

**CITY OF HURON**  
**BOARD OF BUILDING AND ZONING APPEALS**  
March 8, 2021 Regular Meeting – 6:30p.m.

Chairman Frank Kath called the regular meeting to order at 6:30 p.m. on Monday, March 8, 2021, in the Council Chambers of the City Building, 417 Main Street Huron, Ohio. Members in attendance: Jim Shaffer, JoAnne Boston and Lisa Brady. Members absent: Jenine von Krumreig.

Also in attendance: Mike Spafford, Assistant to the City Manager and Christine Gibboney, Administrative Assistant.

**Adoption of Minutes: (1-11-21 & 2-8-21)**

Ms. Boston clarified her comments relative to the attendance by the Mayor at the 2-8-21 meeting, noting that her comments came across that attendance by council members was not done in the past, and she wished to express that this was not her intention as the board has had other council members in attendance previously. She noted she did contact the Mayor afterward and thanked him again for his attendance.

Motion by Ms. Boston to approve the minutes of 1-11-21 as printed and received. Motion seconded by Ms. Brady. All in favor, motion passed and minutes approved.

Motion by Ms. Brady to approve the minutes of 2-8-21 as printed and received. Motion seconded by Ms. Boston. All in favor, motion passed and minutes approved.

**Verification of Required Notice Period**

In response to a question by Mr. Kath, Mr. Spafford confirmed that notices were mailed to all affected property owners within 100' of the property appearing on the agenda on February 26, 2021.

Mr. Spafford referenced the one (1) statement received from neighbor Mr. Ed Beer, 315 Wyandot in support of the variance request of 312 Wyandot Place. All members confirmed receipt of the email.

**Swearing In:** Mr. Kath swore in those in attendance wishing to testify before the Board on the case appearing on the agenda. Mr. Kath explained the process/format of the meeting and asked that those in attendance turn off cell phones.

**New Business**

**312 Wyandot Place- Parcel #48-00052.000: Side and Rear Setback Variances for new two-story home.**

***Project description from staff summary:***

*The applicant is proposing demolition of the current pre-existing, non-conforming one-story home and side yard shed. The applicant is seeking a variance to allow for the construction of a new 2 - story home with the following setbacks:*

- *Proposed front yard setback of 27'-9". Pursuant to ~1123.01(e) of the Zoning Code, front yard setbacks are to be 30 ft. ~1137.03 of the Zoning code permits the reduction of a front yard setback to the average of the two adjoining properties. This would allow for a front yard setback of 27 ft. Therefore, a variance is not required.*
- *Proposed side yard setbacks of 6' 3" on the north side and 10'-7" on the south side. Pursuant to ~1123.01(e) of the Zoning Code, 2-story homes must have a cumulative side setback of 20 ft., with no side being less than 8 ft. This would require a variance of 1'-9" for the north side setback and a variance on the south side of 1' - 3".*
- *Proposed rear yard setback, of 22'-11". Pursuant to ~1123.01(e) of the Zoning Code, rear yard setbacks are to be 30 ft. A rear yard variance of 7'-1" would be required.*

Mr. Kath called the public hearing to order at 6:33p.m. Mr. Spafford referenced a conversation with Mr. Shaffer before the meeting, noting that Mr. Shaffer has advised he has a personal conflict and would therefore be recusing himself from this case. Mr. Shaffer then left the meeting. Mr. Spafford referenced that with three members in attendance, the board does have quorum. He reviewed the application, referencing the dimensions of the existing non-conforming one-story home and the applicant's proposed demolition and new construction of a two-story home. He referenced the elevations provided, noting the proposed home will be 35' in height, which is in compliance with the code. He referenced the one (1) letter of support received. (At this time, the applicant commented they had a couple letters from neighbors in support.) Mr. Spafford distributed these to members and asked the applicant for the addresses of these property owners. The applicant stated that one was 410 Wyandot, and the other property was from a neighbor directly behind her property- Mr. Velliquette.

### **Applicant/Owner Statements**

Mr. Mark Reinhold, owner's architect, reviewed the proposed site plan, referencing the small size of the lot and the owner's intent of trying to keep setbacks as close as possible to the existing footprint. He noted that as proposed, they are only asking for 2' larger than then the existing footprint in one area. Members reviewed the existing non-conforming footprint, proposed setback dimensions, and variances required.

Property Owner, Kate Grant, noted they purchased the property in 2004 and have spent weekends and summers in the home and commented they are active in the homeowner association. She referenced that they plan to live in the home full time in the future and need more space, noting the investment in the neighborhood this proposed improvement makes. A brief discussion ensued regarding the proposed height of the home which is at the maximum height of 35'. Mr. Spafford confirmed that no calls were received with regard to the proposed height. It was noted the home across the street is also at the maximum of 35'.

**Motion by Ms. Boston to approve the north side yard setback variance of 1'-9" as presented. Motion seconded by Ms. Brady.**

Yeas: Boston, Brady, Kath (3)  
Nays: None (0)

With three or more in favor, the motion passes and variance of 1'-9" to the north side setback approved.

**Motion by Ms. Boston to approve the south side yard setback variance of 1'-3" as presented.  
Motion seconded by Ms. Brady.**

Yeas: Boston, Brady, Kath (3)  
Nays: None (0)

With three or more in favor, the motion passes and variance of 1'-3" to the south side setback approved.

**Motion by Ms. Brady to approve the rear yard setback variance of 7' -1" as presented.  
Motion seconded by Ms. Boston. Roll call on the motion:**

Yeas: Boston, Brady, Kath (3)  
Nays: None (0)

With three or more in favor, the motion passes and variance of 7'-1" to the rear yard variance approved.

Mr. Kath closed the public hearing at 6:42p.m.


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**Other Matters**

Mr. Spafford advised the city was contacted by an applicant relative to new home construction in the North Port subdivision. He explained briefly that the property owner's lot is adjacent to the subdivision's retention pond parcel and they have been dealing with some miscommunications with the developer relative to setbacks and will be seeking consideration for a side yard setback variance. He explained the applicant has asked if this body would entertain a special meeting. Members discussed availability for a special meeting and all noted they could be available on Thursday, March 18, 2021.

Mr. Spafford also advised that an applicant had contacted the city after the deadline with an application, and could reach out and see if they wish to be included on the special meeting agenda if the board agreed. No objections were raised. Clerk to contact remaining board members and confirm quorum for a special meeting on March 18, 2021 at 6:30p.m.

With no further business, motion by Ms. Boston to adjourn. Motion seconded by Ms. Brady. All in favor, meeting adjourned at 6:47p.m.

  
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Jim Shaffer  
Board of Building and Zoning Appeals Secretary

ADOPTED: \_\_\_\_\_

JS/cmg