements when it determines that:

(1) Natural land characteristics, such as topography or existing vegetation on the proposed building site, would achieve the same intent as this Section.

(2) Innovative landscaping or architectural design is employed on the building site to achieve an equivalent screening and buffering effect.

(3) The required screening and landscaping would be ineffective at maturity due to the proposed topography of the site, and/or the location of the improvements on the site.

(4) The topography of adjacent and surrounding sites is such as to render required screening ineffective at maturity.

(5) It can be clearly demonstrated that it is highly improbable that the abutting property will be developed for residential purposes due to circumstances that have taken place since the adoption of the Master Plan and this Code.

(6) The Planning Commission may take into account site specific circumstances regarding existing and future land use when applying these standards and may impose or reduce the amount of screening necessary.

(Ord. 2015-9. Passed 8-25-15.)

1131.02 LANDSCAPE PLAN

Schedule 1131.04(h) General Landscape Requirements

Use	Shade Trees Per Site	Landscape Island Per Site	Landscape Island
Residential, Single Family and Two Family	1 per detached dwelling		
Residential, Multi- family	1 per 5 dwelling units	1 per 5 dwelling units	100 sq. ft. 1 ornamental tree or evergreen tree. 5-6 shrubs or perennials.
Business/Retail	5 per acre	1 per 0.5 acre	100 sq. ft. 1-2 ornamental trees or evergreen trees. 6-8 shrubs or perennials.
Mixed Use	Case-by-case	Case-by-case	Case-by-case
Office/Institutional	5 per acre	2 per acre	200 sq. ft. 1-2 ornamental trees or evergreen trees. 6-8 shrubs or perennials.
Industrial	1 per acre	1 per 2 acres	250 sq. ft. 2-4 ornamental trees or evergreen trees. 8- 10 shrubs or perennials.

(k) Reduction. The Planning Commission may reduce the required quantity of landscape material as specified in this Code based upon the existence of certain site specific circumstances, including insufficient open space or the potential to negatively impact the site's safety by implementing these requirements.

1137.04 YARD PROJECTIONS

(b) Fences, Walks and Hedges. May be located in required yards as follows:

(1) If not exceeding at any point four feet in height above the elevation of the surface of the ground at such point, they may be located in any yard;

(2) If not exceeding at any point six feet in height above the elevation of the surface of the ground at such point, they may be located in any required rear or side yard.

(Ord. 1990-20. Passed 11-26-90.)

STAFF ANALYSIS/RECOMMENDATION:

The applicant is proposing to remove the walkways and a portion of the wall currently enclosing the existing outside dining area in order to expand into a new uncovered outdoor dining patio area to include a bar structure, all of which will be surrounded by a new 4' in height masonry wall/fence.

The restaurant and parking lot areas are comprised of multiple parcels and the positioning of the existing structure which is on an angle makes it difficult to identify the standard front/side/rear when considering code applications. The specific parcel where the new outdoor dining patio will go:



The area of expansion will take the place of the existing handicap parking lot area to the south of the restaurant facing Berlin Road/Cleveland Road East. The handicap parking will be relocated to the existing parking lot to the north side of the restaurant.

The applicant was working to finalize the design plans, elevations, landscape and lighting portions, I have included the draft concepts only to give the Commission an idea of the project scope. We are only looking at a Preliminary Site Plan approval at this meeting.

Pursuant to the B-3 code, the principal use is compliant to zoning, the accessory use (outside bar) would be compliant as a "structure customarily accessory and incidental to any of the foregoing permitted B-3 uses, and not otherwise prohibited"; proposed height of the outside bar is 15' which is compliant. There are not many Lot Area, Frontage, Yard Requirements in a B-3 – the only applicable requirement is having minimum frontage of 30' - which this parcel does have. There are no setback requirements for B-3. Staff consulted Safety Services and Administration as to the proposed location of the bar; staff is recommending the location of the bar be moved closer to the restaurant (6' separation) along the eastern side of the property.

The proposed masonry wall/fence surrounding this patio dining area is comprised of a short base wall topped with fence rails and will not exceed 4' in height, in compliance with the yard projection code. It is recommended that the height of the solid portion of the wall be limited to 2' or 3' to retain site line visibility. During our internal meeting, it was also noted that the wall/fence should be reinforced for the safety of the customers. It is important to note that one must pull past the stop bar currently in order to have site line visibility of the intersection area

This parcel abuts an R-1 parcel; there is an existing fence and an area of established trees/shrubs that separate the two parcels. The applicant was proposing a new 6' fence along the property line to act as a buffer in this area. With the unusual shape of the parcel and the angle of the restaurant and the location of the front entrance, staff is looking at this area as a side yard; however, the city feels the continuation of a 4' fence or wall/fence would be better suited for site line reasons.

