



CITY OF SANDUSKY BOARD OF ZONING APPEALS MEETING

December 21, 2017

4:30 p.m.

1ST FLOOR CONFERENCE ROOM, CITY BUILDING

AGENDA

Meeting called to order – Roll Call

Review of minutes from the November 16, 2017 meeting

Adjudication hearing to consider the following:

1. Latasha Prophet as applied for a use variance to operate a business out of a building located at 1400 Taylor Street to operate a child care center.
2. Jeff Krabill has applied for a use variance to operate a non-profit (Sandusky Education Foundation) at 333 Decatur Street.
3. Jan Bucholz has applied for a rear yard variance of 14.5' for a 375 square foot residential addition to the south west side of the existing structure at 623 46th Street.
4. Sandusky City School District has submitted an application for several variances regarding lot coverage, side yard setbacks, and location of the size of the access drives to allow the construction of a new Pre- K building to be located at 2314 Hancock Street.
5. Sandusky City School District has applied for a 6' variance to allow an access drive to be located directly adjacent to the existing property lines at 924 Ontario Street.

Next Meeting: January 18th, 2018

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

Board of Zoning Appeals
November 16, 2017
Minutes
"draft"

Chairman Feick called the meeting to order at 4:30 PM. The following members were present: Mr. Dan Delahunt, Mr. Kevin Zeiher, Chairman John Feick, and Mr. Walt Matthews. Ms. Casey Sparks, Mr. Greg Voltz and Ms. Angie Byington represented the Planning Department, Mr. Justin Harris represented the Law Department and Ms. Debi Eversole, Clerk from Community Development. There were 5 voting members present. Dr. William Semans arrived during the first agenda item discussion.

Mr. Zeiher moved to approve the meeting minutes from the October 19, 2017 meeting as written. Mr. Matthews seconded the motion. With no discussion, the motion carried with a unanimous vote.

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

Mr. Voltz presented that Rose Greene had filed an application for a 28 square foot variance to allow for a wall sign to be located at **136 E. Market Street**. The allowable square footage for a wall sign on this building would be 20 square feet. The applicant had applied for 48 square feet because she believes it is important for her business. Mr. Voltz presented Ms. Greene's proposed sign. There is a wooden area that the sign would occupy below the brick and above the windows. Mr. Voltz stated that although the City appreciates that a new business is coming in to occupy the vacant space, he wishes to help the applicant in any way, without setting a precedent for such a large sign on buildings of this type.

Rose Greene, 181 D Yorkshire Glen, Bellevue stated that she had designed storefront signs with her father in the past. She feels that the regulations should be a little more open. She stated that some signage in the area appear to be stapled to the buildings. She had designed a good sign in which she feels would be a shame to make any smaller. There are 2 feet on each end of the wood above the doorway that would not be covered.

Mr. Delahunt asked if all of the maroon wooden area above the door would be covered. Ms. Greene stated that there is a lip where an awning used to be that would not be covered, along with 2 feet on either side that would not be covered. Mr. Delahunt asked if the sign would cover any of the brick, or would it only cover the original marquee that is part of the building. Ms. Greene stated that there would be no brick covered.

Dr. Semans arrived

Mr. Zeiher asked if Ms. Greene considered eliminating the yellow portion of the sign to reduce the sign to 30 square feet. She would not like the look without the yellow. She does not wish to reduce the size or design of the sign.

Mr. Delahunt stated that because it appears that there was a sign about that same size on the building before, he would move to approve the application as proposed. Mr. Zeiher seconded the motion. With no further discussion or audience participation, the motion was approved with

a 5/0 vote. Dr. Semans stated that although he arrived to the meeting during deliberation, he visited the building and reviewed the application and staff report to determine his vote. Ms. Sparks presented that Thomas and Barbara Slattery have filed an application for a variance to construct a shed within the side yard 1' from the property line at **131 Greenbrier Lane**. Ms. Sparks stated that the applicant requested a 2' variance for the shed. The lot is an irregularly shaped lot and the proposed shed is 8' x 8.5' and will be used as additional storage. It is completely screened and his neighbors are in support of his request.

