



CITY OF SANDUSKY BOARD OF ZONING APPEALS MEETING

**April 6, 2017
4:30 p.m.
1ST FLOOR CONFERENCE ROOM, CITY BUILDING
AGENDA**

Review of minutes from March 16th, 2017

Adjudication hearing to consider the following:

1. George Poulos, on behalf of George Ruta has filed an application for a 38' variance to allow for a 12' rear yard setback for a residential addition within the rear yard at 1313 Cedar Point Road.
2. Brady Sign Co., on behalf of Cedar Point Park, LLC, has filed an application for a 175' variance to allow for two freestanding signs to be 75' apart at 1201 Cedar Point Drive.
3. Jeff Parenteau, on behalf of Christopher Corso, has filed an application for a 7.8' variance to allow for a residential building addition within the front yard at 2137 Cedar Point Road.
4. McDonald's has submitted a variance application for the renovation/construction of McDonald's restaurant (commercial) structure at 2102 River Ave.

NEXT MEETING: April 20, 2017

Please notify staff at least 2 days in advance of the meeting if you cannot attend.

Thank you.

Board of Zoning Appeals
March 16, 2017
Minutes

Chairman Feick called the meeting to order at 4:30 PM. The following members were present: Dr. William Semans, Mr. Kevin Zeiher, Mr. John Mears, Chairman Feick and Mr. Walt Matthews. Also present were Ms. Casey Sparks and Ms. Angie Byington from the Planning Department, Mr. Trevor Hayberger from the Law Department and Debi Eversole as Clerk from Community Development.

There were five voting members present.

Mr. Zeiher moved to approve the minutes from the January 16, 2017 meeting. Mr. Matthews seconded the motion. The motion carried with a unanimous vote.

Chairman Feick swore in audience and staff members that wished to speak for or against the agenda items.

Ms. Sparks reported that Geoffrey Mees has filed an application for a 6' fence within the side yard at **2115 Wilson Street**. The code requires a maximum height of fence located within the side yard to be 4'. Currently on the property there is a 3' vinyl privacy fence along the eastern front and side property lines. The applicant also has a 4' chain link fence with slats within the western side yard of the property. All of the fences have received zoning approval, the existing 6' fence within the eastern front and side of the property received a variance in 2014. The applicant is proposing a 6' high fence along a small portion of the western side yard of the property, in order to create a gated area for their dog. Planning staff recommends approval of the variance requested. Staff recognizes that the code does require the fences to be uniform in design, however the applicant currently has two different styles of fences along the property that were previously approved by both staff and the Board of Zoning Appeals. The applicant has made an effort to match the existing fencing currently on the property.

Geoffrey Mees, 2115 Wilson Street stated that he is proposing to blend the fence into the back yard. All of the fencing matches very well.

Mr. Zeiher moved to approve the application. Mr. Matthews seconded the motion. With no further discussion, the motion carried with a unanimous vote.

Ms. Sparks reported that William Dallas has applied for a variance to construct a 6' garage addition at **1613 Willow Drive**. The garage addition will not alter the existing front yard setback, the addition is remaining within the current 19' 6" front yard setback. The Planning & Zoning Code requires any addition to a nonconforming structure to conform to the yard and height regulations for the district in which it is located. This property is zoned R1-75 which would require a 35' front yard setback. The applicant has proposed several additions to the site and the only addition that will not meet current zoning regulations is the garage addition. Staff is recommending approval of the 19.5' variance, as the existing front yard setback will not be altered.

Bill Dallas, 1613 Willow Drive stated that he is proposing the expansion for additional storage and to keep things orderly under the carport.

Mr. Zeiher moved to approve the application. Dr. Semans seconded the motion. With no further discussion, the motion carried with a unanimous vote.

Ms. Sparks reported that John Frankel and Douglas Swearingen, on behalf of Carla Krebs has filed an application for a 6.2' variance to allow for a portion of the single family dwelling to be constructed at a proposed height of 36.2' at **2241 Cedar Point Road**. The structure is located within the R1-75 zoning district which prohibits the height of the structure to exceed 30'. The applicant has indicated that the increased height is necessary as it will allow the applicant to safely access the top of the structure, while also maintaining the architectural integrity of the structure. The applicant has indicated that an alternative means of accessing the observation deck (like a hatch) would be potentially unsafe for the applicant's guests. The proposed structure is to have an observation deck which will be below the current height restrictions, the only portion of the home that will exceed the height requirements is the staircase structure. The structure exceeding the height requirement will only include stairs and a railing.

The area to the south of the property is the Cedar Point parking lot and north of the property is Lake Erie. The applicant has indicated that the proposed enclosed structure will not adversely affect the views of the adjacent properties. Staff recommends approval of the 6.2' height variance for the single family dwelling. As the board knows there have been other height variances granted within the Chaussee area that staff believes has had a negative impact to the surrounding properties, however staff believes that the factors in this case are different. The location of the lot is adjacent to the Cedar Point parking lot and Lake Erie, reducing the impact to surrounding properties. In the addition the main portion of the structure is lower than the height restrictions, as stated the variance is only for the enclosed structure. Ms. Sparks added that the applicant has representation in the audience tonight and there were 2 e-mails in support that were received prior tonight's meeting. The letters were received from property owners at 2231 Cedar Point Road and 2253 Cedar Point Road.

D.J. Swearingen, Attorney for Dr. Krebs stated the illustrations we in the packet. The proposal works with the architectural structure of the new build and will pose the least amount of risk to the property. There will be no views obstructed and the neighbors will not be impacted.

Chairman Frick stated that he is not usually in favor of height variances, unless there is no impact on any neighbors. This is a unique occurrence and he would not have objection to this application.

Mr. Matthews moved to approve the application. Dr. Semans seconded the motion and agrees with Chairman Feick's comments. With no further discussion, the motion carried with a unanimous vote.

Ms. Sparks stated that there will be an April meeting.

Ms. Sparks added that there will be a Public Open House at the Sandusky State Theatre to discuss the Jackson Street Pier and Shoreline Drive projects. The meeting will run from 6:30 PM – 8:30 PM.

Dr. Semans moved to adjourn. Mr. Mears seconded the motion.

The meeting adjourned at 4:50 PM.

Approved:

Debi Eversole, Clerk

John Feick, Chairman

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR A VARIANCE OF 38'
WITHIN THE REAR YARD AT 1313 CEDAR
POINT ROAD.

Reference Number: BZA-08-17

Date of Report: March 27th, 2017

Report Author: Casey Sparks, Assistant Planner



City of Sandusky, Ohio

Board of Zoning Appeals Report

BACKGROUND INFORMATION

George Poulos, on behalf of George Ruta, has filed an application for a 38' variance for to allow for a 12' rear yard setback for a residential addition within the rear yard at 1313 Cedar Point Road. Section 1129.14 requires a 50' rear yard setback or 30% of the depth of the lot, whichever is less. Due to the size of the lot, the required setback would be 50'. The following information is relevant to this application:

Applicant/ Owner: George Ruta
1313 Cedar Point Road
Sandusky, Ohio 44870

Agent: George Poulos
1717 E. Perkins Ave
Sandusky, Ohio 44870

Site Location: 1313 Cedar Point Road

Zoning: "R1-75"/Single Family Residential

Existing Use: Residential

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1129.14

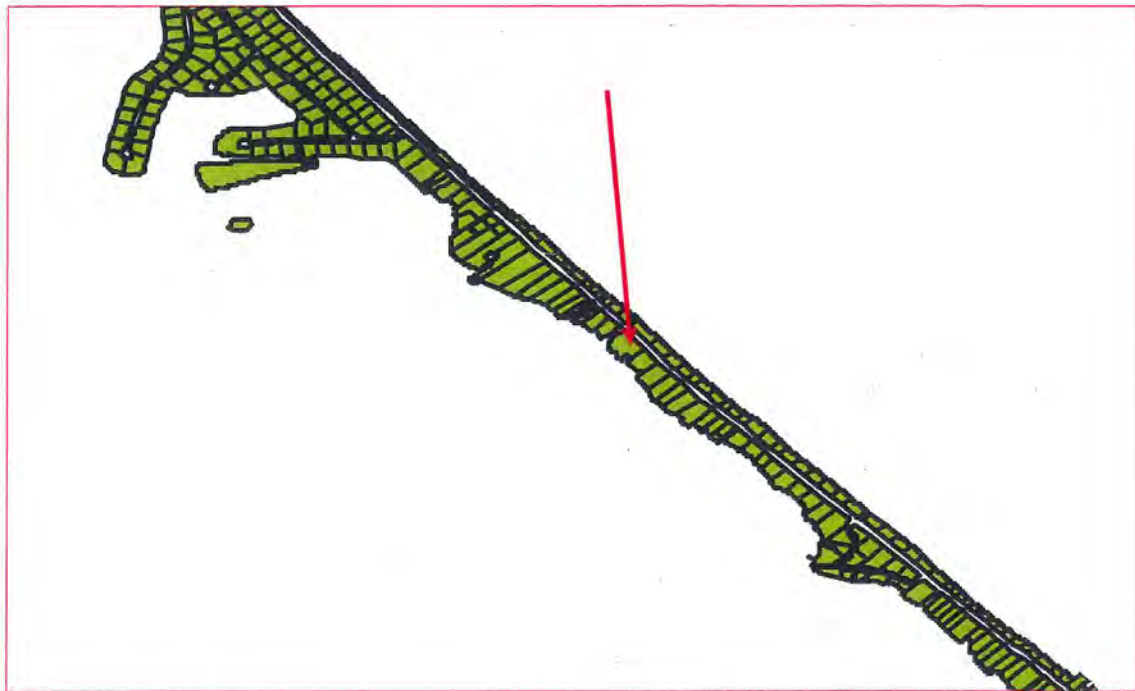
Variance Requested: 1) A rear yard setback of 12' versus the required setback of 50'

SITE DESCRIPTION

The subject property is located at 1313 Cedar Point Drive; within the "R1-75" Single Family Residential Zoning District and is surrounded to the north by Lake Erie, to the south by the Sandusky Bay, and to the east and west by residential property zoned "R1-75" Single Family Dwelling.

Below is the zoning map and aerial image of the subject property is found below and the parcel of the subject property is pointed out:

2137 Cedar Point Road



	PF PUBLIC FACILITY		R1-40 SINGLE-FAMILY RESIDENTIAL		LB LOCAL BUSINESS		DDB DOWNTOWN BUSINESS
	RS RESIDENTIAL SUBURBAN		R2F TWO-FAMILY RESIDENTIAL		RB ROADSIDE BUSINESS		CS COMMERCIAL SERVICE
	R1-75 SINGLE-FAMILY RESIDENTIAL		RMF MULTI-FAMILY RESIDENTIAL		GB GENERAL BUSINESS		LM LIMITED MANUFACTURING
	R1-60 SINGLE-FAMILY RESIDENTIAL		RRB RESIDENTIAL / BUSINESS		CA COMMERCIAL AMUSEMENT		GM GENERAL MANUFACTURING
	R1-50 SINGLE-FAMILY RESIDENTIAL		P AUTO PARKING		CR COMMERCIAL RECREATION		FUD PLANNED UNIT DEVELOPMENT
	AC AGRICULTURAL						NO REQUIRED SETBACK IN FEET



DIVISION OF PLANNING COMMENTS

The applicant has proposed to construct an addition within the rear yard, due to the existing lot configuration the required 50' setback would be difficult to meet. A recent storm damaged the existing garage forcing the property owner to reconstruct the structure. The property owner would like to attach the garage to the existing home and construct living space above the garage. By attaching the garage structure to the main residence, the applicant will need to meet the 50' rear yard setback.

In the application, the applicant states the following as to the necessity of the variance:

"A tree fell on the existing garage, destroying it. The property owner would like to rebuild."

The Code states that no variance to the provision or requirements of the Zoning Code shall be granted by the Board unless the Board has determined that a practical difficulty does exist or will result from the literal enforcement of the Zoning Code. The factors to be considered and weighed by the Board in determining whether a property owner has proved practical difficulty include: Section 1111.06(c)(1)

A. Whether the variance is substantial;

The variance sought in this case is substantial, however the lot configuration lends little alternatives for the construction of this type of addition.

B. Whether the essential character of the neighborhood would be substantially altered or whether adjoining property would suffer a substantial detriment as a result of the variance;

The proposed addition to the home is larger than the previous garage that was located within this area, however the previous garage extended into the adjacent property. It is the opinion of planning staff that while that the previous garage was smaller in size, the proposed residential addition is less of an impact to the surrounding property owners.

C. Whether the variance would adversely affect the delivery of government services (i.e. water, sewer, garbage, fire, police or other);

The proposed variance would not affect the delivery of government services.

D. Whether the property owner purchased the property with the knowledge of the zoning restriction;

The property owner was aware of the required setbacks, however due to the existing lot configuration it is not possible to meet the required rear yard setback.

E. Whether the property owner's predicament can be resolved through some method other than a variance;

Due to the configuration of the lot, the only other method to resolve the predicament is to reduce the size of the addition, which may not allow for a garage within this area, or locate the residential addition closer to the front of the property. It is the opinion of staff that an addition further back on the parcel would be a less obtrusive option.

F. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance;

Staff believes that the spirit and intent of the zoning code would be observed with granting of the variance as there was previously a garage within this location and the addition will not be an impact to the adjacent property owner.

- G. Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without a variance; and**

In this instance, the property can still yield a reasonable return without the variance.

- H. Whether the granting of the variance will be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City.**

The proposed variance will not be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City.

Other conditions that the Zoning Board of Appeals must determine have been met include the following:

Section 1111.06(c)(2):

- A. That the variance requested arises from such a condition which is unique and which is not ordinarily found in the same zoning district and is created by the Zoning Code and not by an action or actions of the property owner or the applicant;**

The lot offers a unique hardship as the portion of the lot is not in line with the overall rest of the parcel, as such does not allow a 50' rear yard setback for the proposed addition.

- B. That the granting of the variance will not adversely affect the rights of the adjacent property owners or residents;**

It is Planning Staff's opinion that the addition will not adversely affect the rights of the adjacent property owners as the addition will meet the required side yard setbacks and the rear of the property is the Sandusky Bay.