The city is recommending the following conditions be included for approval of the site plan: on the following:

- 1) Location of the proposed outside bar along the eastern side of the property, closer to the restaurant (at least 6' separation)
- 2) Limit the height of the solid wall/fence base to 2' or 3'
- 3) Include an opening to the patio area from the sidewalk that is at least 36" wide
- 4) Fencing and/or wall/fence to continue along the eastern side of the property- max height 4'
- 5) Fire pit feature is subject to Fire and Building Regulations.

Attachments:

- Application & Site Plan
- Concept Renderings- Not Finals

Planning Commission (PC)

Commercial Site Plan Application/Design Approval- Exterior/Design-Signage Only

DATE: 3-18-26

Property Owner

Name: DAYHEN ENTERPRISES LLC
Address: 3810 DEERPATH DR, SANDUSKY, OH 44870
Phone: [REDACTED]
Email: _____

Applicant

Name: BRYAN ROBERTS
Company/Business Name: RUSSWOOD ENTERPRISES DBA LEGENDS
Mailing Address: 37 ST MARYS STREET, NORWALK, OH 44857
Phone: [REDACTED]
Email: [REDACTED]

Location and Description of Project

Address: 424 BERLIN ROAD HORON, OH 44839 County Parcel #: 42-00321
Existing Use: A-2 Acreage/Area of Site: .27
Proposed Use: A-2 Lot # (if applicable): 8,500 SQFT
Estimated Value of Project: \$300,000 Total SF: _____ ↓

- | | |
|---|---------------------------------------|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Signage |
| <input type="checkbox"/> Addition to Existing Structure | <input type="checkbox"/> Demolition |
| | <input type="checkbox"/> Other: _____ |

ZONING & FLOOD ZONE DISTRICTS

Zoning District: _____ (R-1 R-1A R-2 R-3 B-1 B-2 **B-3** I-1 I-2 P-1 MU)
Flood Zone: _____ (A AE AO AH X-SHADED X)

Description of Project:

DEMO EXISTING PARKING LOT TO ACCOMMODATE EXTENDED PATIO, NEW DETACHED BUILDING, CONTINUE FENCE, ADD OR MODIFY DOOR + WINDOWS

SECTION 1. SITE DEVELOPMENT PLAN APPROVAL (SECTION 1139.01) *The application fee of \$150.00 and a complete site development plan with the following information included:

A.SITE PLAN & SCALED DRAWINGS

- Legal Survey or Plat Map
- Dimensions of the Lot & Property Lines
- Size and Location of the Existing Structure (if applicable)
- Size and Location of the Proposed Structure
- Front, Rear, and Side Setbacks of Existing Structure (if applicable)
- Front, Rear, and Side Setbacks of Proposed Structure
- Height of the Proposed Structure
- Existing and proposed land uses and the location of existing & proposed buildings and other accessory structures on the site.
- Location of vehicular ingress& egress, parking spaces (both existing & proposed) and the dimensions of same. *Refer to code for parking requirements.
- Extent and type of parking lot and driveway paving.
- Location and dimensions of all pedestrian ways and/or sidewalks.
- Location and size of all existing and proposed utilities
- Complete building elevations and signage including color renderings of same
- Lighting plan for the site including style and intensity of all parking lot and building mounted lighting. (Design Review)
- Landscape Plan. *Refer to code for requirements. (Design Review)
- The plan and method of disposing of all surface water from the development area; drainage plan shall be in accordance with Section 1115.03.

B.WRITTEN STATEMENT

- A legal description of the site and state of the present ownership of all the land included within the site development area.
- A statement of ownership (names & addresses) and the present use of all properties within 150' of the exterior boundaries of the subject development site.
- A general indication of the expected schedules and/or phases of development.

SECTION 2. STORMWATER/DRAINAGE/GRADING PLANS/SWPPP

DEVELOPEMENT PROJECTS DISTURBING LESS THAN 1 ACRE

Development Sites Under One (1) Acre in Size: Individual development sites that are larger than 8,000 square feet and smaller than one (1) acre (43,560 square feet) in total size of disturbed area, can submit abbreviated soil erosion and sediment control plans with the topography plan for the requested permit(s). Refer to Chapters 1315, 1317 of City Ordinances for complete plan information required.

DEVELOPMENT PROJECTS DISTURBING 1 OR MORE ACRES

The City Engineer and Erie Conservation will determine the deposit amount required for applicable plan reviews. Approval of the plans from the City Engineer and Erie Conservation are required before Zoning and/or Building Permits can be issued. Refer to Chapters 1115, 1117, 1313, 1315 for required plan details.