Thomas Slattery, 131 Greenbrier Lane stated that the reason the shed was placed so close is that at the end of the street, where his home is, there are 3 guide wires by First Energy that hold the electric pole up. These wires are in his side yard and he had no other place to put the shed. The shed cannot be seen from the street and he stated that as he was erecting the shed, both of the adjoining neighbors were in support.

Chairman Feick asked if there was anyone that wished to speak against the request. There were none. He then stated that this is a unique circumstance as the size and shape of the lot are irregular and that the shed is blocked from view.

Mr. Zeiher moved to approve the application due to the unique circumstances of the placement of the guidewires, the shed is behind foliage and not visible from the roadway, the shed is in the side yard and that there are no objections from the adjoining neighbors. Mr. Matthews seconded the motion. With no further discussion, the motion was approved with a unanimous vote.

Chairman Feick stated that the 2 items that had been previously tabled have had no action. The Planning Commission will hear the **Hancock School** and **Ontario School** proposals on Tuesday, December 5th during a special session at 4:30 PM in the City Commission Chambers. The Board of Zoning Appeals can then make their decisions on any requested variances at their regularly scheduled meeting on December 21, 2017.

Mr. Delahunt moved to adjourn the meeting. Mr. Zeiher seconded the motion. The meeting adjourned at 4:45 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 USE VARIANCE TO
ALLOW FOR COMMERCIAL USE AT 1400
TAYLOR STREET

Reference Number: BZA-34-17

Date of Report: December 13, 2017

Report Author: Greg Voltz, Assistant Planner



City of Sandusky, Ohio Board of Zoning Appeals Report

BACKGROUND INFORMATION

Latasha Prophet, has submitted an application for a use variance to allow for a commercial use at the property located at 1400 Taylor Street. The following information is relevant to this application:

Applicant/

Property Owner: L. P. N. Inc.
2033 Superior Street
Sandusky, Ohio 44870

Site Location: 1400 Taylor Street
Sandusky, Ohio 44870

Zoning: "PF" Public Facility

Existing Use: Vacant

Proposed Use: Commercial use in the main commercial structure to be used as a child care center.

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1123.02 Use Regulations:

Variance Requested: 1) A variance to permit commercial use within the "PF" Public Facilities zoning district

Variance Proposed: 2) The applicant proposes commercial use at 1400 Taylor Street.

SITE DESCRIPTION

The subject property is currently located within the "PF" Public Facilities. The subject property is adjacent to commercial service and single family residential districts. The parcel of the subject property is pointed out:

1400 Taylor Street





 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			 NO REQUIRED SETBACK IN FEET

DIVISION OF PLANNING COMMENTS

The applicant has entered into an agreement with the owner of 1400 Taylor Street and has requested a use variance to allow a child care center which is a commercial use. The existing building has been vacant for multiple years, there was previously a church within this facility. The applicant, pending approval of the variance, will apply for a Child Care Center License from the State to operate. The total maximum amount of children to be at the center will be 13. The parcel currently has two structures, one is utilized as residential and the other structure is to be the daycare facility. There is an existing parking lot, which will be utilized for the residence and the daycare. The residence requires two (2) spaces and the daycare requires two (2) spaces per classroom, but not less than six (6). This daycare will require six (6) spaces. In the application, the applicant stated the following as to the necessity of the variance:

“By not receiving this variance my last year of work would go to waste. Not only myself but my children have exhausted their last to help remodel and get the building up to standard to pass all the inspections. I have had the building since April and since then my family and I have done such maintenance as replacing drywall and ceilings to ensure it would be suitable for children. On top of the remodeling I have been going back and forth with the state to make sure all my documentation to open the daycare has been approved which thousands of dollars later is still in limbo due to this zoning approval. This appeal is my last chance at opening a business that is going to help my community.”

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 is not substantial as Public Facilities allows for “institutions for children and for the aged.” Staff believes that a non-institutional child care center is not a substantial change from the allowed use.

