

CITY OF HURON
BOARD OF BUILDING AND ZONING APPEALS
April 10, 2023 Regular Meeting – 5:30p.m.

Chairman Frank Kath called the regular meeting to order at 5:30 p.m. on Monday April 10, 2023, in the Council Chambers of the City Building, 417 Main Street Huron, Ohio. Members in attendance: Lisa Brady, Scott Slocum, Jim Shaffer, and JoAnne Boston.

Also in attendance: Erik Engle, Planning Director and Christine Gibboney, Administrative Assistant.

Approval of Minutes: (3-20-23)

Motion by Ms. Boston approve the minutes of 3-20-23 as printed and received. Motion seconded by Ms. Brady. All in favor, motion passed and minutes approved.

Verification of Required Notice Period

In response to a question by Mr. Kath, Mr. Engle confirmed that notices were mailed to all affected property owners within 100' of the properties appearing on the agenda as required.

Mr. Kath reviewed the meeting protocol and process.

Swearing In: Mr. Kath 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

Project Description- Area Variance

Current Zoning District: R-1 Parcel No.: 48-00233.000

The applicant is proposing to construct a two-story residence on the same footprint as the existing one-story home with a garage addition. Existing home was built in the 1960's and pre-existing/non-conforming to the code. One-story homes within an R-1, require a total of 15' (7' min.). The current side setbacks of the one-story home are 2'-8" on the north side and 11'-4" on the south side; a total of 14'. The applicant is proposing a second story addition and an attached garage which will be constructed within this existing footprint. Two-story homes within an R-1 require a 20' total side setback (8' min.). The architect has confirmed the height from grade to peak will be 29', this will be verified upon receipt and review of zoning and building applications and plans.

As proposed, the following variances are required:

- *6' total side setback variance to allow for a two-story addition and attached garage. (5'4" variance for the north side setback/8" variance for the south side setback)*
- *4'-2" rear yard setback.*

Mr. Kath called the public hearing to order at 5:34p.m.

Mr. Engle reviewed the application noting the parcel is located within an R-1 Zoning District, built in the 1960's and is pre-existing/non-conforming to the code. He referenced the applicant is looking to construct a two- story residence on the same footprint as the existing one-story home along with a garage addition. He noted that due to the width of the parcel, the side setbacks for a two-story home cannot be met as a 20' total side setback is required for a two-story home. He

reviewed the variances required as proposed: As proposed, the following variances are required 6' total side setback variance to allow for a two-story addition and attached garage. (5'4" variance for the north side setback/8" variance for the south side setback); and a 4'-2" rear yard setback.

Mr. Kath asked if any statements from neighbors were received, Mr. Engle advised there were no statements received. Mr. Shaffer asked if the applicant would be tearing down and rebuilding, Mr. Engle confirmed that was correct. Ms. Brady inquired about the proposed height; Mr. Engle referenced the architect advised the height to be 29', but added that this will be confirmed on the zoning application and site plan.

Applicant/Owner Statements: Dan Frederick, Architect for owner.

Mr. Frederick reviewed the proposed improvement, noting that this will be an owner-occupied property, citing beneficial use of the property, and they are staying within the existing footprint of the current home citing that they do not believe the variance to be substantial. He also noted that the exterior will be complimentary to the character of the neighborhood.

Mr. Kath referenced two-story homes across the street. Mr. Boston, Mr. Kath and Ms. Brady all noted the design will conform to the character and noted the applicant is staying within the existing footprint.

Audience Comments: None.

With no further comments or discussion, Mr. Kath closed the Public Hearing at 5:41p.m.

Motion by Ms. Brady to approve the request for area variances at 210 Tecumseh, granting the total side setback variance of 6' and the rear yard setback variance of 4'-2" as proposed; citing the testimony presented in this public hearing has shown the variance is not significant, will not adversely affect the public health, safety, or welfare; will not alter the essential character of the neighborhood; and will not cause a hazard or a nuisance to the public. Motion seconded by Ms. Boston.

Yeas: Shaffer, Boston, Kath, Brady, Slocum (5)

Nays: (0)


Abstain: (0)

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

Staff Report

Mr. Engle referenced the Main Street Corridor Project, noting that he would distribute information from this project to this body. He reported that the third conceptual presentation for the ConAgra development would be on the next Planning Commission agenda. Members asked about the Oster Trailer Park, Mr. Engle noted he had not been in discussions or dealings, however he reported on the code enforcement issues and noted that city administration is working to assist in relocation efforts.

With no further business, motion by Ms. Brady to adjourn. Motion seconded by Mr. Slocum. All in favor, meeting adjourned at 5:46 p.m.



Jim Shaffer
Board of Building and Zoning Appeals Secretary

ADOPTED: May 8, 2023
JS/cmg