That the strict application of the Zoning Code of which the variance requested will constitute unnecessary hardship upon the property owner or the applicant;

Strict enforcement of the Code would require the applicant to either reduce the size of the addition or relocate the addition to another location on the property.

That the variance desired will not adversely affect the public health, safety, morals or general welfare; and

The proposed variance would not appear to adversely affect the public health, safety, morals or general welfare of the neighborhood.

- C. That the granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance.**

The proposed additional height will not oppose the general spirit and intent of the zoning ordinance.

CONCLUSION/RECOMMENDATION

In conclusion, planning staff recommends approval of the 38' rear yard variance to allow for a residential addition. Due to the fact that there was a garage previously at this location and the addition is meeting the required side yard setback, staff believes the addition will not be a detriment to surrounding properties.



CITY OF SANDUSKY
PLANNING DIVISION
APPLICATION FOR BOARD OF ZONING APPEALS
APPROVAL

_____ Variance to Regulations of the City of Sandusky Zoning Code

APPLICANT/AGENT INFORMATION:

Property Owner Name:

George Rota & Mathew Pickworth Trustee

Property Owner Address:

*1313 Cedar Point Rd.
Sandusky*

Property Owner Telephone:

☐ Check if okay to Text

Email

Contact Person:

George Poulos, Architect

Authorized Agent Name:

Same

Authorized Agent Address:

*1717 E. Perkins Ave
Sandusky*

Authorized Agent Telephone:

419.357.0217

☐ Check if okay to Text

Email

poulosarc@aol.com

Contact Person:

Meeting with Staff

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1313 Cedar Point Rd.

Legal Description of Property (check property deed for description):

see attached

Permanent Parcel Number: 55-0146000

Zoning District: R-175

VARIANCE INFORMATION:

Section(s) of Zoning Code under which a variance is requested:

1129.14 rear setback along
the Sandusky Bay.

Variance(s) Requested (Proposed vs. Required):

Variance from section 1129.14, do
to existing lot indentation in one
corner which is not in line with
the overall 50' setback and thus
creates a hardship.

DETAILED SITE INFORMATION:

Land Area of Property: _____ (sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: _____ (in sq. ft.) Building #2: _____

Building #3: _____ Additional: _____

Total Building Coverage (as % of lot area): _____

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): _____

Number of Accessory Buildings: _____

DESCRIPTION OF DEVELOPMENT PROPOSAL (Describe your development plans in as much detail as possible):

*New garage w/
living unit above attached
to main home.*

NECESSITY OF VARIANCE (Describe why not obtaining this variance would cause you hardship or practical difficulty and what unique circumstances have caused you to file for a variance):

Tree fell on existing
garage destroying it —
rebuild!

APPLICATION AUTHORIZATION:

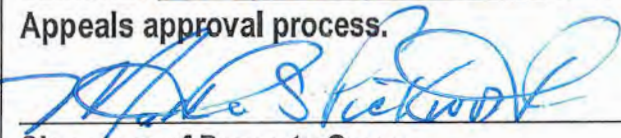
If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.


Signature of Owner or Agent

3.7.2017
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 1313 C.P.R. (municipal street address of property, I hereby authorize GEORGE POULOS to act on my behalf during the Board of Zoning Appeals approval process.


Signature of Property Owner

3/14/17
Date

REQUIRED SUBMITTALS:

10 copies of a site plan (drawn to scale and dimensioned) which shows the following items:

- a) Property boundary lines
- b) Building(s) location
- c) Driveway and parking area locations
- d) Location of fences, walls, retaining walls
- e) Proposed development (additions, fences, buildings, etc.)
- f) Location of other pertinent items (signs, outdoor storage areas, gasoline pump islands, etc.)

\$100.00 filing fee

APPLICATION MUST BE COMPLETELY FILLED OUT!

NOTE: Applicants and/or their authorized agents are strongly encouraged to attend Board of Zoning Appeals meetings.

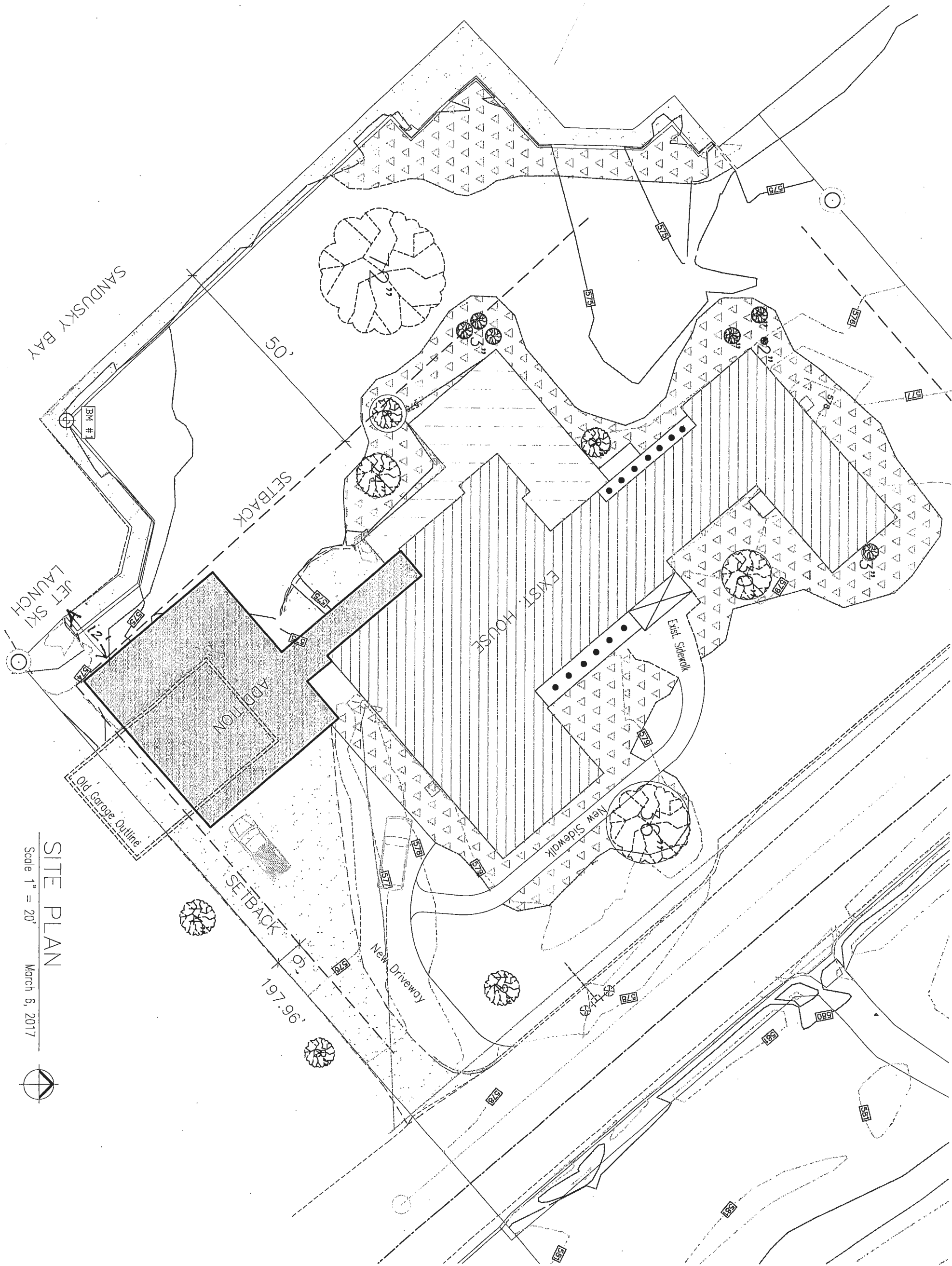
STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Board of Zoning Appeals Meeting: _____

Board of Zoning Appeals File Number: _____

City Of Sandusky
Planning Division
222 Meigs St. Sandusky, Ohio 44870
419.627.5873



SITE PLAN

Scale 1" = 20'

March 6, 2017



(CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS)

DATE: MARCH 6, 2017
PROJ. NO.
SHEET
SP-1

TITLE: SITE PLAN
PROPOSED ADDITION :
RUTA / PICKWORTH RESIDENCE
1313 CEDAR POINT ROAD SANDUSKY, OH



POULOS + SCHMID DESIGN GROUP
177 E. PERKINS AVE. • SANDUSKY, OHIO 44870 • 419.825.0009 WWW.POULOSARCHITECTS.COM

REVISIONS

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR A VARIANCE OF 175' TO
ALLOW TWO FREESTANDING SIGNS TO BE
75' APART AT 1201 CEDAR POINT DRIVE.

Reference Number: BZA-09-17

Date of Report: March 27th, 2017

Report Author: Casey Sparks, Assistant Planner



City of Sandusky, Ohio

Board of Zoning Appeals Report

BACKGROUND INFORMATION

Brady Sign Co., on behalf of Cedar Point Park, LLC, has filed an application for a 175' variance to allow for two freestanding signs to be 75' apart at 1201 Cedar Point Drive. Section 1143.08(c) 2 (C) states that lots containing more than 500 feet of frontage are permitted to have two freestanding signs, with the understanding that they shall be 250 feet apart. The following information is relevant to this application:

Applicant/ Owner: Cedar Point Park LLC
1 Cedar Point Dr.
Sandusky, Ohio 44870

Agent: Bady Signs
1721 Hancock Street
Sandusky, Ohio 44870

Site Location: 1201 Cedar Point

Zoning: "CR"/Commercial Recreation/ "CS" Commercial Service

Existing Use: Commercial

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1143.08 (c) 2 (C)

Variance Requested: 1) A variance of 175'

Variance Proposed: 2) The applicant proposes is two freestanding signs to be a total of 75' apart.

SITE DESCRIPTION

The subject property is located at 1201 Cedar Point Drive; within the "CR" Commercial Recreation and "CS" Commercial Service Zoning District which permits the following uses:

Below is the zoning map and aerial image of the subject property is found below and the parcel of the subject property is pointed out:

1201 Cedar Point Road



PF PUBLIC FACILITY	R1-40 SINGLE-FAMILY RESIDENTIAL	L9 LOCAL BUSINESS	D90 DOWNTOWN BUSINESS
RS RESIDENTIAL SUBURBAN	R2F TWO-FAMILY RESIDENTIAL	RB ROADSIDE BUSINESS	CS COMMERCIAL SERVICE
R1-75 SINGLE-FAMILY RESIDENTIAL	RMF MULTI-FAMILY RESIDENTIAL	GB GENERAL BUSINESS	LM LIMITED MANUFACTURING
R1-60 SINGLE-FAMILY RESIDENTIAL	RRB RESIDENTIAL / BUSINESS	CA COMMERCIAL AMUSEMENT	GM GENERAL MANUFACTURING
R1-50 SINGLE-FAMILY RESIDENTIAL	P AUTO PARKING	CR COMMERCIAL RECREATION	PUD PLANNED UNIT DEVELOPMENT
AG AGRICULTURAL			NO. REQUIRED SETBACK IN FEET



DIVISION OF PLANNING COMMENTS

The applicant has proposed to erect a new photo-op sign structure on the front of the parcel closest to Cedar Point Drive. The sign will include Cedar Point and Hotel Breakers Express branding as well as freestanding Snoopy fiberglass characters for which tourists can take photos with. Section 1143.08(c) 2 (C) states that lots containing more than 500 feet of frontage are permitted to have two freestanding signs, with the condition that they shall be 250 feet apart. The applicant has stated that placing the signs 250 feet apart would be very difficult as the sign would not be in a viable location to either be safely erected or to take advantage of the purpose of the sign location. The applicant has proposed the two freestanding signs to be 75' apart, one of the freestanding signs is existing.

In the application, the applicants state the following as to the necessity of the variance:

"If forced to comply with the 250 foot apart requirement between signs, there would be no other viable location for the proposed sign to be safely erected. The location of the parking area surrounding the hotel severely limits the area in which signs can be placed."

The Code states that no variance to the provision or requirements of the Zoning Code shall be granted by the Board unless the Board has determined that a practical difficulty does exist or will result from the literal enforcement of the Zoning Code. The factors to be considered and weighed by the Board in determining whether a property owner has proved practical difficulty include: Section 1111.06(c)(1)

A. Whether the variance is substantial;

The variance sought in this case is a substantial variance, however due to the existing layout of the lot it would be difficult to place a photo- op sign in any other location on the lot.

B. Whether the essential character of the neighborhood would be substantially altered or whether adjoining property would suffer a substantial detriment as a result of the variance;

The essential character of the neighborhood would not be altered. The property stretches more than 500 feet of frontage, the proposed sign is to be placed in the middle of the lot, and as such it would not create a line of sight issue. It is the opinion of planning staff that the properties to the east and west would not be affected. The surrounding properties include the Fire Department and a vacant parcel of land owned by Cedar Point, across the street is the Sandusky Bay.

C. Whether the variance would adversely affect the delivery of government services (i.e. water, sewer, garbage, fire, police or other);

The proposed variance would not affect the delivery of government services.

D. Whether the property owner purchased the property with the knowledge of the zoning restriction;

The property owner was not aware that the two freestanding signs had to be 250' apart. The applicant was looking to locate the signage in the most optimal place for a photo opportunity, as such they placed it within the center of the property so the hotel could serve as a backdrop.

E. Whether the property owner's predicament can be resolved through some method other than a variance;

The applicant does have the option of placing the sign within an alternate location, however the sign would not fully function as a photo opportunity and may create a line of site issue depending on the location.

F. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance;

Staff believes that the spirit and intent of the zoning code would be observed with granting of the variance as the size of the freestanding structure is proposed to meet

the zoning requirements. Understanding the size of the lot, Staff believes that the intent of the zoning code will be met with the proposed location of the freestanding sign.

- G. Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without a variance; and**

In this instance, the property can still yield a reasonable return without the variance.

- H. Whether the granting of the variance will be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City.**

The proposed variance will not be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City.