- 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 subject property is currently located within the "PF" Public Facilities. The subject property is adjacent to commercial service and single family residential districts. The application indicates that the proposed uses for the site would be child care center. Section 1149.05 of the Planning & Zoning Code would require no less than 6 spaces for this use. Staff believes there is an adequate amount of parking on site for this use.

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

The proposed use variance would not affect the delivery of government services, and would not impact a right-of-way, utility line or block access for emergency vehicles.

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

The applicant has stated that she was not aware of the approval process.

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

A variance is the only way to resolve the owner's predicament and operate a commercial use.

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

It is the opinion of the Planning staff that allowing a use variance for commercial use is in keeping with the spirit and intent of the Zoning Code as there was previously a church within this space and the layout of the building appears to be set up for commercial uses.

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

The applicant has indicated that the existing property would not be able to yield a reasonable rate of return if the use variance is not granted. The applicant assumed when leasing the property that commercial use was permitted within this area.

- 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.**

It does appear that the proposed variance would be contrary to the general purpose, intent or objectives of the Zoning Code or the Comprehensive Plan. As stated the building was used as a church and but appears to be set up for commercial use.

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 site proposes a unique condition as the building had previously been a church. The building has also sat vacant for a significant amount of time. Formal variance is required through the Board of Zoning Appeals.

- 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, permitting a use variance for this commercial use in the vacant church structure will not adversely affect the rights of the adjacent property owners or residents. The applicant believes current off street parking will be more than enough for the proposed use.

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

The applicant has communicated that without the use variance it would be difficult to recoup the investment in property, currently the property is only permitted to be used as a public facility.

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

The proposed use variance would not appear to adversely affect the public health, safety, morals or general welfare of the neighborhood. The applicant has indicated that the use variance would assist her in bringing this building back to a condition that would benefit the neighborhood.

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

Granting a use variance for one specific property does appear to be contrary to the general spirit, intent or objectives of the Zoning Code or the Comprehensive Plan.

CONCLUSION/RECOMMENDATION

Staff recognizes that the property is zoned as Public Facilities, however it has been vacant for a significant amount of time. Staff would recommend approval of the use variance for commercial use contingent on: 1) Use being limited to daycare or similar use. 2) A parking plan be submitted showing the minimum number of parking spaces and dimensions. 3) After staff approved the parking plan, the parking lot be striped. 4) All signage be approved by the City and all applicable permits be obtained.



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: L. P. N. INC

Property Owner Address: 2033 SUPERIOR ST
SANDUSKY, OH. 44870

Property Owner Telephone: 419 656 7526 ☐ Check if okay to Text

Email _____

Contact Person: Norman G. Stueff

Authorized Agent Name: Latasha Prophet

Authorized Agent Address: 11601 N. Larchmont Dr.
Sandusky OHIO 44870

Authorized Agent Telephone: (678) 622-8535 ☒ Check if okay to Text

Email latasha.prophet@yahoo.com

Contact Person: Latasha Prophet

Meeting with Staff _____

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1400 Taylor St. Sandusky OHIO 44870

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

685- Churches and/or public worship

Permanent Parcel Number: 58-01700.500

Zoning District: Sandusky

VARIANCE INFORMATION:

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

A variance is requested to change usage
from Church / Public Worship to a
Child Care Center.

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

The variance of usage requested: Proposed - allowance of
the building noted above to be utilized and operated as
a full service Child Care Center with 24/hour
availability. Required: Same mission previously
mentioned - to operate as a 24/hr. Child Care Center.

DETAILED SITE INFORMATION:

Land Area of Property: 11600 sq. ft. (sq. ft. or acres)

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

Building #1: 344 (in sq. ft.) Building #2: _____

Building #3: _____ Additional: _____

Total Building Coverage (as % of lot area): 35%

Proposed Building Height (for any new construction): 0

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):

The Property was previously used as a Church,
and now the mission is to run it as a daycare.
There is plenty of parking on both the
right side of the building as well as the
primary parking lot which is the front of the
building. At any given time no more than 10 cars
will be in the parking lot. Also, upon approval there
will be a fence added to separate the property from
the railroad tracks.

