

**CITY OF HURON**  
**BOARD OF BUILDING AND ZONING APPEALS**  
January 9, 2023 Regular Meeting – 6:30p.m.

Chairman Frank Kath called the regular meeting to order at 6:32 p.m. on Monday January 9, 2023, in the Council Chambers of the City Building, 417 Main Street Huron, Ohio. Members in attendance: Scott Slocum, Jim Shaffer, JoAnne Boston, and Lisa Brady.

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

**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.

**Approval of Minutes:** N/A

**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.

**New Business**

**202 Cleveland Ave      Current Zoning District: R-1      Parcel No.: 45-00342.000**

***Project Description- Area Variance***

*The applicant is proposing to demolish the existing/nonconforming guest house and the detached shed on the property. The existing main home is to remain with a proposed one-story addition to the south which will align with the current footprint. The demolition of the guest house brings the parcel into compliance as a Single-Family Residential use. The one-story addition to the southeast corner of the home does not extend closer than the existing house toward the east property line (rear yard), but will require a setback variance since the current home is non-conforming to the rear yard setback.*

***Mr. Kath called the public hearing to order at 6:33p.m.***

Mr. Engle reviewed the application, noting the property is within an R-1 zoning district, and currently pre-existing/nonconforming with two homes on one lot. He referenced meeting with the applicant to discuss their application and proposed demolition of the smaller guest house and the shed on the parcel and reviewed the proposed additions to the main home. Mr. Engle noted the one-story addition to the home will match the current rear setback, but will require a variance since the existing home is noncompliant. He noted, as proposed, this addition will require a 12'-1" rear setback variance. He referred to the site plan and reviewed same.

**Applicant/Owner Statements: Tim Roberts, Dan Frederick Architects.**

Mr. Roberts referenced the intention to improve and bring the property into compliance by removing the guest home on the parcel. He also advised that the proposed addition will not be blocking views and will align with the existing home.

**Audience Comments:**

An unidentified person in the audience commented that the nearest neighbors have no issues with the addition.

Ms. Boston commented that this case meets the criteria for board consideration. Ms. Brady agreed. Mr. Kath noted the proposed height being under 35’.

**With no further comments or discussion, Mr. Kath closed the Public Hearing at 6:39p.m.**

Motion by Ms. Brady to approve the request for an area variance at 202 Cleveland Ave, granting a 12’-1” rear yard setback variance to allow for a one-story addition as submitted. 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 variance approved as submitted.**

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**Other Matters**

Mr. Engle referenced the department is currently interviewing for a Zoning Inspector position. He noted he would be out the office on paternity leave for a month.

A discussion regarding changing to an earlier meeting time ensued. Members decided to change future meeting times to 5:30p.m.

Ms. Boston referenced the 2023 BZA application and inquired about the “estimated value” that had been included on previous applications. Discussion ensued, it was noted that this criteria can sometimes apply pursuant to the code and something that staff would review. He noted the estimated cost is something that is required on the Zoning Application.

With no further business, motion by Ms. Boston to adjourn. Motion seconded by Mr. Shaffer. All in favor, meeting adjourned at 6:46 p.m.

  
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Jim Shaffer  
Board of Building and Zoning Appeals Secretary

ADOPTED: FEB 13, 2023  
JS/cmg