Other conditions that the Zoning Board of Appeals must determine have been met include the following:

Section 1111.06(c)(2):

- A. That the variance requested arises from such a condition which is unique and which is not ordinarily found in the same zoning district and is created by the Zoning Code and not by an action or actions of the property owner or the applicant;**

The applicant has stated that the variance requested does arise from a unique condition, if the applicant places the sign 250' apart from the **existing** freestanding sign the proposed sign may create a line of sight issue and it could not likely be utilized for a photo opportunity as the background would be of a vacant building.

- B. That the granting of the variance will not adversely affect the rights of the adjacent property owners or residents;**

In Planning Staff's opinion, the proposed location of the sign will not affect the rights of the adjacent property owners or residents.

That the strict application of the Zoning Code of which the variance requested will constitute unnecessary hardship upon the property owner or the applicant;

Strict enforcement of the Code would require the applicant to place the sign near the adjacent vacant lot, which as stated could create a line of site issue for cars entering or existing the parking lot.

That the variance desired will not adversely affect the public health, safety, morals or general welfare; and

The proposed variance would not appear to adversely affect the public health, safety, morals or general welfare of the neighborhood.

- C. That the granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance.

The proposed location of the sign will not oppose the general spirit and intent of the zoning ordinance.

CONCLUSION/RECOMMENDATION

In conclusion, planning staff recommends approval of the 150' variance to allow the two freestanding signs at 1201 Cedar Point Drive to be 75' apart.

CITY OF SANDUSKY
APPLICATION FOR BOARD OF ZONING APPEALS
APPROVAL

_____ Variance to Regulations of the City of Sandusky Zoning Code

APPLICANT/AGENT INFORMATION:

Property Owner Name: Cedar Point Park LLC

Property Owner Address: 1 Cedar Point Dr.

Sandusky, OH 44870

Property Owner Telephone: _____

Contact Person: _____

Authorized Agent Name: Brady Sign Co.

Authorized Agent Address: 1721 Hancock St.

Sandusky, OH 44870

Authorized Agent Telephone: 419-626-5112

Contact Person: Michelle Mischler

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1201 Cedar Point Dr.

Legal Description of Property (check property deed for description):

OL25 26 W Side Causeway Dr S Side Fifth St. 24.3937A

Zoning District: Commercial Recreation

VARIANCE INFORMATION:

Section(s) of Zoning Code under which a variance is requested:

1143.08(2) (c)

Variance(s) Requested (Proposed vs. Required):

Requesting a variance of 175 feet to allow monument sign and new
photo-op structure to be 75 feet apart versus the 250 feet apart
requirement.

DETAILED SITE INFORMATION:

Land Area of Property: 24.3937 acres (sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: 85482 (in sq. ft.) Building #2: 5608

Building #3: 87714 Additional:

Total Building Coverage (as % of lot area): 16.82%

Proposed Building Height (for any new construction): 10'

Number of Dwelling Units (if applicable): N/A

Number of Accessory Buildings: N/A

DESCRIPTION OF DEVELOPMENT PROPOSAL (Describe your development plans in as much detail as possible):

Property owner is erecting a new Photo-op sign structure on the
front of their parcel closest to Cedar Point Dr. Sign will include
Cedar Point branding and freestanding Snoopy fiberglass characters
for which tourists will be able to take photos with. The actual
structure will be single-sided facing Cedar Point Dr. Structure
will be built from CMU and finished with multiple layers of EIFS
and faux topiary along the top. Express Motel branding on sign

Description of Development Proposal Continued.....

structure and freestanding Snoopy characters to be illuminated with exterior ground mounted fixtures. This addition is intended to deter park customers from taking photos at other sign locations along Cedar Point Dr. where parking is not available.

NECESSITY OF VARIANCE (Describe why not obtaining this variance would cause you hardship or practical difficulty and what unique circumstances have caused you to file for a variance):

If forced to comply with the 250 foot apart requirement between
signs, there would be no other viable location for the proposed sign
to be safely erected. The location of the parking area surrounding
the hotel severely limits the area in which signs can be placed.

APPLICATION AUTHORIZATION:

If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

 3.24.2017
Signature of Owner or Agent Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 1201 Cedar Point Drive (municipal street address of property,
I hereby authorize Ryan Brady, Brady signs to act on my behalf during
the Board of Zoning Appeals approval process.

 3.24.2017
Signature of Property Owner Date

REQUIRED SUBMITTALS:

10 copies of a site plan (drawn to scale and dimensioned) which shows the following items:

- a) Property boundary lines
- b) Building(s) location
- c) Driveway and parking area locations
- d) Location of fences, walls, retaining walls
- e) Proposed development (additions, fences, buildings, etc.)
- f) Location of other pertinent items (signs, outdoor storage areas, gasoline pump islands, etc.)

\$100.00 filing fee

APPLICATION MUST BE COMPLETELY FILLED OUT!

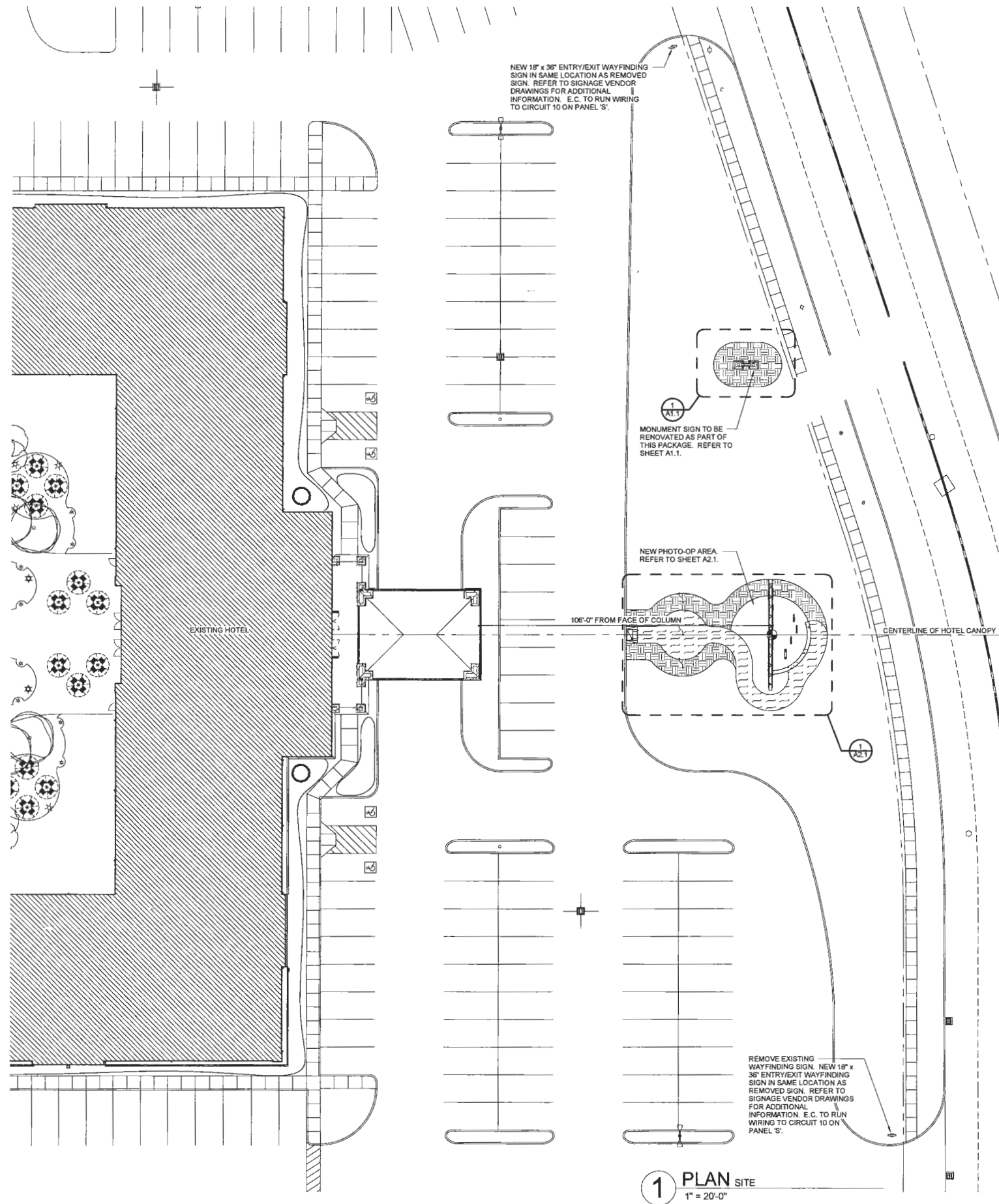
NOTE: Applicants and/or their authorized agents are strongly encouraged to attend Board of Zoning Appeals meetings.

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

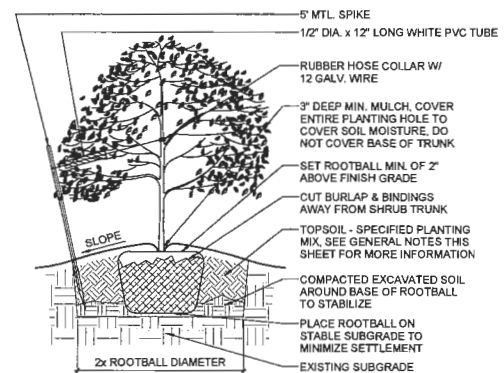
Date of Board of Zoning Appeals Meeting: _____

Board of Zoning Appeals File Number: _____

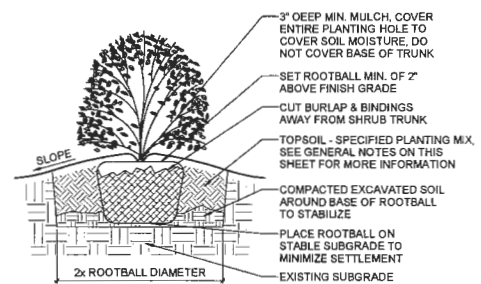


GENERAL NOTES - LANDSCAPE PLAN

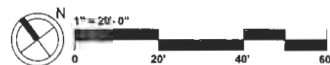
- ALL SINGLE STEM TREES TO HAVE STRAIGHT TRUNK AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE CENTRAL LEADER. TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED, FULL TO THE GROUND AND SYMMETRICAL IN SHAPE.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL BE MOUNDED TOWARD THE CENTER. ISLANDS TO BE KEYED AT PERIMETER EDGE TO HOLD / MAINTAIN MULCH.
- CONTRACTOR TO VERIFY UTILITY ROUTINGS AND COORDINATE THIS WORK WITH EXISTING UTILITY LOCATIONS. ADJUST PLANT MATERIAL ACCORDINGLY.
- PROVIDE DOUBLE SHREDDED HARDWOOD BARK MULCH 3" DEEP MIN. AT ALL PLANTING BEDS. PROVIDE A MIN. 3" DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE UNLESS TREES ARE INCORPORATED IN A PLANTING BED. MULCH COLOR TO BE BLACK UNLESS OTHERWISE SPECIFIED BY THE OWNER. CONTRACTOR SHALL SUBMIT MULCH SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING.
- ALL PLANTING BEDS TO RECEIVE A MIN. 6" DEPTH OF SOIL MIX AFTER FINAL GRADE IS ESTABLISHED. SOIL MIX SHALL CONSIST OF 50% SCREENED TOPSOIL, 25% SAND AND 25% LEAF HUMUS. ALL SEEDING AREAS TO RECEIVE A MINIMUM OF 2" OF CLEAN FINE GRADED TOPSOIL, FREE OF ALL ROCKS AND DELETERIOUS DEBRIS.
- CONTRACTOR TO APPLY STARTER FERTILIZER (20-26-6) OR APPROVED SIMILAR FOR ALL LAWN AND PLANT MATERIALS.
- ANY PLANT MATERIAL SUBSTITUTIONS TO BE VERIFIED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLACEMENT OF PLANTING MATERIALS SHALL NOT AFFECT THE INTENDED DRAINAGE PATTERN OF THE FINAL GRADING PLAN. THIS INCLUDES BUT IS NOT LIMITED TO PLACING PLANT MATERIALS IN SWALES OR CREATING MOUNDS THAT BLOCK THE INTENDED SURFACE DRAINAGE PATTERN.
- PLANT LISTS ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANT MATERIALS INDICATED ON THE PLANS. AND MAINTAINING FOR A MINIMUM OF 60 DAYS.
- ALL PLANTINGS SHALL RECEIVE A (1) YEAR COMPLETE REPLACEMENT WARRANTY.
- CONTRACTOR SHALL EXTEND IRRIGATION SYSTEM AS NEEDED TO PROVIDE PROPER IRRIGATION TO ALL PLANTING AREAS.
- ALL PLANTS CALLED OUT ON THIS PLAN ARE SUGGESTED SELECTIONS ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL PLANTS ACCORDING TO EXPOSURE AND OTHER ON SITE CONDITIONS. DESIGNER IS NOT RESPONSIBLE FOR FAILED PLANTINGS.