SECTION 3. DESIGN APPROVAL (EXTERIOR, LANDSCAPING, LIGHTING, SIGNAGE) *

The application fee of \$150.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

- Photographs of Existing Conditions
- Elevations of Proposed Modifications
- Paint or Color Samples
- Exterior Building Material Samples
- Landscape Plan
- Exterior Lighting Plan
- Commercial Signage- Site Plan, Colored Elevations, Description of sign materials, Illumination specifications. Complete the table below:

Sign Type				Dimensions			
Sign #1:	<input type="checkbox"/> Wall	<input type="checkbox"/> Window	Other:	Height	Width	Display Area	Height (if ground)
	<input type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy		X	=	sq. ft.	ft.
Sign Type				Dimensions			
Sign #2:	<input type="checkbox"/> Wall	<input type="checkbox"/> Window	Other:	Height	Width	Display Area	Height (if ground)
	<input type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy		X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #3:	<input type="checkbox"/> Wall	<input type="checkbox"/> Window	Other:	Height	Width	Display Area	Height (if ground)
	<input type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy		X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #4:	<input type="checkbox"/> Wall	<input type="checkbox"/> Window	Other:	Height	Width	Display Area	Height (if ground)
	<input type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy		X	=	sq. ft.	ft.

SECTION 4. DESIGN APPROVAL (COMMERCIAL SIGNAGE ONLY) * The application fee of \$50.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

___ Signage Site Plan with all setback dimensions

___ Rendering(s) of all signs with detail of dimensions, construction materials, graphics, illumination

Sign Type (circle)				Dimensions					
Sign #1:	<input type="checkbox"/>	Wall	<input type="checkbox"/>	Window	Other:	Height	Width	Display Area	Height (if ground)
	<input type="checkbox"/>	Ground	<input type="checkbox"/>	Changeable Copy		X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions					
Sign #2:	<input type="checkbox"/>	Wall	<input type="checkbox"/>	Window	Other:	Height	Width	Display Area	Height (if ground)
	<input type="checkbox"/>	Ground	<input type="checkbox"/>	Changeable Copy		X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions					
Sign #3:	<input type="checkbox"/>	Wall	<input type="checkbox"/>	Window	Other:	Height	Width	Display Area	Height (if ground)
	<input type="checkbox"/>	Ground	<input type="checkbox"/>	Changeable Copy		X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions					
Sign #4:	<input type="checkbox"/>	Wall	<input type="checkbox"/>	Window	Other:	Height	Width	Display Area	Height (if ground)
	<input type="checkbox"/>	Ground	<input type="checkbox"/>	Changeable Copy		X	=	sq. ft.	ft.

PLEASE NOTE: Upon approval from the Planning Commission, your project may require Engineering Plan review and Storm Water/Erosion Control Plan review, associated fees will apply. Zoning and/or Building Permits may be required, associated permit fees will apply. All Contractors on your project must be registered with the City. Contact the Planning and Zoning Department with any questions: 419-433-5000 ext. 1302 OR 1303.

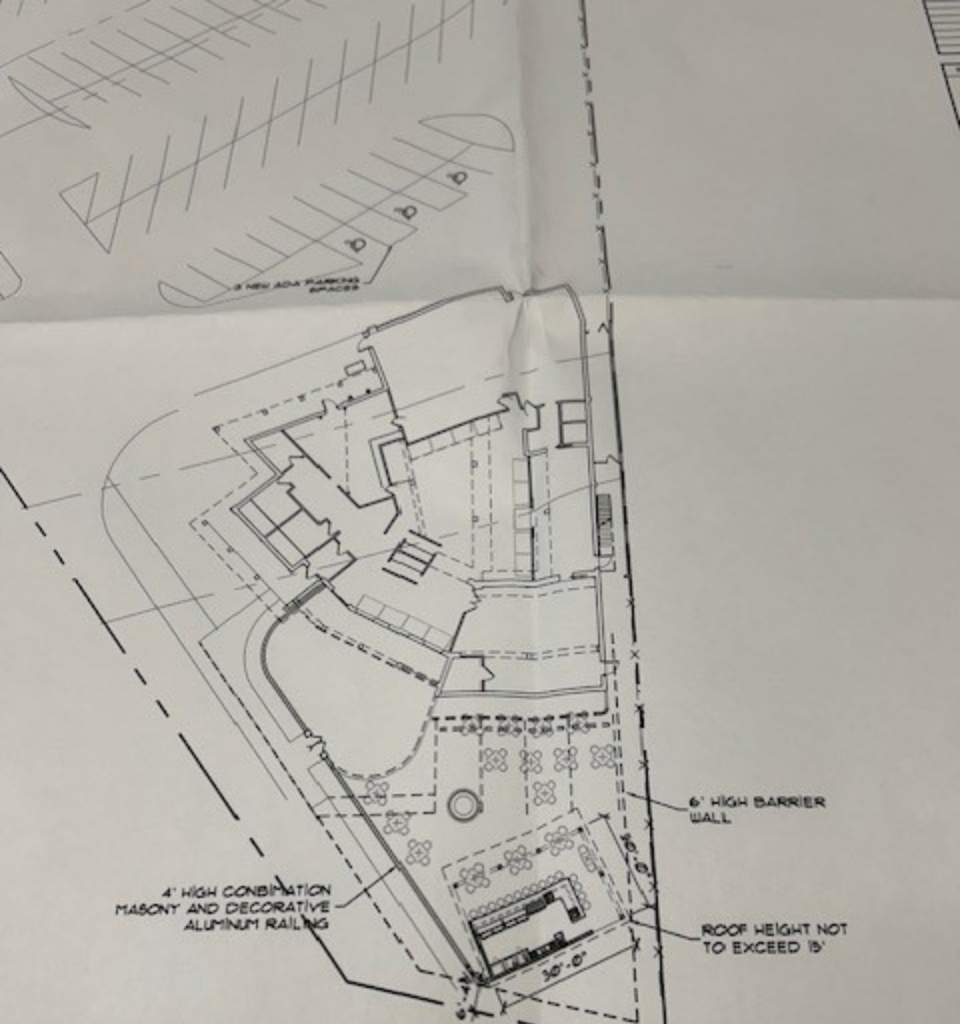
APPROVAL FROM THIS BOARD WILL EXPIRE 1 YEAR FROM THE DATE OF ISSUANCE.

