



Agenda for the Board of Building and Zoning Appeals
Regular Meeting- Huron City Hall – Council Chambers
Monday, August 9, 2021 6:30p.m.

I. Call to Order

II. Roll Call

III. Adoption of the Minutes N/A

IV. Verification of Required Notice Period

Notices were mailed to all affected property owners (within 100') on August 2, 2021

V. Swearing in of those testifying before the Board

*When testifying before the board, please step to the podium, sign in, and state your name and address for the record.

VI. Old Business

PPN: 42-01131.000, 111 Ohio Street- Use & Side yard setback variance for an accessory structure. (Tabled on 7-12-21)

VII. New Business

PPN: 49-00062.000, 804 Lakeway- Side yard setback for a proposed entry addition, rear yard setback and length variance for a second story uncovered balcony.

VIII. Adjournment



TO: Chairman Kath and Board Members
FROM: Erik Engle, Planning and Zoning Manager
RE: 804 Lakeway
DATE: August 9, 2021

Current Zoning District: R-1A One-Family Residential

Parcel No.: 43-00377.000

Project Description

Applicant is proposing an entry addition and a second-floor uncovered balcony to a pre-existing, non-conforming home.

Entry Addition

The applicant is proposing an addition to the front of the home for a new entry. As proposed this new addition meets the required front yard setback of 30', however the side yard setback as proposed is 6' which would require a variance of 6' pursuant to Section 1123.01 (e) 2- Story homes require a total side setback of 20ft with the least width being 8ft.

Note: The entry does not extend further than the side setback of the existing home

Uncovered 2nd Story balcony

The applicant is proposing a rear yard variance for a proposed second story balcony which will extend out from the home 4' and extend the full width of the rear of the home. While Section 1123.01 (e) – requires a rear yard setback of 30'; Section 1137.04 (a)(5) provides allowances for projections of Architectural Features: balconies may project a distance not exceeding three feet provided that such features do not occupy, in the aggregate, more than one-third of the length of the building wall in which they are located.

Exterior Staircase

The proposal also calls for an exterior staircase on the east side; below grade to serve as access to the basement and as such is allowed to project within the side yard. The proposed width of 42" and 36" high railing meets the zoning ordinance requirements pursuant to Section 1137.04(a)(4) Yard Projections.

Staff Analysis:

It is important to note that the required variances differ from the applicant's submitted application. The following variances would be required for the proposed improvements:

- 1) The Entry Addition would require a side yard setback variance of 6'.
- 2) The 2nd Floor Balcony would require:
 - 1' foot rear yard setback variance

- 24'-0" length variance of the balcony to span the entire width of the home where code only allows for 1/3 (12 ft.) of the length

CITY OF HURON
417 MAIN STREET, HURON, OH 44839

THE BOARD OF BUILDING AND ZONING APPEALS APPLICATION
Completion of all applicable sections required. Incomplete applications will not be accepted.

We, the undersigned represent that we are the title owners of the following described property situated in the City of Huron, OH:

Applicant's Name ROBERT HOWELL, ARCHITECT
Property Owners' Name: KERRI, JOHN AND BARBARA KENNING
Address: 804 LAKEWAY DRIVE
City, State, Zip: HURON, OHIO 44839
Phone Number (487) 287-7730
Location of Project:
Lot/Parcel #: 49-00062.000
Address: 804 LAKEWAY DRIVE Huron, OH 44839.

We further request a Hearing before the Board of Building and Zoning Appeals of the City of Huron, Ohio, on the following question: (state the specific details of the variance being requested)

1. An east side yard setback variance of 2'-0" x 12'-6" in order to align and extend a proposed entry addition.
2. A north rear yard variance of 4'-0" x 36'-0" to allow a 2nd floor uncovered balcony to be constructed (no supporting columns).

Area/Size Variance Questionnaire


1. The property in question [will/~~will not~~] yield a reasonable return and there [can/~~cannot~~] be a beneficial use of the property without the variance because it is lakefront property.
2. The variance is [~~substantial~~/insubstantial] because Variance #1 is a small extension of an already existing non-conforming wall. Variance #2 is a small 1'-6" extension of an allowable balcony depth of 2'-6". Additionally, the rear setback faces open water vs another lot.
3. The essential character of the neighborhood [~~would~~/would not] be substantially altered or adjoining properties [~~would~~/would not] suffer a substantial detriment as a result of the variance because the additions are in keeping with the character and size of the neighborhood.
4. The variance [~~would~~/would not] adversely affect the delivery of governmental services, (e.g. water, sewer, garbage).