3 DETAIL TYP. DECIDUOUS TREE PLANTING
1/2" = 1'-0"



2 DETAIL TYP. SHRUB PLANTING
1/2" = 1'-0"



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Fairlawn, OH 44333
mpg-architects.com

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ARCHITECTURAL SITE PLAN

DATE: MARCH 1, 2017

PROJECT #: 4317

FRONT SIGN & PHOTO-OP

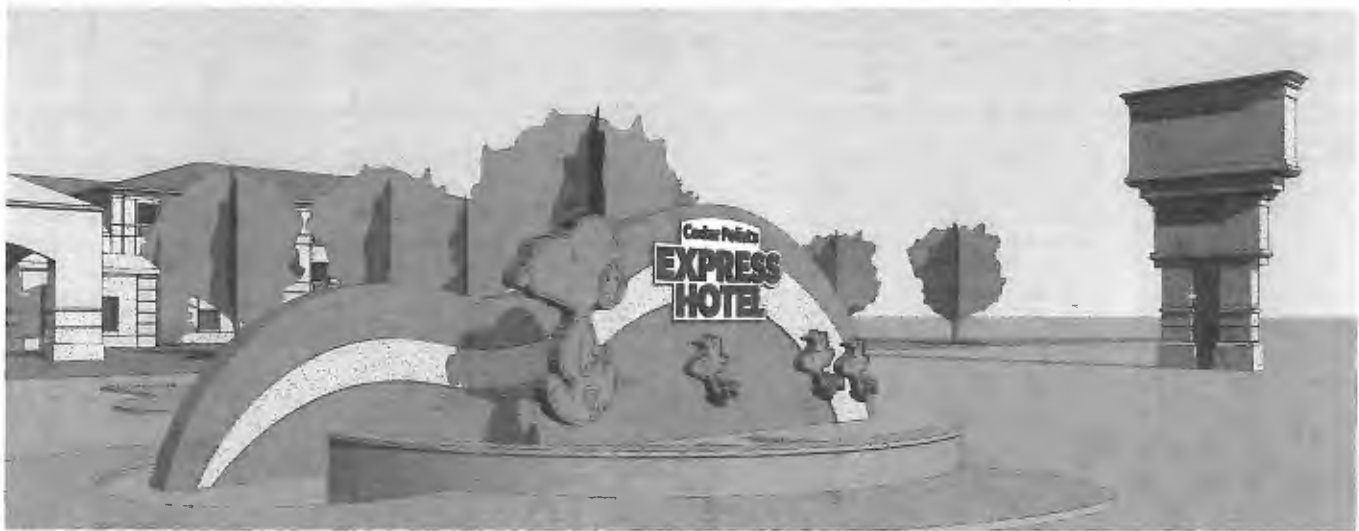
1201 CEDAR POINT DRIVE
SANDUSKY, OHIO 44870

A1.0

1 OF 5

FRONT SIGN & PHOTO-OP

1201 CEDAR POINT DRIVE, SANDUSKY, OHIO 44870



DRAWING INDEX

GENERAL
G1.0 COVER SHEET

ARCHITECTURAL
A1.0 ARCHITECTURAL SITE PLAN
D1.1 DEMOLITION PLANS & ELEVATIONS
A1.1 FRONT SIGN PLANS & ELEVATIONS
A1.2 FRONT SIGN SECTIONS
A2.1 PHOTO-OP PLANS & ELEVATIONS
A2.2 CHARACTER FOUNDATIONS

ELECTRICAL
E1.1 ELECTRICAL PLAN & DETAILS

SIGNAGE VENDOR
S1.0 FRONT SIGN PLAN & ELEVATION
S1.1 FRONT SIGN STRUCTURAL DETAIL
S1.2 WAYFINDING SIGN PLAN & STRUCTURAL DETAIL
S1.3 PHOTO-OP SIGN PLAN & STRUCTURAL DETAIL



BIDDING PRECAUTIONS

1. PRIOR TO SUBMITTING PROPOSALS, BIDDERS SHALL EXAMINE DRAWINGS AND SPECIFICATIONS AND CONDUCT A PERSONAL EXAMINATION OF THE SITE AND BECOME AWARE OF ALL EXISTING CONDITIONS AND LIMITATIONS AFFECTING THE WORK AND THEIR PROPOSAL.

GENERAL NOTES

1. TO BE CONSTRUCTED UNDER 2011 OBC, LOCAL BUILDING INSPECTION DEPARTMENT MATERIALS AND CONSTRUCTION FOR SEWERAGE TO MEET LOCAL CODES. BUILDING MATERIALS AND CONSTRUCTION TO MEET LOCAL CODES AND THE OHIO BUILDING CODE. ALL PROPER PERMITS MUST BE OBTAINED FOR ALL CONSTRUCTION WORK (WHICH HAS BEEN APPROVED BY PROPER DEPARTMENTS) PRIOR TO ANY CONSTRUCTION. ALL CONTRACTORS, INCLUDING GENERAL HVAC, ELECTRICAL AND PLUMBING MUST BE LICENSED TO DO WORK WITHIN THE GOVERNING MUNICIPALITY.
2. THE CONTRACTOR SHALL VERIFY ALL FIRE EXTINGUISHER LOCATIONS WITH THE LOCAL FIRE DEPARTMENT AND SHALL COMPLY WITH ALL NFPA AND FIRE DEPARTMENT REQUIREMENTS.
3. ALL DIMENSIONS ARE CLEAR DISTANCE FROM FACE OF STUD TO FACE OF STUD AND/OR MASONRY WALL(S), UNLESS NOTED OTHERWISE.
4. THESE DESIGNS AND ALL ITEMS DEPICTED HEREIN, WHETHER IN WRITING OR GRAPHICALLY, AS INSTRUMENTS OF PROFESSIONAL SERVICE, MAY NOT BE ALTERED OR CHANGED, IN ANY WAY, WITHOUT THE PRIOR KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT. ANY CHANGE MADE WITHOUT THE ARCHITECT'S WRITTEN APPROVAL WILL VOID ALL SUCH DOCUMENTS AND INSTRUMENTS AND THE ARCHITECT WILL NOT BE PERSONALLY LIABLE FOR ANY DAMAGE, HARM OR LOSS CAUSED THEREBY.

OWNER

CEDAR POINT'S EXPRESS HOTEL
1201 CEDAR POINT DRIVE
SANDUSKY, OHIO 44870
cedarfair.com

ARCHITECT

MANN PARSONS GRAY ARCHITECTS
3660 EMBASSY PARKWAY
FAIRLAWN, OHIO 44333
mpg-architects.com

SIGNAGE VENDOR

BRADY SIGNS
1721 HANCOCK STREET
SANDUSKY, OHIO 44870
bradysigns.com

GENERAL CONTRACTOR

JOHN G. JOHNSON CONSTRUCTION COMPANY
1284 RIVERBED STREET
CLEVELAND, OHIO 44113
johnjohnson.com

STRUCTURAL ENGINEER

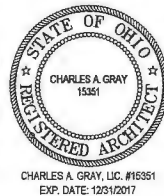
YJ, INC.
P.O. BOX 802050
SANTA CLARITA, CA 91380
yjinc.com

ELECTRICAL ENGINEER

PHOENIX DESIGN & ENGINEERING
8162 MARKET STREET, SUITE H
BOARDMAN, OHIO 44512
phoenixdesigneng.com



VICINITY MAP
SCALE: N.T.S.



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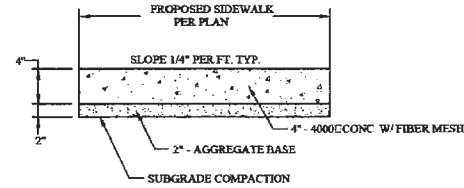
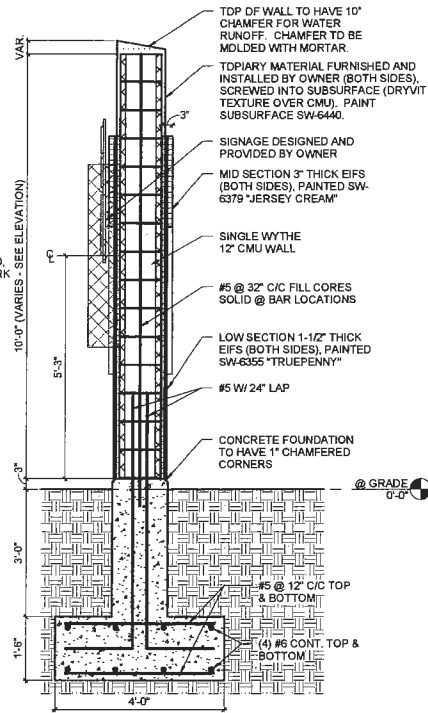
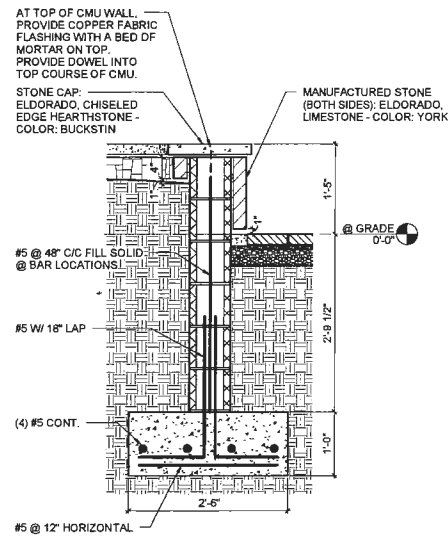
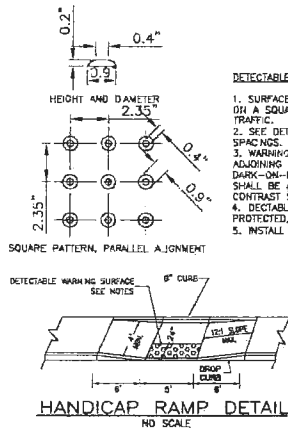


PERMIT REVIEW SET
PROJECT #: 4317
DATE: MARCH 1, 2017

FRONT SIGN & PHOTO-OP

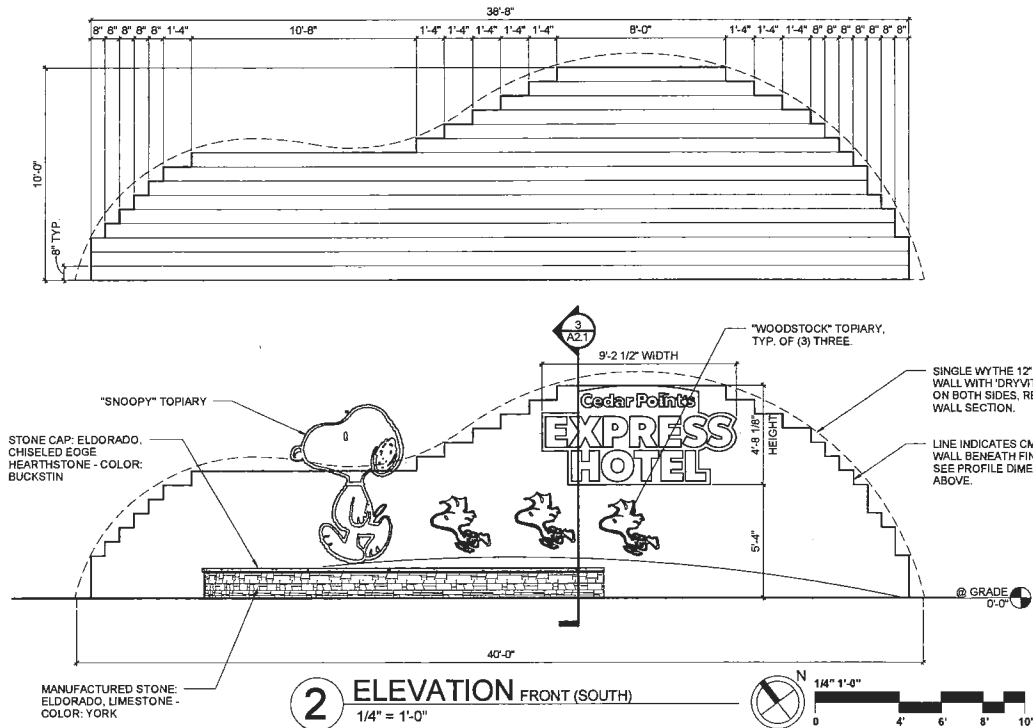
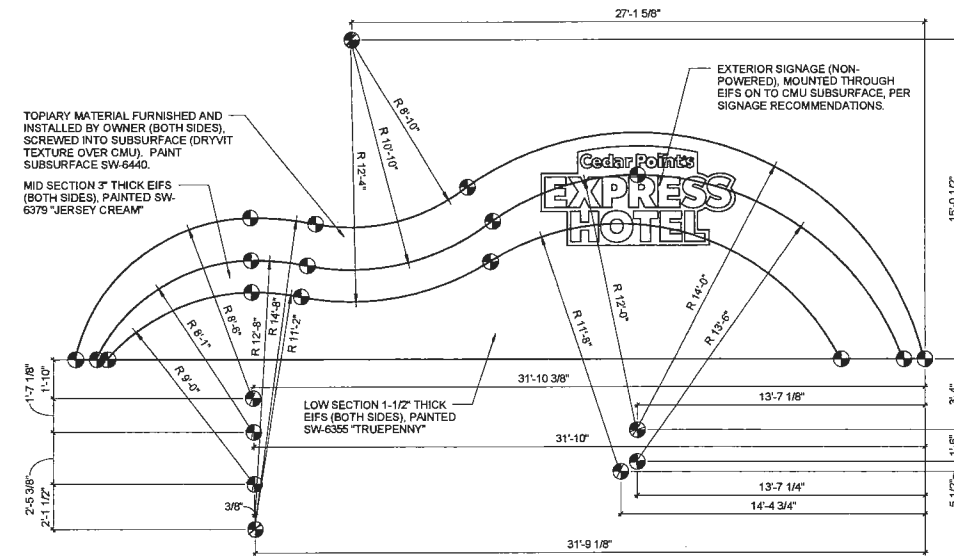
1201 CEDAR POINT DRIVE
SANDUSKY, OHIO 44870

G1.0
1 OF 1



NOTE: CRACK CONTROL SHALL BE AT FIFTEEN FOOT (15') INTERVALS AND SCORE MARKS SHALL BE AT FIVE FOOT (5') INTERVALS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH O.D.O.T. ITEM 608. PRIOR TO THE START OF SIDEWALK CONSTRUCTION THE SUBGRADE MUST BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE. ANY SETTLEMENT OR DEFICIENT AREAS IDENTIFIED BY THE OWNER'S REPRESENTATIVE SHALL BE REPAIRED BY A METHOD ACCEPTABLE TO THE OWNER. THE REPAIRED AREAS WILL BE SUBJECT TO COMPACTION TESTING AND APPROVAL BY THE OWNER PRIOR TO THE START OF SIDEWALK CONSTRUCTION.

