

CITY OF HURON
BOARD OF BUILDING AND ZONING APPEALS
January 13, 2020 -Regular Meeting

Chairman Frank Kath called the regular meeting to order at 6:30 p.m. on Monday, January 13, 2020, in the Council Chambers of the City Building, 417 Main Street Huron, Ohio. Members in attendance: Jenine Porter, Tom Sprunk, JoAnne Boston, and Jim Shaffer.

Also in attendance: Doug Green- City Engineer/Zoning Inspector.

Adoption of Minutes

**Motion by Mr. Sprunk that the minutes of December 9, 2019 be approved as presented.
Motion seconded by Ms. Boston. Roll call on the motion:**

**Yeas: Shaffer, Boston, Kath, Sprunk, Porter (5)
Nays: None (0)**

With a majority vote in favor of the motion, motion passes and minutes approved.

Verification of Required Notice Period

In response to a question by Mr. Kath, Mr. Green confirmed that notices were mailed on 1-3-2020 to all affected property owners within 100' of the properties appearing on the agenda.

Swearing In: Mr. Kath swore in those in attendance wishing to testify before the Board on any of the cases appearing on the agenda. Mr. Kath reviewed the process/protocol of the meeting format with those in attendance and asked that all cell phones be turned off.

New Business

202 Cleveland Road West, Parcel Number: 42-01273.000

Project Description from summary: The applicant is requesting a variance for the installation of a ground sign. The applicant is proposing to install a new 6' x 5' multi-tenant ground sign to replace an existing metal framed ground sign. The proposed sign will meet the requirements of the signage code per section 1129.05(d) in terms of height (6' proposed, 8' allowable) and setbacks (7' from ROW) but will exceed the code in terms of overall size (30sf proposed, 12sf allowable) which would require a variance of 18sf.

Mr. Kath called the Public Hearing to order at 6:32p.m. Mr. Green reviewed the application and summary for proposed ground signage for a multi-tenant office building. He noted the sign will meet the code in terms of height and setbacks, but the code allows for overall size of the sign at 12sf and as proposed, the sign will be 30sf. He referenced that should this get approved; the matter would have to go to the Planning Commission/DRB for design approval.

Applicant/Property Owner comments: Kyle Wright, purpose to have improved monument signage that can accommodate all tenants within the Huron Professional Building. He recapped the history of the building and the various signage that was previous in place over the years. In response to a question by Mr. Kath, Mr. Wright noted that there is no electric is running to the

sign, but he may look to add a flood light to illuminate the sign in the future. Mr. Wright confirmed he would have an office in the building.

Audience Comments: Chad (*no name provided*) neighbor next door on Williams Street, noted he did not believe the signage as proposed would affect the enjoyment or use of his property, adding that he thought it would make the property more attractive. Members discussed other commercial signage in the area.

Mr. Kath questioned whether other members consider this a substantial variance. Members reviewed the size of the sign, comparing it to the previous sign. It was noted this would be a double-sided sign. Mr. Kath questioned adding a special condition relative to location. Mr. Green noted the multi-tenant use of the building. **Motion by Mr. Sprunk to adopt the sign variance as presented. Motion seconded by Ms. Porter. Roll call on the motion:**

YEAS: Shaffer, Boston, Kath, Sprunk, Porter (5)

NAYS: 0

With three votes in favor, the motion passes and variance approved as submitted.

Mr. Kath noted that he neglected to close the public hearing; stating the public hearing was now closed at 6:42p.m. and the regular meeting to order.