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):

Please see attached form for
detailed variance information.

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.

Latasha Prophet
Signature of Owner or Agent

12-1-17
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 1400 Taylor St. Sandusky, OH 44876 (municipal street address of property, I hereby authorize Latasha Prophet to act on my behalf during the Board of Zoning Appeals approval process.

Norman G. Stierhoff Pres.
Signature of Property Owner

12-1-17
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:** _____

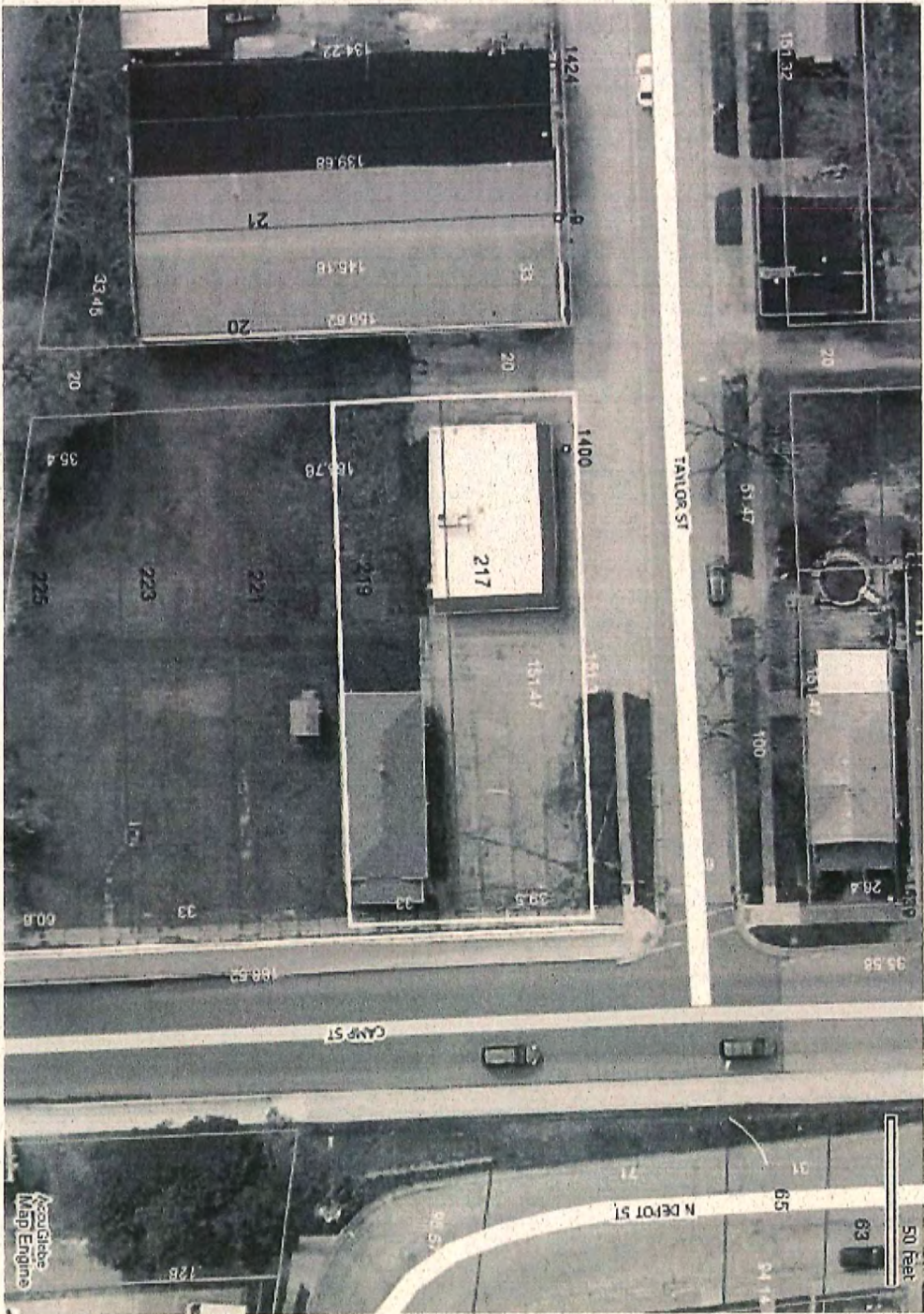
Date of Board of Zoning Appeals Meeting: _____