BR 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 we agree to conform to all applicable laws, regulations, and ordinances. All information contained within this application and supplemental materials is true and accurate to the best of my knowledge and belief.

Applicant Signature: [Signature] Date: 3-18-26
 Owner Signature: _____ Date: _____

For Departmental Use Only:

Date of Submission: 3/18/26 Application Fee: _____ PC Meeting Date: _____



4' HIGH COMBINATION
MASONRY AND DECORATIVE
ALUMINUM RAILING

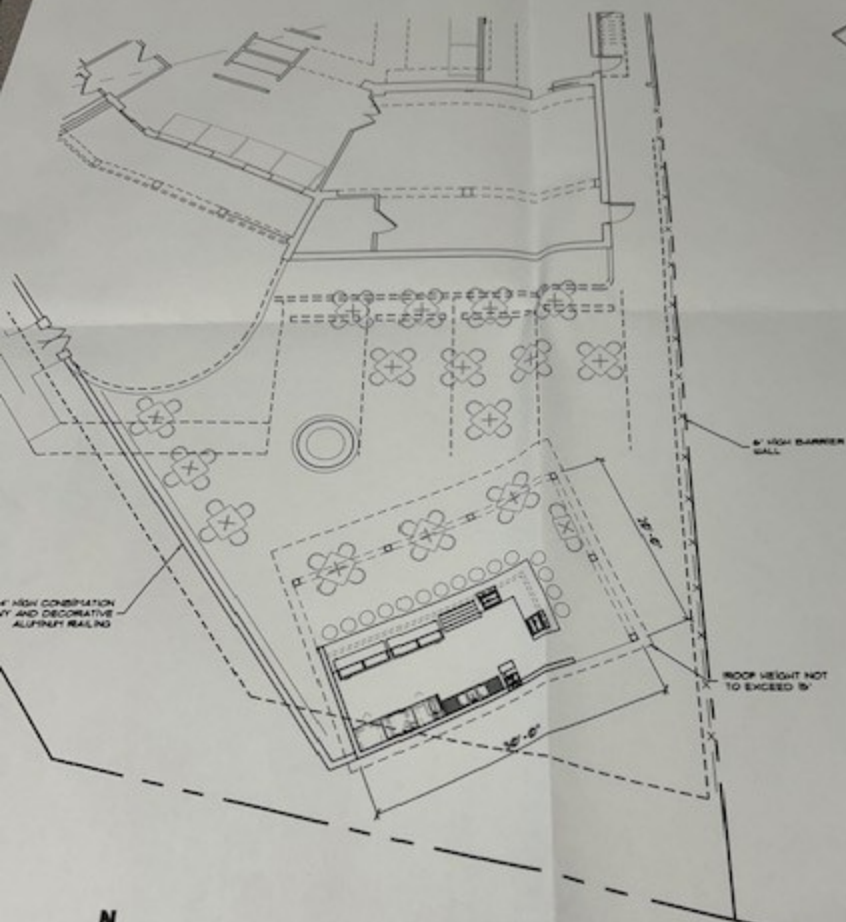
6' HIGH BARRIER
WALL

ROOF HEIGHT NOT
TO EXCEED 15'

SITE PLAN

SCALE: 1" = 10'-0"

LEGE
GENERAL CO.



PROPOSED PATIO PLAN

SCALE: 1/8" = 1'-0"



CONCEPT