CONCRETE SIDEWALK (PRIVATE PROPERTY)
REFERENCE ONLY NOT TO SCALE



FLAG NOTES - SITE & LANDSCAPE PLAN

1. CUT CURB AS REQUIRED FOR NEW ACCESSIBLE RAMP TO PATHWAY. PROVIDE TRUNCATED DOMES AS BASE. REFER TO DETAIL ON THIS SHEET.
2. EXISTING CONCRETE CURB
3. EXISTING FLAG POLES TO REMAIN (TYP. OF 3)
4. SIGNAGE SUPPLIED AND INSTALLED BY OWNER. REFER TO SIGNAGE VENDOR DRAWINGS FOR ATTACHMENT REQUIREMENTS.
5. GRAY SHADE IDENTIFIES EXTENT OF LANDSCAPING BEDS. PLANTS TO BE SELECTED AND INSTALLED BY OWNER. SEE GENERAL NOTES ON SHEET A1.0 FOR MORE INFORMATION.
6. NEW PATHWAY TO BE INTEGRAL COLOR CONCRETE WITH ANTIQUE FINISH. COLOR / FINISH BY OWNER. REFER TO DETAIL ON THIS SHEET FOR CONCRETE COMPOSITION.
7. TOPIARY "PEANUTS" CHARACTERS, BY OWNER. REFER TO SHEET A2.2 FOR REQUIRED FOUNDATIONS.



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PHOTO-OP PLANS & ELEVATIONS

DATE: MARCH 1, 2017

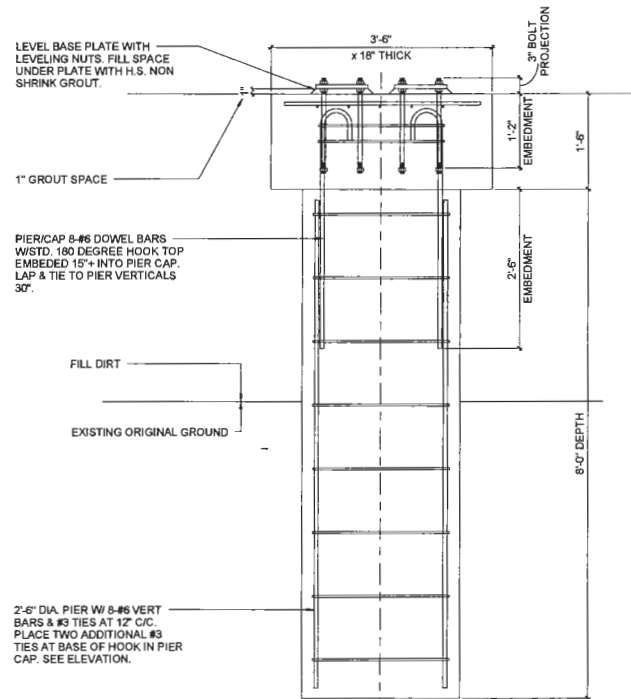
PROJECT #: 4317

FRONT SIGN & PHOTO-OP

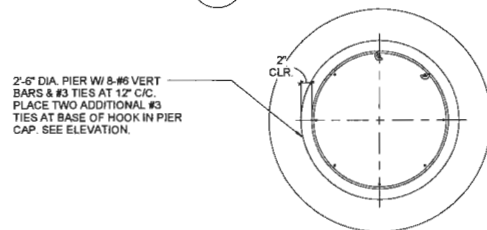
1201 CEDAR POINT DRIVE
SANDUSKY, OHIO 44870

A2.1

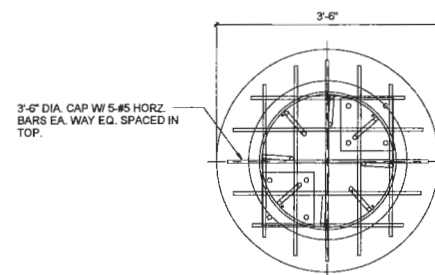
4 OF 5



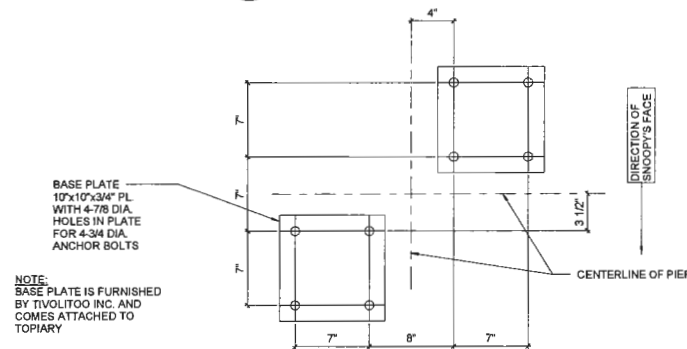
8 SECTION SNOOPY PIER
3/4" = 1'-0"



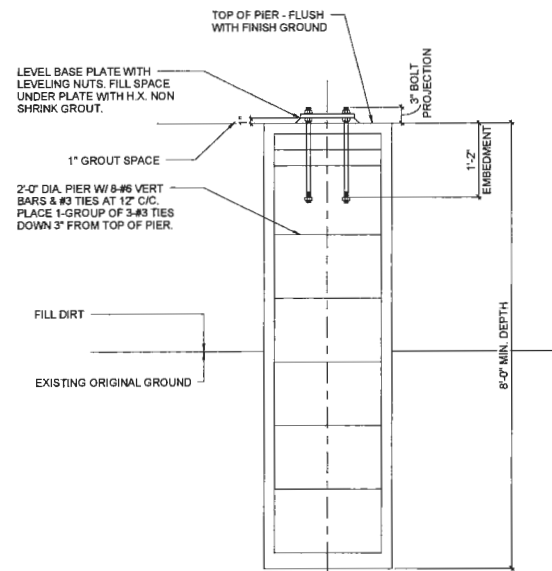
7 PLAN SNOOPY PIER
3/4" = 1'-0"



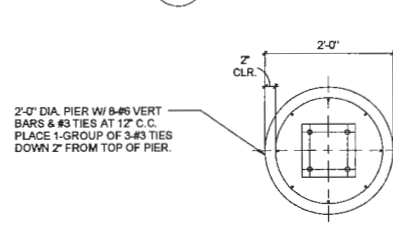
6 PLAN SNOOPY PIER CAP
3/4" = 1'-0"



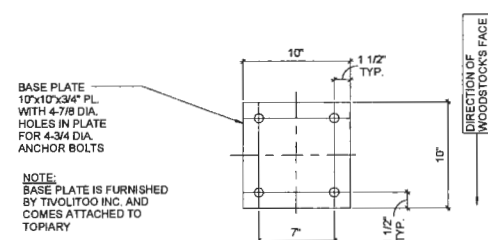
5 PLAN SNOOPY BASE PLATE
1 1/2" = 1'-0"



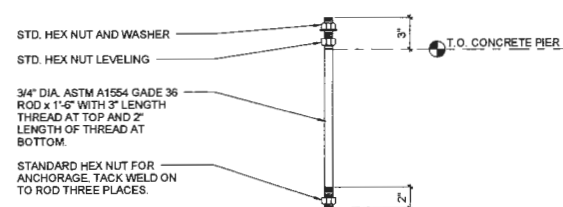
4 SECTION WOODSTOCK PIER
3/4" = 1'-0"



3 PLAN WOODSTOCK PIER
3/4" = 1'-0"



2 PLAN WOODSTOCK BASE PLATE
1 1/2" = 1'-0"



1 DETAIL ANCHOR BOLT
1 1/2" = 1'-0"

STUCTURAL NOTES

- FOUNDATIONS HAVE BEEN DESIGNED FOR AN ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 1,500 PSF.
- ALL CONCRETE FOR PIERS SHALL REACH 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. PROVIDE 6% AIR ENTRAINMENT.
- ALL REBAR SHALL BE NEW BILLET REINFORCING ASTM A-615, GRADE 60 BARS.
- ANCHOR BOLTS SHALL CONFORM TO ASTM F1554, GRADE 36 AND GALVANIZED IN ACCORDANCE WITH ASTM A153 & A123
- ALL FIELD AND SHOP WELDING SHALL CONFORM TO THE LATEST PROEDURES OF THE AMERICAN WELDING SOCIETY. MINIMUM WELD SIZE IS 3/16".
- GROUT UNDER COLUMN BASE PLATES SHALL BE NON-SHRINK HIGH STRENGTH AS MANUFACTURED BY EMBECO OR MASTER BUILDERS AND SHALL REACH A COMPRESSIVE STRENGTH OF 6,000 PSI AT 5 DAYS.
- ANCHOR BOLTS SHALL BE FURNISHED BY G.C.
- PAPER ANCOR BOLT TEMPLATES WILL BE FURNISHED BY OWNER. G.C. SHALL MAKE (2) 3/4" PLYWOOD COPIES OF EACH TEMPLATE AND HAND OVER (1) COPY TO OWNER.
- PRIOR TO POURING CONCRETE, CONTACT PLANNING AND DESIGN TO COME OUT AND COORDINATE ROTATION OF ANCHOR BOLTS.

OWNER TO VERIFY, IN FIELD, THE DIRECTION OF BASE PLATES PRIOR TO POURING FOUNDATIONS.



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CHARACTER FOUNDATIONS

DATE: MARCH 1, 2017

PROJECT #: 4317

FRONT SIGN & PHOTO-OP

1201 CEDAR POINT DRIVE
SANDUSKY, OHIO 44870

A2.2
5 OF 5



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ELECTRICAL PLAN & DETAILS

PROJECT #: 4317 DATE: MARCH 1, 2017

FRONT SIGN & PHOTO-OP

1201 CEDAR POINT DRIVE
SANDUSKY, OHIO 44870

E1.1
1 OF 1

GENERAL NOTES - POWER

- ALL CONSTRUCTION TO BE CODE COMPLIANT WITH NEC 2014, AS ADOPTED BY THE STATE OF OHIO. ALL CONTRACTORS UTILIZED IN CONSTRUCTION SHALL BE STATE CERTIFIED FOR THE WORK THEY ARE TO PERFORM.
- ALL LIGHTING AT PHOTO-OP SHALL BE AUTOMATICALLY CONTROLLED FOR NIGHT OPERATION ONLY VIA EXISTING OR NEW TIME CLOCK OR PHOTOCELL.

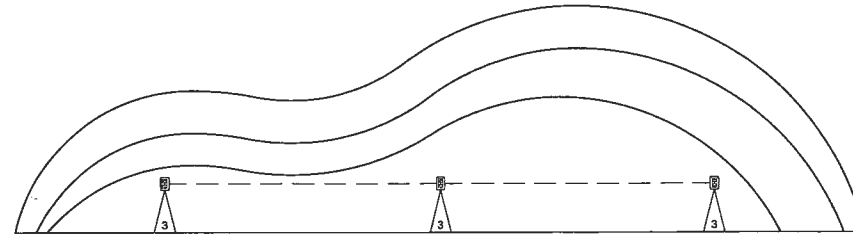
FLAG NOTES - POWER

- NOT USED.
- NOT USED.
- WP GFCI DUPLEX RECEPTACLE MOUNTED ON REAR OF PHOTO-OP WALL @24" A.F.G. INSTALL IN-USE WP COVER. HUBBELL #5362GF IN "FD" BOX.
- (2) 20A FEEDERS FROM SIGN PANEL TO PHOTO-OP WALL. EACH CIRCUIT SHALL BE (2) #12 AWG CU W/ #10 AWG CU GND IN 3/4" CONDUIT. VERIFY CONDUCTOR SIZE TO MAINTAIN VOLTAGE DROP BELOW 3%. ONE CIRCUIT TO POWER LIGHTING, THE OTHER CIRCUIT TO POWER RECEPTACLES.
- NOT USED.

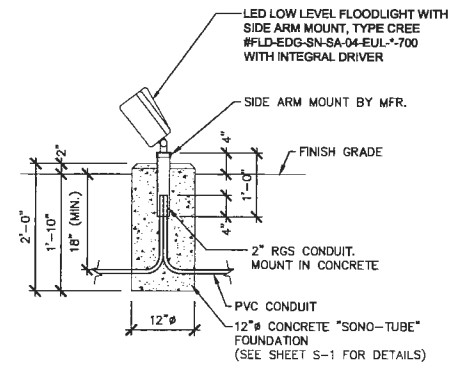
LIGHT FIXTURE LEGEND

FLOOD LIGHT, LED, RECESSED IN GRADE, TYPE CREE FLD-EDG, OR EQUAL. 120-VOLT WITH INTEGRAL DRIVER.

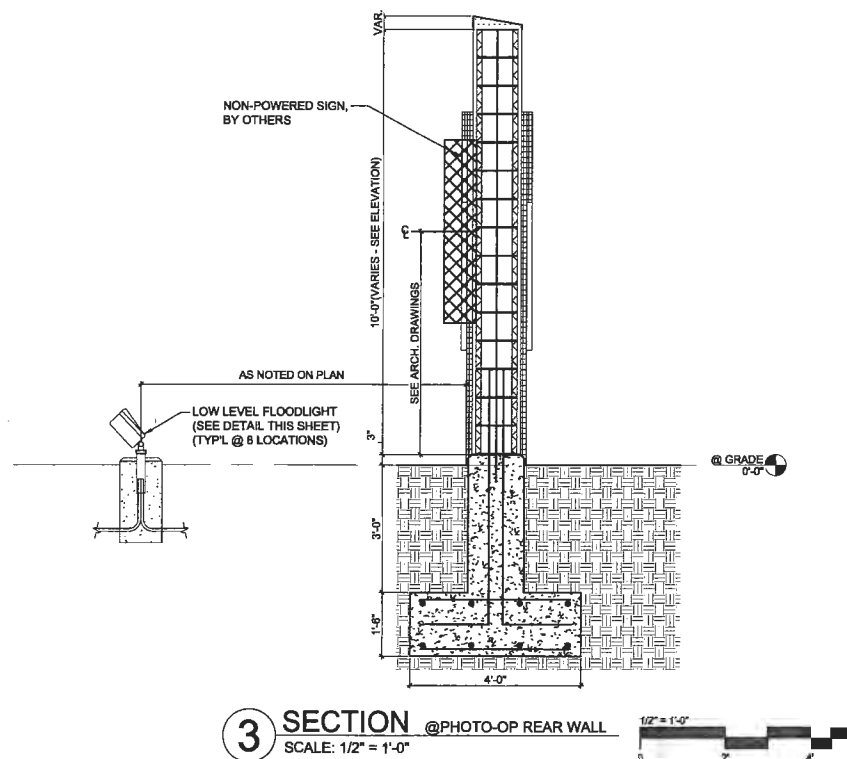
PANEL BOARD DESIGNATION: SY				LOCATION: EXISTING HOTEL SIGN			
VOLTAGE: 120/240 PH 1 WIRE 3				MOUNTING: RECESSED X SURFACE			
AMPS: M.I.C. 100				A.I.C.: 10,000			
CKT.	DESCRIPTION	LOAD	C.B. AMP	C.B. AMP	LOAD	DESCRIPTION	CKT.
1	MAIN	80	20	20	180	FLOODS LIGHTS	2
3		9	20	20	180	RECEPTACLES	4
5	EXIST	20	20	20	180		6
7		20	20	20	180		8
9		20	20	20	180		10
11		20	20	20	180		12
VA SUBTOTALS:		240		100	2000		
CONNECTED LOAD KVA:							
DEMAND LOAD KVA:							
DEMAND AMPERES:							
NOTES:							
LOAD CALCULATIONS ARE ESTIMATES WHICH WILL VARY WITH OWNER-SELECTED EQUIPMENT LOADS.							
ALL BREAKERS 20A, UNLESS OTHERWISE NOTED.							
CONFIRM VOLT/PH & BREAKER SIZE WITH OWNER-SELECTED EQUIPMENT.							
CONFIRM SSCR EXCEEDS AVAILABLE FAULT CURRENT OBTAINED FROM POWER COMPANY.							