Board of Zoning Appeals File Number: _____

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

By not receiving this variance my last year of work would go to waste. Not only myself but my children have exhausted their last to help remodel and get the building up to standard to pass all the inspections. I have had the building since April and since then my family and I have done such maintenance as replacing drywall and ceilings to ensure it would be suitable for children. On top of the remodeling I have been going back and forth with the state to make sure all my documentation to open the daycare has been approved which thousands of dollars later is still in limbo due to this zoning approval. This appeal is my last chance at opening a business that is going to help my community.

Lataa Ruppel
12-1-17



BOARD OF ZONING APPEALS REPORT

APPLICATION FOR USE VARIANCE TO
ALLOW FOR COMMERCIAL USE IN ONE
ROOM ON THE FIRST FLOOR AT 333
DECATUR STREET

Reference Number: BZA-35-17

Date of Report: December 13, 2017

Report Author: Greg Voltz, Assistant Planner



City of Sandusky, Ohio Board of Zoning Appeals Report

BACKGROUND INFORMATION

Jeff Krabill, has submitted an application for a use variance to allow for and office use at the property located at 333 Decatur Street. The following information is relevant to this application:

Applicant/

Property Owner: Pletcher, David F Jr & Victoria A Trustees
436 Bay Breeze Drive
Sandusky, Ohio 44870

Site Location: 333 Decatur Street
Sandusky, Ohio 44870

Zoning: "R2F" Two Family Residential

Existing Use: Residential

Proposed Use: Office use in one bedroom on the first floor and the remaining house will be used as residential.

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1129.03 Schedule of Permitted Building and Uses:

Variance Requested: 1) A variance to permit office use for a non-profit on the first floor within the R2F Residential Two-Family Zoning District

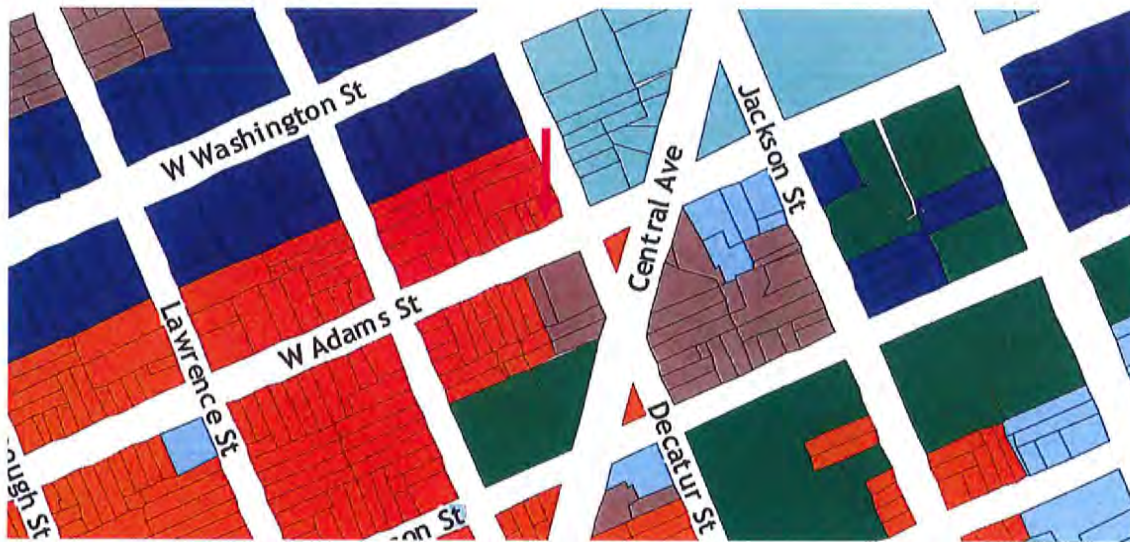
Variance Proposed: 2) The applicant proposes office use on first floor at 333 Decatur Street.