5. The applicant purchased the property [~~with~~/without] knowledge of the zoning restriction.
6. The applicant's predicament feasibly [~~can~~/cannot] be resolved through some method other than a variance.
7. The spirit and intent behind the zoning requirement [would/~~would not~~] be observed and substantial justice [done/~~not done~~] by granting the variance because
the additions are in keeping with the character and size of the neighborhood.

We believe the request should be granted due to the following hardship which is created by the property: (explain the hardship that exists *pursuant to the code*)
The small size of the lot vs the zoning setback requirements make it impractical to make important additions to the home.

I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorize to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations, and ordinances. All information contained within this application and supplemental materials is true and accurate to the best of my knowledge and belief.

In addition, I, the undersigned responsible party (owner, occupant, tenant, or agent for the property owner) of the property described herein, do hereby consent to entry upon said property, at a reasonable time and to the extent necessary, by the City of Huron and its officers, employees, and/or agents for the purpose of inspecting said property for compliance with the City's Zoning and/or Building Codes. I further certify that I have authority to grant access to said property.

Date: 28 July 2021 Signed Applicant 

Date: 28 July 2021 Signed Property Owner 
(REQUIRED)

ZONING DEPT. USE ONLY

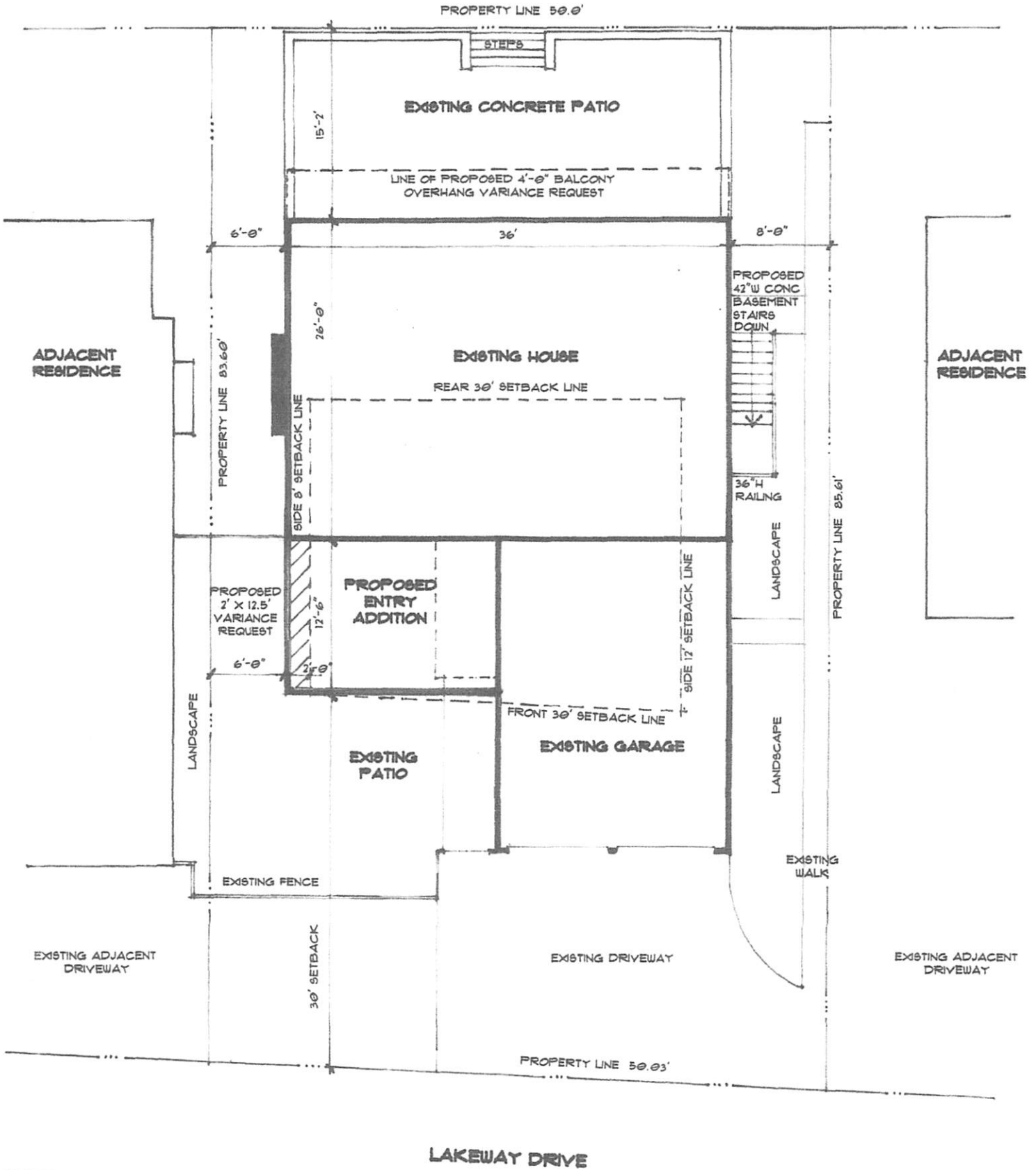
Date received: 7/29/21 Application Complete ✓