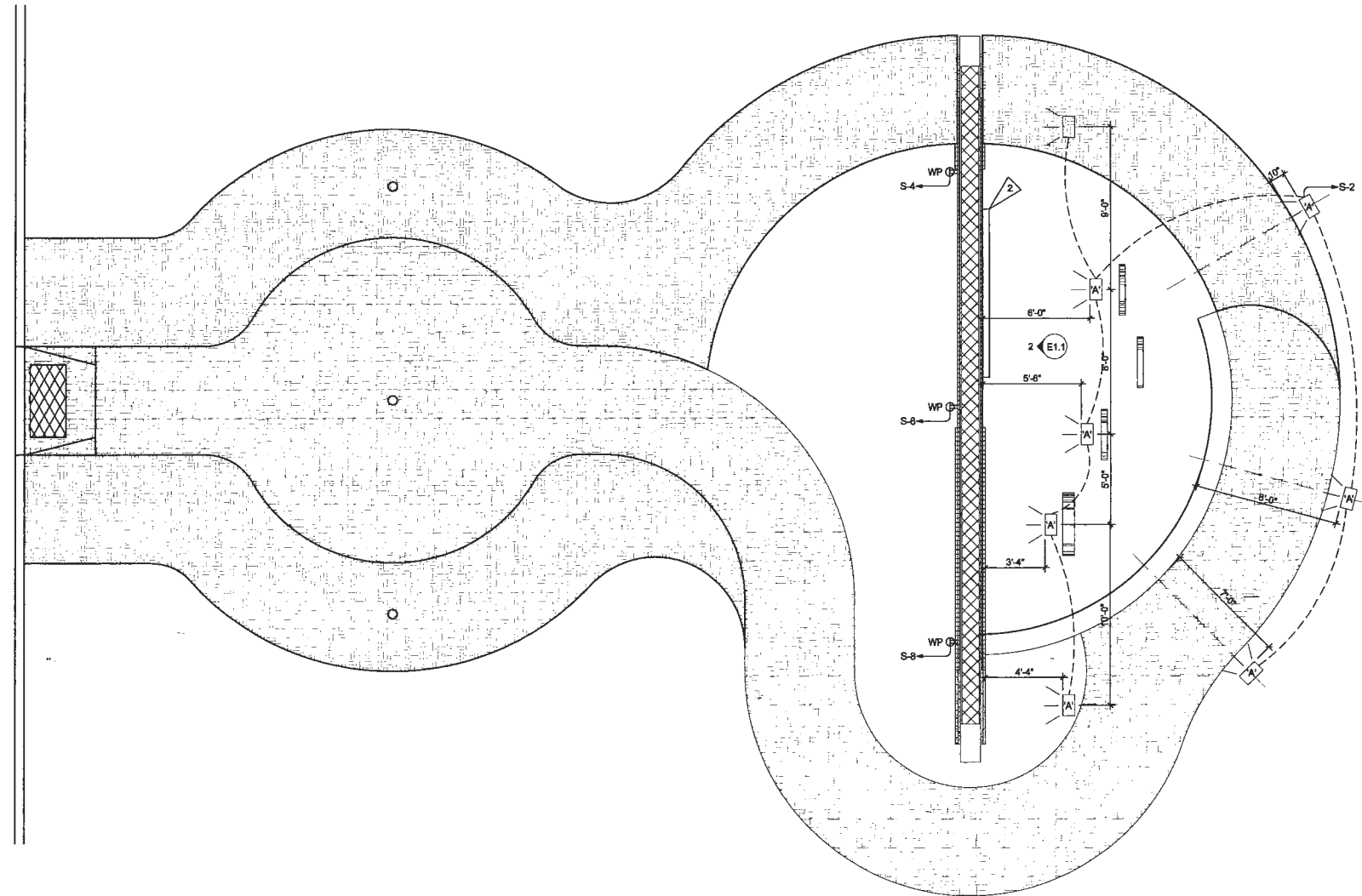
2 ELEVATION FRONT ELECTRICAL
SCALE: 1/4" = 1'-0"



4 DETAIL FLOOD LIGHT
SCALE: 3/4" = 1'-0"



3 SECTION @PHOTO-OP REAR WALL
SCALE: 1/2" = 1'-0"



1 PLAN ELECTRICAL
SCALE: 1/4" = 1'-0"

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR A VARIANCE OF 7.8'
WITHIN THE FRONT YARD AT 2137 CEDAR
POINT ROAD.

Reference Number: BZA-10-17

Date of Report: March 27th, 2017

Report Author: Casey Sparks, Assistant Planner



City of Sandusky, Ohio

Board of Zoning Appeals Report

BACKGROUND INFORMATION

Jeff Parenteau, on behalf of Christopher Corso, has filed an application for a 7.8' variance to allow for a residential building addition within the front yard at 2137 Cedar Point Road. Section 1120.14 requires a 35' front yard setback, the applicant is proposing 27.2'. The following information is relevant to this application:

Applicant/ Owner: Christopher Corso
2137 Cedar Point Road
Sandusky, Ohio 44870

Agent: Jeff Parenteau
P. O. Box 1579
Dublin, Ohio 43017

Site Location: 2137 Cedar Point Road

Zoning: "R1-75"/Single Family Residential

Existing Use: Residential

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1120.14

Variance Requested: 1) A variance of 7.8'

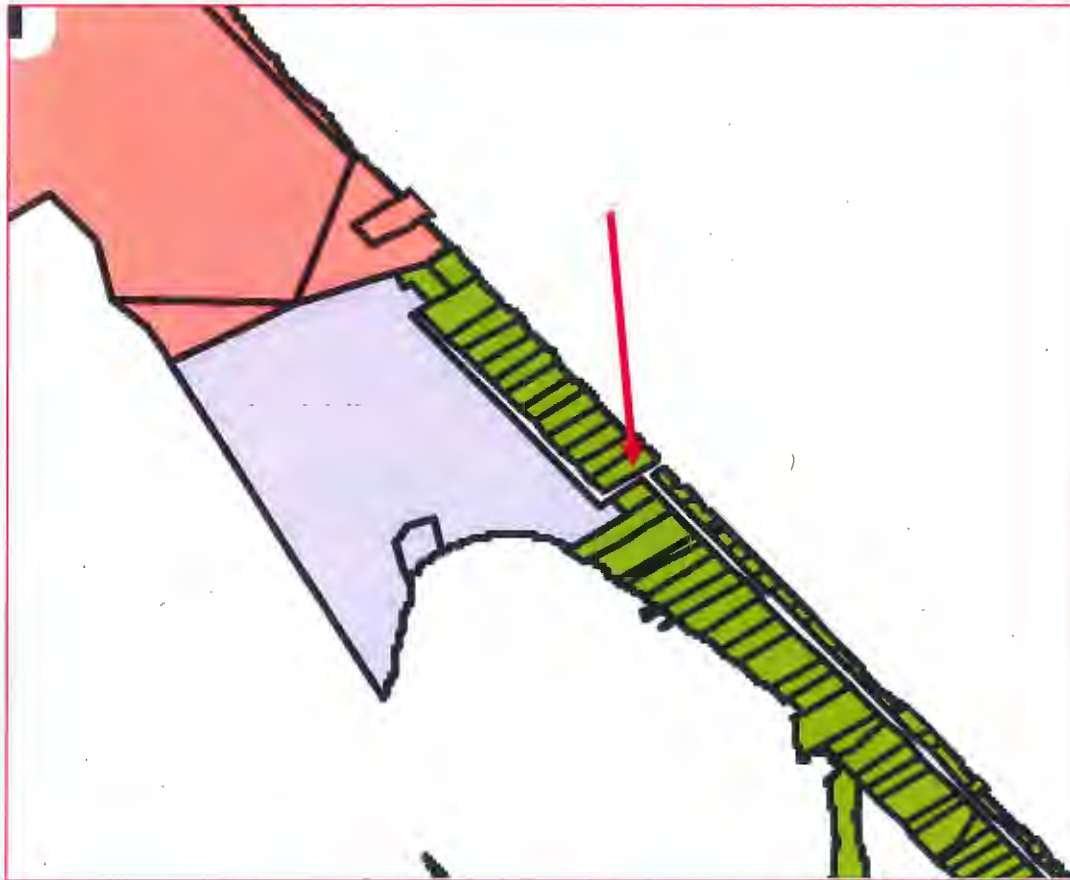
Variance Proposed: 2) The applicant proposes a building addition with the front yard setback of 27.2' versus the required 35'.























SITE DESCRIPTION

The subject property is located at 2137 Cedar Point Drive; within the "R1-75" Single Family Residential Zoning District which permits the following uses:

Below is the zoning map and aerial image of the subject property is found below and the parcel of the subject property is pointed out:

2137 Cedar Point Road



	PF PUBLIC FACILITY		R1-40 SINGLE-FAMILY RESIDENTIAL		LB LOCAL BUSINESS		DBD DOWNTOWN BUSINESS
	RS RESIDENTIAL SUBURBAN		R2F TWO-FAMILY RESIDENTIAL		RB ROADSIDE BUSINESS		CS COMMERCIAL SERVICE
	R1-75 SINGLE-FAMILY RESIDENTIAL		RMF MULTI-FAMILY RESIDENTIAL		GB GENERAL BUSINESS		LM LIMITED MANUFACTURING
	R1-60 SINGLE-FAMILY RESIDENTIAL		RRB RESIDENTIAL / BUSINESS		CA COMMERCIAL AMUSEMENT		GM GENERAL MANUFACTURING
	R1-50 SINGLE-FAMILY RESIDENTIAL		P AUTO PARKING		CR COMMERCIAL RECREATION		PUD PLANNED UNIT DEVELOPMENT
	AG AGRICULTURAL						REQUIRED SETBACK IN FEET



DIVISION OF PLANNING COMMENTS

The applicant has proposed to construct a residential addition along the front of the property at 2137 Cedar Point Road. The property is a corner lot, per section the front yard of the property is considered the lot shortest depth. Due to the location of the proposed addition and the current configuration of the residential structure the required setback would be 35', the applicant has proposed a front yard setback of 27.2'.

In the application, the applicants state the following as to the necessity of the variance:

"This house is located on a corner lot and the adjacent home to the NW of the site is not situated in a side by side manner and will not be negatively impacted by allowing this variance. Additionally this home is owned by a family member and they are in approval to allow this."

The Code states that no variance to the provision or requirements of the Zoning Code shall be granted by the Board unless the Board has determined that a practical difficulty does exist or will result from the literal enforcement of the Zoning Code. The factors to be considered and weighed by the Board in determining whether a property owner has proved practical difficulty include: Section 1111.06(c)(1)

A. Whether the variance is substantial;

The variance sought in this case would not be substantial due to current configuration of the lot and the residence. The existing residential addition will only be impeding on the NW front yard setback by 7.8', the remaining portion of the addition will be in line with the existing structure.

B. Whether the essential character of the neighborhood would be substantially altered or whether adjoining property would suffer a substantial detriment as a result of the variance;

The applicant has indicated that the essential character of the neighborhood would not be altered, as the property is adjacent to Lake Erie, the Cedar Point parking lot, and property to the west is currently owned by a family member who is in support of the proposed addition.

C. Whether the variance would adversely affect the delivery of government services (i.e. water, sewer, garbage, fire, police or other);

The proposed variance would not affect the delivery of government services.

D. Whether the property owner purchased the property with the knowledge of the zoning restriction;

The property owner was aware of the proposed setback requirements, however due to the existing configuration of the home it is difficult an addition within the front yard to meet the required setbacks.

E. Whether the property owner's predicament can be resolved through some method other than a variance;

The applicant does have the option of locating the addition within the rear of the property which would could meet the required setbacks, however the property is set up to take advantage of the rear yard and the view of lake within this area as such the property owner has choose to locate the addition within the front northwest corner.

F. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance;

Staff believes that the spirit and intent of the zoning code would be observed with granting of the variance. The existing configuration of the single family dwelling

already extends in front of the adjacent property to the west. The addition will not create anymore of impact to the surrounding property.

- G. Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without a variance; and**

In this instance, the property can still yield a reasonable return without the variance.

- H. Whether the granting of the variance will be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City.**

The proposed variance will not be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City.

Other conditions that the Zoning Board of Appeals must determine have been met include the following:

Section 1111.06(c)(2):

- A. That the variance requested arises from such a condition which is unique and which is not ordinarily found in the same zoning district and is created by the Zoning Code and not by an action or actions of the property owner or the applicant;**

The applicant has indicated that it would be difficult to meet the front yard setbacks due to the property being located on a corner lot and the single family dwelling being uniquely configured.