SITE DESCRIPTION

The subject property is currently located within the "R2F" Two Family Residential District. The subject property is adjacent to two family residential and downtown business districts. The parcel of the subject property is pointed out:

333 Decatur Street





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
AC AGRICULTURAL			NO. REQUIRED SETBACK IN FEET

DIVISION OF PLANNING COMMENTS

The applicant has been offered the use of 333 Decatur Street and has requested a use variance to allow for non-profit office use in one bedroom on the first floor. The property is currently being used as a residence, and the remainder of the structure will continue to be used as a residence. In the application, the applicant stated the following as to the necessity of the variance:

“1) The space is offered free of charge. That is a significant benefit not likely available elsewhere. 2) This location would allow the Sandusky Education Foundation (SEF) to be located adjacent to the Board of Education building. This is a great convenience as the SEF exists to benefit the Sandusky City Schools.”

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 not substantial, as the applicant claims that the use of one bedroom on the first floor for non-profit office use will still allow for its use as a residence.

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 immediate adjacent properties are zoned as R2F Two Family Residential and downtown business. The parking area is a factor that must be considered, the existing site utilizes a one car drive and on- street parking. The application indicates that the proposed uses for the site would be office for a single employee for the Sandusky Education Foundation. Section 1149.05 of the Planning & Zoning Code would require 1 parking spaces for this use, however there is existing parking on street as well as well access to the Sandusky City Schools Parking at 407 Decatur Street. Staff believes that this use will not require a large amount of parking as such would not be a large impact to the adjoining 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 use variance would not affect the delivery of government services, and would not impact a right-of-way, utility line or block access for emergency vehicles.

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

The applicant has stated that he was not aware of the approval process.

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

A variance is the only way to resolve the applicant's predicament as office space for the Sandusky Education Foundation within close proximity to Sandusky City Schools is difficult to obtain.

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

It is the opinion of the Planning staff that allowing a use variance for non-profit office use in one room on the first floor is in keeping with the spirit and intent of

the Zoning Code as this is adjacent to the Downtown Business District and will assist in creating a stronger coordination between non-profit and school system.

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

The property should still yield a reasonable return if variance is not approved, as it will continue to be a residence.

- 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.**

It does appear that the proposed variance would be contrary to the general purpose, intent or objectives of the Zoning Code or the Comprehensive Plan.

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 site proposes a unique condition as the proposed use is similar to a home occupation due to it requiring just the use of one bedroom, however the employee to work out of the building will not be a residence of the property, as such formal variance is required through both the Board of Zoning Appeals.

- 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, permitting a use variance for this office use in one bedroom would not affect the rights of the adjacent property owners, as stated an office use would not require a large amount of parking as such on-street parking would not be detrimental to the surrounding area.

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

The applicant has communicated that without the use variance it would be difficult to find a similar site and location compared to this property, currently the property is only permitted to be used as a two family dwelling.

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

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

that the use variance would assist the Sandusky Education Foundation to coordinate better with Sandusky City Schools.

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

Granting a use variance for one specific property does appear to be contrary to the general spirit, intent or objectives of the Zoning Code or the Comprehensive Plan.

CONCLUSION/RECOMMENDATION

Staff recognizes that the property is zoned as two family, however it has close proximity to property zoned as Downtown Business Districts, and the Sandusky City Schools. Staff recognizes that most of the parking is on-street, however the proposed uses would not require a substantial amount of parking. Staff would recommend approval of the use variance for office use in one bedroom on the first floor contingent on the office use being limited to use by a non-profit and that not more than one (1) employee work at a time.



