

CITY OF HURON
BOARD OF BUILDING AND ZONING APPEALS
May 8, 2023 Regular Meeting – 5:30p.m.

Chairman Frank Kath called the regular meeting to order at 5:30 p.m. on Monday May 8, 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, Jeff Fantozzi, Zoning Inspector, and Christine Gibboney, Administrative Assistant.

Approval of Minutes: (4-10-23)

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.

Ms. Boston recused herself from the meeting at 5:31pm.

New Business

210 Fremont PPN 45-0504.000 Area variances

The applicant is proposing renovations to include a front portico, replacement of back steps and adding rear porch overhang (not enclosed). The existing residence was constructed in 1957 and is pre-existing/nonconforming to code for front, rear and side setbacks. The proposed front yard portico, rear yard replacement deck, and rear yard open overhang roof will require area variances. As proposed, the following variances are required:

- *Front Yard Setback Variance of 7'-2.5" for the Portico*
- *Rear Yard Setback Variances of 14'-10" for the deck, and 21'-6" for the roof overhang.*

Mr. Kath called the public hearing to order at 5:31p.m.

Mr. Engle referenced the home was built in the 1950's and is preexisting/nonconforming to the code for setbacks. He reviewed the current setbacks of the existing home and the setbacks being proposed for the new improvements. He referenced the 30' minimum front and rear yard setbacks for the R-1 Zoning District. Mr. Engle then reviewed the application and setback variances required as proposed:

- Front Yard Setback Variance of 7'-2.5" for the Portico
- Rear Yard Setback Variances of 14'-10" for the deck, and 21'-6" for the roof overhang.

Applicant/Owner Statements: JoAnne Boston, 210 Fremont Ave.

Ms. Boston referenced the elevation plans that she distributed. Ms. Boston noted that they have worked on proposed improvements for 20+ years and have tried to plan for the least number of variances needed. Ms. Boston reviewed the proposed improvements for the Portico, deck and roof overhang. Mr. Kath inquired about measurements of adjoining properties; Mr. Engle noted he had not reviewed these. Members reviewed photos and discussed neighboring properties. With regard to their setbacks. In conclusion, Mr. Engle noted that the house next door appears to be closer that was is being proposed here. Mr. Kath asked about the patio, Ms. Boston confirmed they are proposing an overhang only and it would not be enclosed.

Audience Comments: Don Gordon, 203 Fremont Ave- voiced his support of the proposed variances.

With no further comments or discussion, Mr. Kath closed the Public Hearing at 5:39p.m.

Motion by Ms. Brady to approve the request for area variances at 210 Fremont Ave, for a Front Yard Setback Variance of 7'-2.5" for the Portico, and Rear Yard Setback Variances of 14'-10" for the deck, and 21'-6" for the roof overhang, 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 Mr. Slocum.

Yeas: Shaffer, Kath, Brady, Slocum (4)

Nays: (0)

Abstain: Boston (1)

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

Ms. Boston rejoined the meeting at 5:40pm.

Staff Report

Mr. Engle noted there would be another conceptual review of ConAgra plans at the 5-17-23 Planning Commission meeting which will then be followed by the formal review process through the Planning Commission and then on to City Council. Mr. Engle reported he anticipates the final Main Street plans to be considered the last Council meeting in June.

Mr. Kath inquired about the condos on Main Street and if any plans had been submitted to Planning Commission yet. Mr. Engle noted that no plans have been submitted to date, but per the architect, they are still working with their developer on the plans.

With no further business, motion by Ms. Boston to adjourn. Motion seconded by Mr. Shaffer. All in favor, meeting adjourned at 5:43 p.m.

Jim Shaffer
Board of Building and Zoning Appeals Secretary

ADOPTED:
JS/cmg

A handwritten signature in blue ink, appearing to read "J Shaffer", written over a horizontal line.

JUNE 29, 2023