- B. That the granting of the variance will not adversely affect the rights of the adjacent property owners or residents;**

In Planning Staff's opinion, that the proposed addition will not adversely affect the rights of adjacent property owners or residents. As stated, the existing home already extends past the front plane of the property to the west, the addition will not further impact this property. The remaining surrounding properties include Lake Erie, Cedar Point parking lot, and a vacant parcel to the east.

That the strict application of the Zoning Code of which the variance requested will constitute unnecessary hardship upon the property owner or the applicant;

Strict enforcement of the Code would require the applicant to reduce the size of the addition or place the addition within the rear yard.

That the variance desired will not adversely affect the public health, safety, morals or general welfare; and

The proposed variance would not appear to adversely affect the public health, safety, morals or general welfare of the neighborhood.

C. That the granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance.

The proposed variance will not oppose the general spirit and intent of the zoning ordinance.

CONCLUSION/RECOMMENDATION

In conclusion, planning staff recommends approval of the 7.8" variance for the proposed single family addition at 2137 Cedar Point Road, which would permit a 27.2' front yard setback. Planning staff believes that the property owner has a hardship due to the existing configuration of the existing dwelling. It is the opinion of staff that the residential addition will not impact the surrounding properties. Staff would recommend the variance be approved with the condition that the applicant provide elevation drawings when submitting for building permits to assure that the residential addition meets height requirements of the R1-75 zoning district.

CITY OF SANDUSKY
APPLICATION FOR BOARD OF ZONING APPEALS
APPROVAL

_____ Variance to Regulations of the City of Sandusky Zoning Code

APPLICANT/AGENT INFORMATION:

Property Owner Name: Christopher J Corso

Property Owner Address: 2137 Cedar Point Road

Sandusky, OH

Property Owner Telephone: 614-946-9478

Contact Person: Jeffrey S Parenteau / Imperial Renovations & Design

Authorized Agent Name: Jeffrey S Parenteau / Imperial Renovations & Design

Authorized Agent Address: PO BOX 1579, Dublin, OH 43017

Authorized Agent Telephone: 614-787-5888

Contact Person: Jeffrey S Parenteau

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2137 Cedar Point Road, Sandusky OH

Legal Description of Property (check property deed for description):

3 Laguna Subdn 1 Replatted

Zoning District: Personal Property District 22-0320

VARIANCE INFORMATION:

Section(s) of Zoning Code under which a variance is requested:

1129.14 Schedule of area, yard, and height requirements

District R1-75 1 Family Dwelling

Variance(s) Requested (Proposed vs. Required):

Width at Front building depth line of 35' our build line will exceed this by 10', however it is actually the side

the house as it sits on a corner lot.

DETAILED SITE INFORMATION:

Land Area of Property: 0.6313 (sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: 3,346 (in sq. ft.) Building #2: _____

Building #3: _____ Additional: _____

Total Building Coverage (as % of lot area): 12%

Proposed Building Height (for any new construction): 14' - 6"

Number of Dwelling Units (if applicable): 1

Number of Accessory Buildings: 0

DESCRIPTION OF DEVELOPMENT PROPOSAL (Describe your development plans in as much detail as possible):

Remodeling home and adding an addition to the footprint of the structure on the West side of the home.

This will encroach upon the side yard set back requirement of 35' and we are asking that a variance be

granted to allow this addition.

NECESSITY OF VARIANCE (Describe why not obtaining this variance would cause you hardship or practical difficulty and what unique circumstances have caused you to file for a variance):

This house is located on a corner lot and the adjacent home to the NW of this site is not situated

in a side by side manner and will not be negatively impacted by allowing this variance.

Additionally this home is owned by a family member and they are in approval to allow this.

APPLICATION AUTHORIZATION:

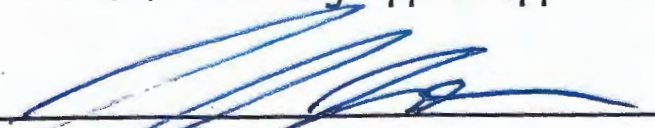
If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.


Signature of Owner or Agent

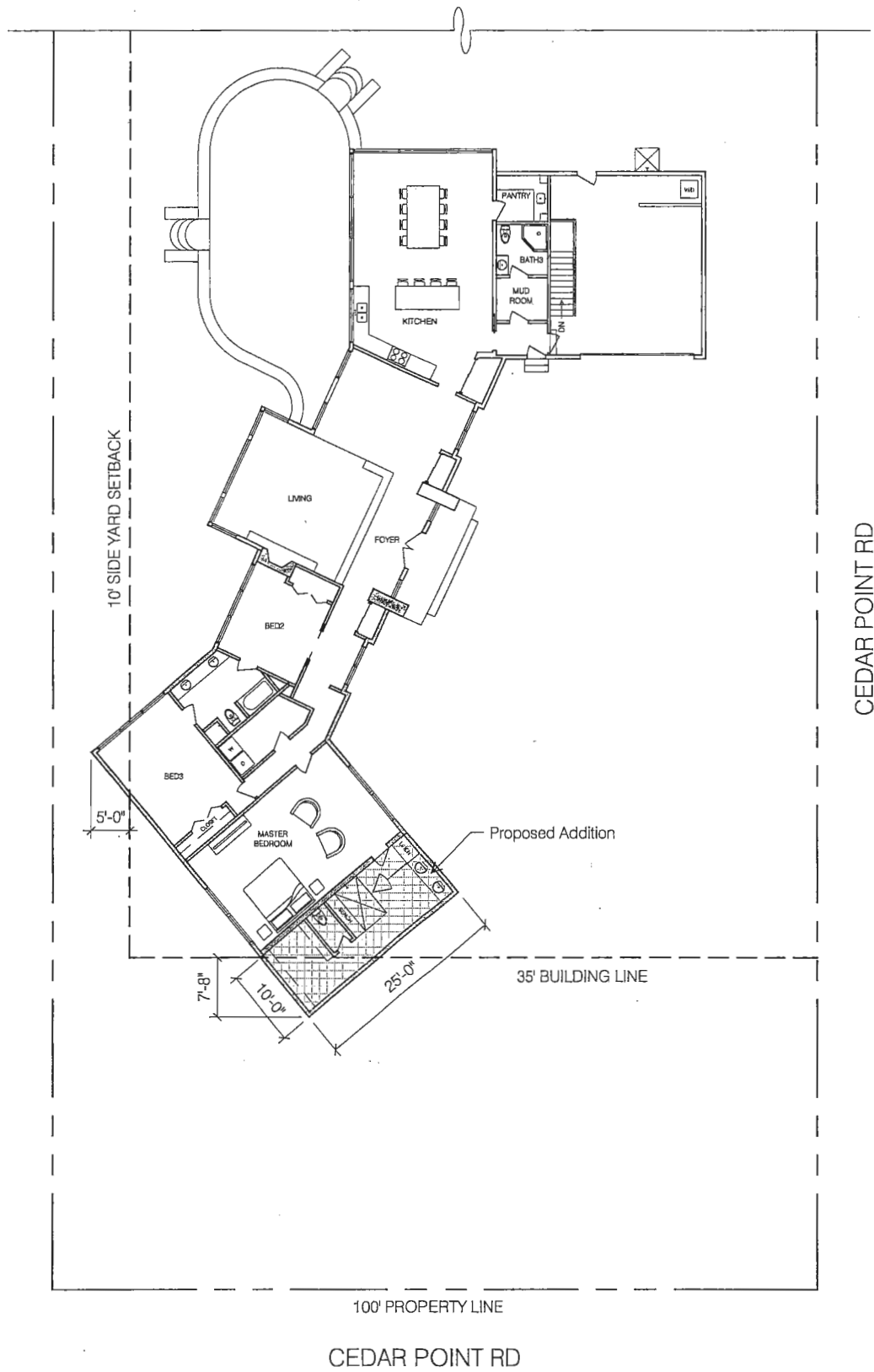
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of _____ (municipal street address of property,
I hereby authorize _____ to act on my behalf during
the Board of Zoning Appeals approval process.


Signature of Property Owner

Date



SITE PLAN
Scale: 1" = 20'-0"

2137 Cedar Point Rd
March 12, 2017



CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR A VARIANCE TO ALLOW
A COMMERCIAL STRUCTURE WITHIN A
SPECIAL FLOOD HAZARD AREA

2102 RIVER AVENUE
MCDONALD'S

Reference Number: BZA-11-17

Date of Report: March 28, 2017

Report Author: Jeff Keefe, P.E., Project Engineer



City of Sandusky, Ohio

Board of Zoning Appeals Report

BACKGROUND INFORMATION

McDonald's has submitted a variance application for the renovation/construction of McDonald's restaurant (commercial) structure at 2102 River Avenue. The location of the existing/new structure is within the 100 year Flood Zone based on the current FEMA Firm Map (Issue Date of 2008). COS Ordinance Chapter 1157 Flood Damage Reduction, as this new structure and its renovation is within the Flood Zone and not able to be constructed above the Flood Protection Elevation (currently 2' above the BFE - Base flood elevation) a variance is required to construct this structure.

The following information is relevant to this application:

Applicant: McDonald's
2 Easton Oval, Suite 200
Columbus, Ohio 43219

Site Location: 2102 River Avenue

Zoning: Commercial Amusement

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1157 – Flood Damage Reduction

Variance Requested: 1) To place a new commercial structure within the Current Flood Hazard Area (Zone AE) and below the Flood Protection Elevation (currently 2' above the Base Flood Elevation). This Structure is currently a McDonald's Restaurant with a new addition and renovations to the interior and exterior façade.

Variance Proposed: 2) The applicant proposes to construct this commercial structure within the Flood Plain and below the Flood Protection Elevation. The proposed structure is not feasible at the higher elevation.

SITE DESCRIPTION

The proposed commercial structure is located at 2102 River Avenue. The structure will be constructed on the current grade to facilitate ADA and other access to the counters. This structure will be similar to other McDonald's that have been recently updated.



City of Sandusky, Ohio

Board of Zoning Appeals Report

BACKGROUND INFORMATION

McDonald's has submitted a variance application for the renovation/construction of McDonald's restaurant (commercial) structure at 2102 River Road. The location of the existing/new structure is within the 100 year Flood Zone based on the current FEMA Firm Map (Issue Date of 2008). COS Ordinance Chapter 1157 Flood Damage Reduction, as this new structure and its renovation is within the Flood Zone and not able to be constructed above the Flood Protection Elevation (currently 2' above the BFE - Base flood elevation) a variance is required to construct this structure.

The following information is relevant to this application:

Applicant:	McDonald's 2 Easton Oval, Suite 200 Columbus, Ohio 43219
Site Location:	2102 River Road
Zoning:	Commercial Amusement
Applicable Plans & Regulations:	City of Sandusky Zoning Code Section 1157 – Flood Damage Reduction
Variance Requested:	1) To place a new commercial structure within the Current Flood Hazard Area (Zone AE) and below the Flood Protection Elevation (currently 2' above the Base Flood Elevation). This Structure is currently a McDonald's Restaurant with a new addition and renovations to the interior and exterior façade.
Variance Proposed:	2) The applicant proposes to construct this commercial structure within the Flood Plain and below the Flood Protection Elevation. The proposed structure is not feasible at the higher elevation.

SITE DESCRIPTION

The proposed commercial structure is located at 2102 River Avenue. The structure will be constructed on the current grade to facilitate ADA and other access to the counters. This structure will be similar to other McDonald's that have been recently updated.

DIVISION OF ENGINEERING COMMENTS

The applicant has proposed this variance for the Board to review. Staff has reviewed this request and based on this structure finish floor being above the current 100 yr. base flood elevation, the new building addition will also be at this existing elevation. The renovation of the existing building will not impact the current finish floor. The restaurant would not be open if there is a flooding event and the raising of the floor is not feasible to maintain ADA requirements. We do not anticipate any impact to the Base Flood Elevation based on this additional/renovated structure.

CONCLUSION/RECOMMENDATION

In conclusion, engineering staff recommends approval of this variance.



**CITY OF SANDUSKY
PLANNING DIVISION
APPLICATION FOR BOARD OF ZONING
APPEALS APPROVAL**

☒ Variance to Regulations of the City of Sandusky Zoning Code

APPLICANT/AGENT INFORMATION:

Property Owner Name: McDonald's

Property Owner Address: 2 Easton Oval Suite 200
Columbus Ohio 43219

Property Owner Telephone: 440-655-8689 ☐ Check if okay to Text

Email: dave.gnatowski@us.mcd.com

Contact Person: Dave Gnatowski

Authorized Agent Name: James "JP" Ptacek

Authorized Agent Address: 12506 Edgewater Dr. Suite 10
Lakewood, OH 44107

Authorized Agent Telephone: 216-221-2350 ☐ Check if okay to Text

Email: jptacek@larsenarchitects.com

Contact Person: James "JP" Ptacek

Meeting with Staff: James "JP" Ptacek

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2102 River Ave

Legal Description of Property (check property deed for description):

McDonald's Restaurant

Permanent Parcel Number: 57-05716.000

Zoning District: RB

VARIANCE INFORMATION:

Section(s) of Zoning Code under which a variance is requested:

1157.05 / 157.04(e) (1)(2)(3) see attached.

Variance(s) Requested (Proposed vs. Required):

2'-0" variance for above base variance for Flood plain.

DETAILED SITE INFORMATION:

Land Area of Property: 1.7384 acres (sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: 5,227 (in sq. ft.) Building #2: _____

Building #3: _____ Additional: _____

Total Building Coverage (as % of lot area): 14.4%

Proposed Building Height (for any new construction): 19'-7"

Number of Dwelling Units (if applicable): N/A

Number of Accessory Buildings: 1 (trash corral)

DESCRIPTION OF DEVELOPMENT PROPOSAL (Describe your development plans in as much detail as possible):

Renovation to exist building. Cash bath addition. Adding additional order point
on site. Restriping existing site. Rework of existing handicap areas. Reworking of
sidewalk near building.