24 Surf Drive Parcel Number: 43-00192.000

Project Description from summary: *The applicant is requesting lot area and setback variances for a lot split and an addition to an existing home. The applicant is requesting variances for the following:*

- *Proposed lot split:*
 - *The applicant is proposing to split an existing residential lot. The existing lot currently contains two residential units which is non-conforming with the code per section 1123.02 which allows only single-family residences on a single lot. The applicant would like to bring the lot into conformance with the code by splitting the lot so that each of the existing residences will be contained on its own parcel. The new lot created by the proposed split will conform with the code in terms of required frontage (60'), but will not meet the minimum area requirement of 4,500sf (2,670sf as proposed) and would require a variance of 1,830sf.*
- *Proposed home addition:*
 - *The applicant is proposing an addition to the existing home which would extend the front and rear walls of the home to the North by 12'. The proposed addition would meet the side setback requirements set forth in section 1123.02 (8'/7' required, 19'/13' proposed) but have a 6' front setback (15' required) and 14'-6" rear setback (15' required). This would a front setback variance of 9' and a rear setback variance of 6".*

Mr. Kath called the Public Hearing to order at 6:42pm. Mr. Green reviewed the application and summary, recommending that the lot-split and proposed home addition be discussed and considered separately. Mr. Green reviewed the details of the lot split, noting the existing non-conforming lot contains two residential homes and the applicant is proposing to split the lot so each home will be on its own lot but by the nature of the size of the property the lot but will not meet the minimum area requirement of 4500sf and as proposed would require a variance of 1,830sf.

Mr. Green then reviewed the proposed addition to the home, noting that since the time of the application and summary, the applicant has had a survey done and this has changed some of the dimensions as follows:

The proposed home addition will still extend the front and rear walls to the north, but will have a 7.5' front setback and a rear setback of 12'-6" requiring a front setback variance of 7.5' and a rear setback variance of 2.5'.

Applicant/Property Owner comments: Dave Oster. Mr. Oster noted he has owned the property since 2000 and referenced that the two homes were on the property when he bought the property. He explained north of the home that he is proposing the addition for, there is a 500 sq. Ft lakefront cottage and he has the intention in the future to expand this cottage as well, but the first step was splitting the lots and expanding on the larger of the two homes. He explained he is proposing to expand the 640sq. ft. home at 24 Surf Drive to accommodate a family that he intends to sell the property to who has three boys. Mr. Sprunk asked if it was necessary to go clear to the edge of the front porch. Mr. Oster responded, no, but noted he would like to because the house is only 16 x20 and it would be more suitable space wise to do so. Mr. Oster noted he would comply with what the board requires. A discussion reading the close proximity of the roadway and front yard dimensions ensued. Mr. Oster noted the porch is at least 7.5' from the road line based on the new survey he had done and he mentioned his intention of removing the gravel in the front yard and replacing with a lawn. The front porch will remain as is and won't be enclosed per Mr. Oster. In response to questions by members of the proposed addition, Mr. Oster reviewed his plans for the addition. A discussion ensued relative to potential other options for the positing of the addition, but it was noted by Mr. Oster that this would cause the building to be even closer to the neighbors.

Audience Comments: none.

Motion by Mr. Sprunk to approve the lot-split as presented with the boundaries of the house as presented and to bring the use into conforming usage. Motion seconded by Ms. Boston. Roll call on the motion:

YEAS: Shaffer, Boston, Kath, Sprunk, Porter (5)

NAYS: 0

With three votes in favor, the motion passes and lot split approved as submitted.

Motion by Ms. Porter to accept the proposed home addition as presented, with the change to the front setback variance from 6 'to 7.5' and from 6" to 2.5' on the rear setback variance. Motion seconded by Mr. Sprunk with the additional verbiage that these variances are being approved based on the approval of the lot-split variance.

YEAS: Shaffer, Boston, Kath, Sprunk, Porter (5)

NAYS: 0

With three votes in favor, the motion passes for the front setback variance of 7.5' and rear setback variance of 2.5' for the home addition.

Staff Report

Mr. Green reported that he believes there will be items for the February meeting.

There being no further business before the Board, Ms. Boston moved to adjourn; motion seconded by Mr. Shaffer. The motion carried and the meeting was adjourned at 7:01p.m.


Jim Shaffer
Board of Building and Zoning Appeals Secretary

JS/cmg