\$150 filing fee received: ✓

Comments _____

Hearing Date: 8/9/21

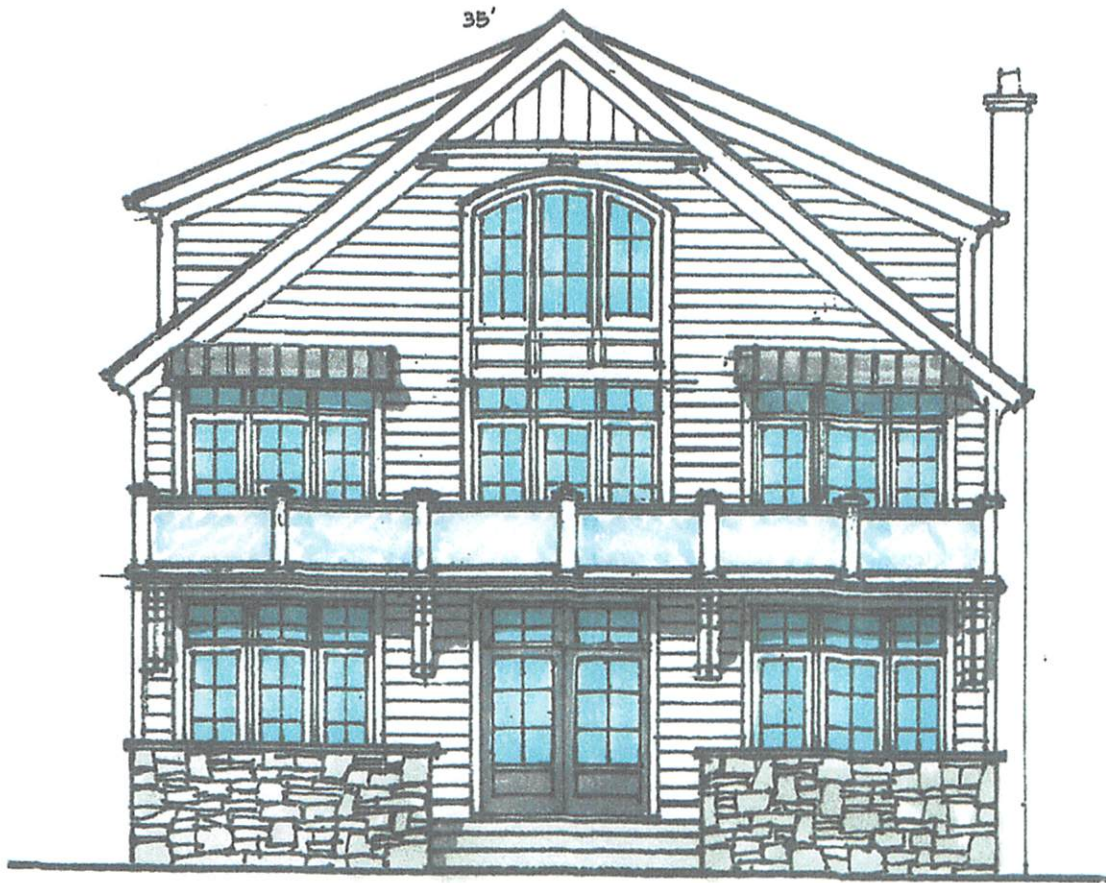
CHASKA BEACH HOMEOWNERS ASSOCIATION PROPERTY



SITE PLAN

SCALE 3/32" = 1'-0"

**KENNING RESIDENCE 804 LAKEWAY DRIVE
HURON, OHIO 44839 PARCEL # 49-00062.000**



NORTH ELEVATION

SCALE 1/8"=1'-0"

**KENNING RESIDENCE
804 LAKEWAY DRIVE
HURON, OHIO 44839**