NECESSITY OF VARIANCE (Describe why not obtaining this variance would cause you hardship or practical difficulty and what unique circumstances have caused you to file for a variance):

We are an existing McDonald's the renovation without a variance would require us to elevate our equipment up 2'-0" above the floor. We would need this to operate effectively as an existing restaurant.

APPLICATION AUTHORIZATION:

If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.


Signature of Owner or Agent

3-22-17

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 2102 River Ave (municipal street address of property, I hereby authorize James "JP" Ptacek to act on my behalf during the Board of Zoning Appeals approval process.


Signature of Property Owner

3-22-17

Date

REQUIRED SUBMITTALS:

10 copies of a site plan (drawn to scale and dimensioned) which shows the following items:

- a) Property boundary lines
- b) Building(s) location
- c) Driveway and parking area locations
- d) Location of fences, walls, retaining walls
- e) Proposed development (additions, fences, buildings, etc.)
- f) Location of other pertinent items (signs, outdoor storage areas, gasoline pump islands, etc.)

\$100.00 filing fee

APPLICATION MUST BE COMPLETELY FILLED OUT!

NOTE: Applicants and/or their authorized agents are strongly encouraged to attend Board of Zoning Appeals meetings.

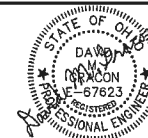
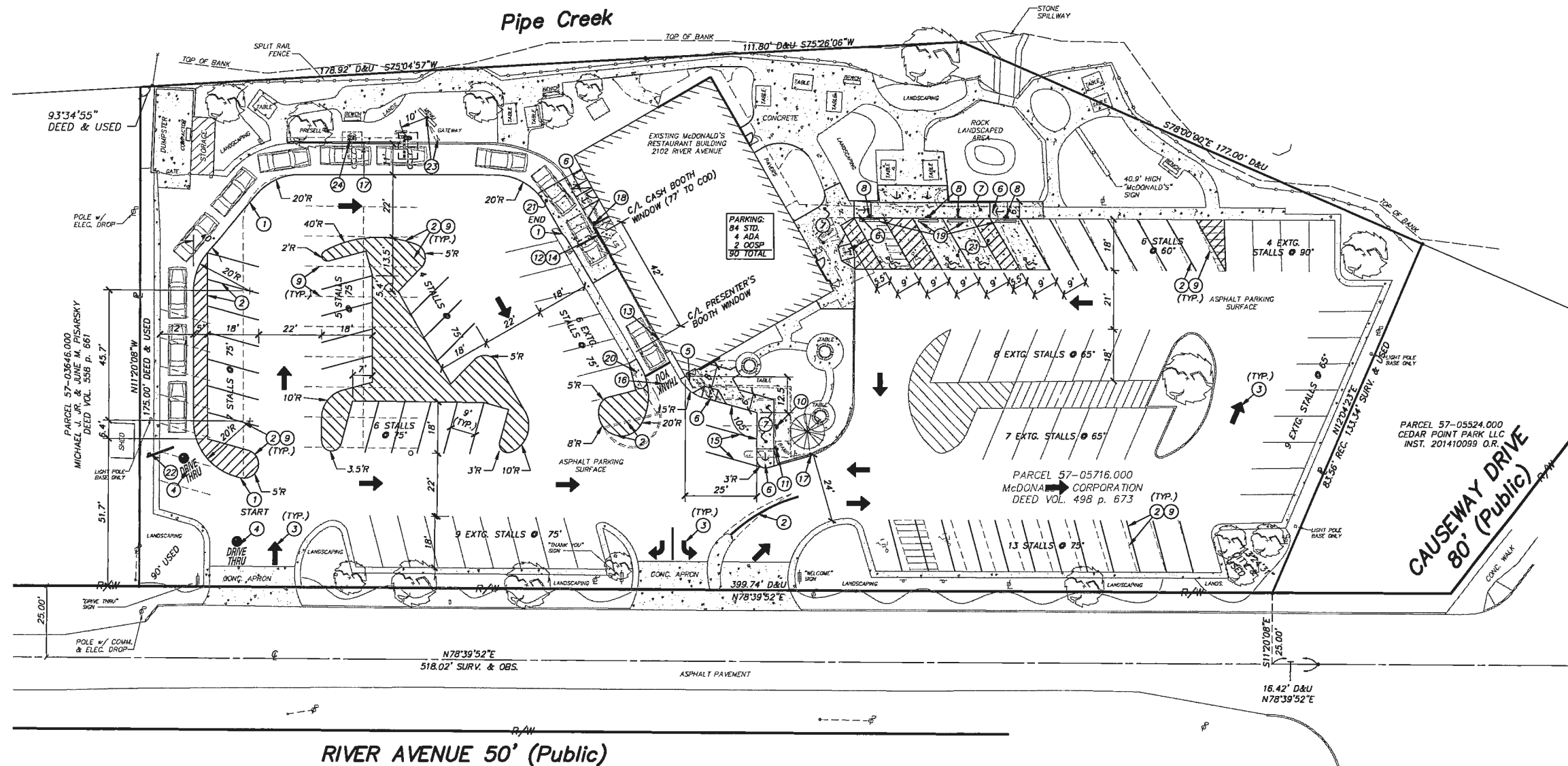
STAFF USE ONLY:

Date Application Accepted: _____ **Permit Number:** _____

Date of Board of Zoning Appeals Meeting: _____

Board of Zoning Appeals File Number: _____

City Of Sandusky
Planning Division
222 Meigs St. Sandusky, Ohio 44870
419.627.5873



REV	DATE	DESCRIPTION
1	03/01/17	ISSUED FOR BID & PERMIT

PREPARED BY:

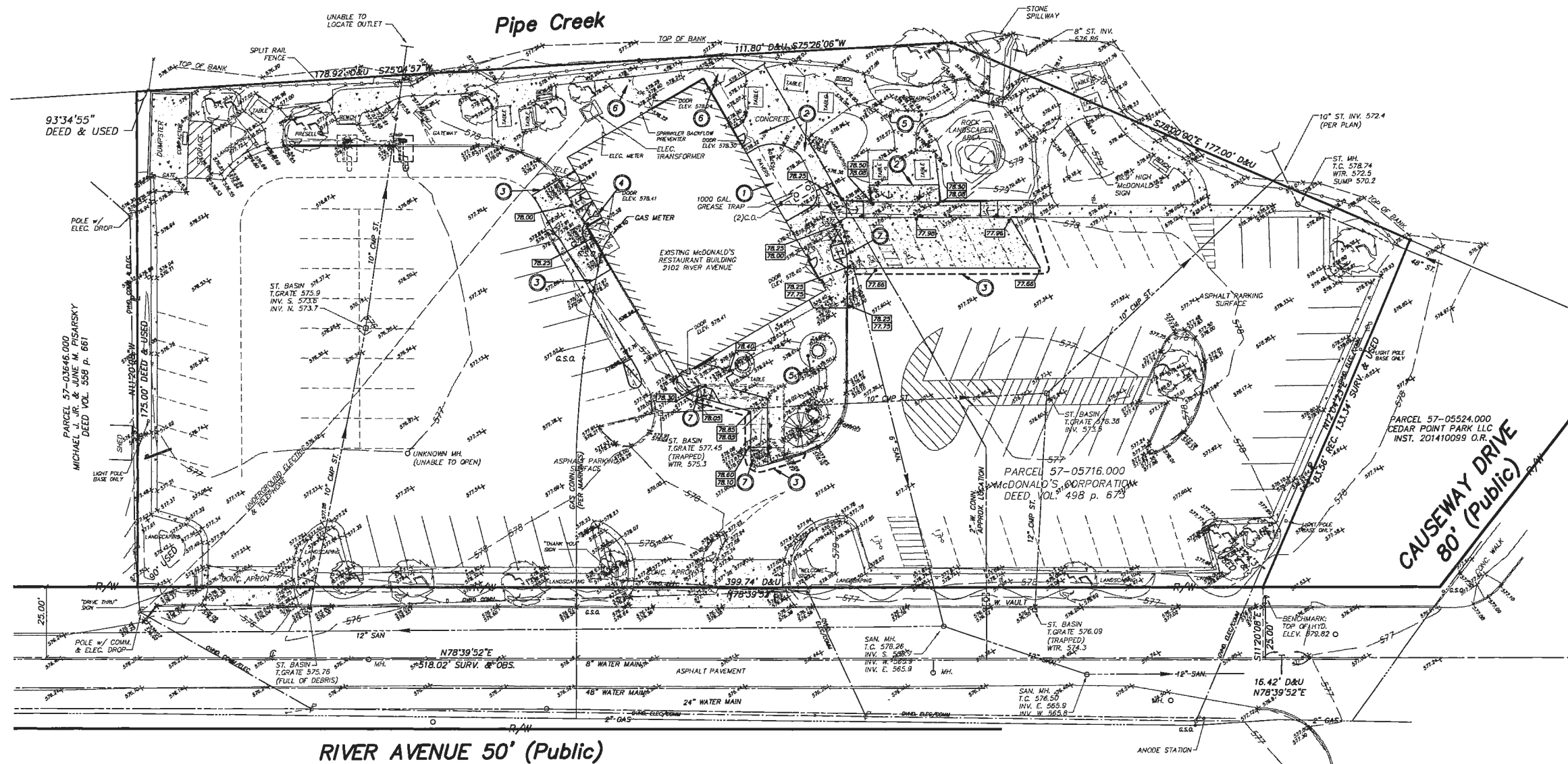
 DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7919 HUB PARKWAY • VALLEY VIEW, OHIO 44125 • (419) 842-1130
 A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF OHIO

L/C # 034-0431
 McDONALD'S RESTAURANT PROPOSED SITE IMPROVEMENTS 2102 RIVER AVENUE SANDUSKY, ERIE COUNTY, OHIO
JOB NO. 1286E (DGB)
DATE: FEBRUARY, 2017
SCALE: 1" = 20'-0"
SITE PLAN
SHEET: C1

- LEGEND:**
- | SYMBOL | DESCRIPTION |
|--------|---|
| 1 | 6" YELLOW PAINTED LINE |
| 2 | WHITE PAINTED LINES (TYP.) |
| 3 | WHITE PAINTED ARROWS (TYP.) |
| 4 | YELLOW PAINTED DRIVE-THRU PAVEMENT MARKINGS (TYP.) |
| 5 | HANDRAIL |
| 6 | ACCESSIBLE RAMP |
| 7 | CONCRETE WALKWAY - (CONSTRUCT FROST SLABS AT ALL DOORS) |
| 8 | A.D.A. ACCESSIBLE SIGNAGE (4 TYP.) - ONE VAN ACCESSIBLE SIGN PLACED AT THE STALL LEFT OF THE 9' WIDE NO PARKING ZONE AREA |
| 9 | BLACKEN OUT EXISTING STRIPING & PAVEMENT MARKINGS AS REQUIRED & RE-STRIPE LOT AS SHOWN |
| 10 | #1 RESERVED DRIVE-THRU OUT OF SEQUENCE PRESENT SIGN (IN CONCRETE AREA) |
| 11 | #2 RESERVED DRIVE-THRU OUT OF SEQUENCE PRESENT SIGN (IN CONCRETE AREA) |

- LEGEND:**
- | SYMBOL | DESCRIPTION |
|--------|--|
| 12 | C/L OF PROPOSED CASH BOOTH WINDOW |
| 13 | C/L OF PROPOSED PRESENTER'S BOOTH WINDOW |
| 14 | CONSTRUCT LOOP DETECTOR |
| 15 | YELLOW PAINTED LINES FOR O.O.S.P. STALLS |
| 16 | YELLOW PAINTED WORDS "THANK YOU" |
| 17 | 6"x18" CURB |
| 18 | BOLLARD |
| 19 | CURB STOP |
| 20 | 10"x24" CURB |
| 21 | CONCRETE PAD / APRON |
| 22 | SINGLE ARM GATEWAY SIGN |
| 23 | RE-USE EXISTING MENU BOARD/REMOVE EXISTING GATEWAY |
| 24 | FUTURE C.O.D. LOCATION (TANDEM DRIVE-THRU) |





NOTE: ADD 500.00' TO PROPOSED ELEVATIONS AS REQUIRED TO OBTAIN U.S.G.S. DATUM

- LEGEND:
SYMBOL DESCRIPTION
- 1 REMOVE PAVERS/CONCRETE WALK AS REQUIRED TO RECONSTRUCT LANDSCAPE AREA
 - 2 FIELD DETERMINE EXTENT OF CONCRETE AREA REPLACEMENT VS. EXISTING JOINT PATTERN
 - 3 APPROXIMATE LIMITS OF FULL DEPTH SAW-CUT & FULL DEPTH PAVEMENT RECONSTRUCTION
 - 4 RELOCATE GAS METER & SERVICE LINE
 - 5 CONTRACTOR, OWNER/OPERATOR TO REVIEW ALL EXISTING WALKWAYS/PATIO AREAS TO CONFIRM POSSIBLE WORK REQUIRED TO MEET A.D.A. & NON-TRIP HAZARD RECONSTRUCTION
 - 6 SAW-CUT & REMOVE NO LONGER NEEDED WALKWAY AS REQUIRED
 - 7 RECONSTRUCT WALKWAY/RAMP TO NOT EXCEED A.D.A. STANDARDS FOR CROSS SLOPE (2% MAX.) AND RAMP (MAX. 1/12 & 6" MAX. RISE) AS REQUIRED



REV	DATE	DESCRIPTION
1	03/01/17	ISSUED FOR BID & PERMIT

PREPARED BY:
McDonald's
DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
11500 LAKESHORE DRIVE, SUITE 100
SANDUSKY, OHIO 44870-1150
TEL: (419) 442-1130
FAX: (419) 442-1131
E-MAIL: DONALD@BOHNING-ASSOCIATES.COM

McDonald's
McDonald's RESTAURANT PROPOSED SITE IMPROVEMENTS
2102 RIVER AVENUE
SANDUSKY, ERIE COUNTY, OHIO

JOB NO. 1288E (DGB)
DATE: FEBRUARY, 2017
SCALE: 1" = 20'-0"
SITE UTILITY/
GRADING PLAN
SHEET: C2