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:

Pletcher, David F Jr & Victoria A Trustees

Property Owner Address:

436 Bay Breeze Drive

Sandusky, Ohio 44870

Property Owner Telephone:

☐ Check if okay to Text

Email

Contact Person:

Jeff Krabill

Authorized Agent Name:

Jeff Krabill

Authorized Agent Address:

300 E. Water Street

Sandusky, Ohio 44870

Authorized Agent Telephone:

419-621-6600

☒ Check if okay to Text

Email

jeffnk@bex.net

Contact Person:

Jeff Krabill

Meeting with Staff

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 333 Decatur Street Sandusky

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

16 Decatur Street S 33' of E 66' 64' x 33'

Permanent Parcel Number: 59-01108.00

Zoning District: R2F

VARIANCE INFORMATION:

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

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

Use of one (1) room as office for a

501(c)3 non-profit (Sandusky Education

Foundation (EIN: 46-1800323, ID#31364)

DETAILED SITE INFORMATION:

Land Area of Property: .0485 acres (sq. ft. or acres)

↖ Erie Co. Auditor's website

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

Building #1: 794 (in sq. ft.) Building #2: _____

Building #3: _____ Additional: 220 (porches, steps)

Total Building Coverage (as % of lot area): 48%

Proposed Building Height (for any new construction): n/a

Number of Dwelling Units (if applicable): 1

Number of Accessory Buildings: 1 (garage)

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

Use of 1 room as an office for a non-profit.

Balance of residence remains for residential use.

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):

① The space is offered free of charge. That is a significant benefit not likely available elsewhere. ② This ^{location} would allow the Sandusky Education Foundation ^(SEF) to be located adjacent to the Board of Education building. This is a great convenience as the SEF exists to benefit the Sandusky City Schools.

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.

Jeffrey K. Krabill
Signature of Owner or Agent

11.14.17
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 333 Decatur St. (municipal street address of property, I hereby authorize Jeff Krabill to act on my behalf during the Board of Zoning Appeals approval process.

Barbara J. Grascost (trustee)
Signature of Property Owner

11-15-2017
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

Data For Parcel 59-01108.000

Note: Sketch items labeled **O1** through **O9** are **Other Improvements** and more detail about these items can be found under the **Improvements** tab.

[Click here for Sketch Codes and Descriptions](#)

Sketch Data

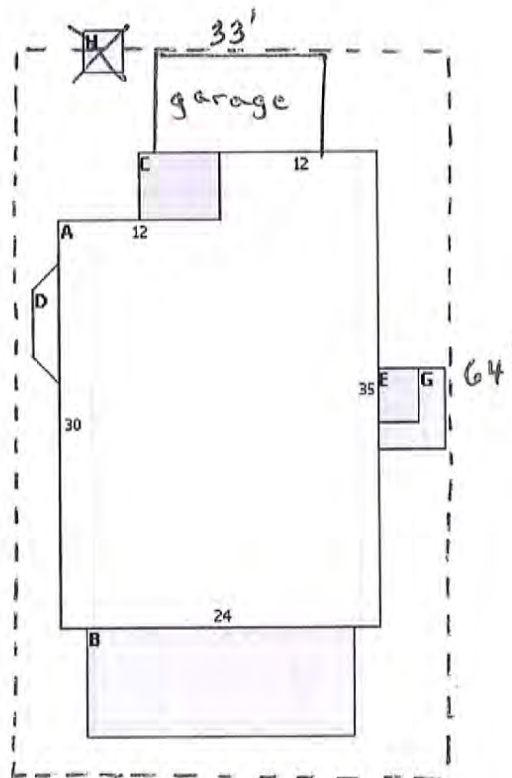
Parcel: 59-01108.000
Owner: PLETCHER DAVID F JR & VICTORIA A TRUSTEES
Address: 333 DECATUR SANDUSKY OH 44870



[+] Map this property.

Sketch

Card: 1



Scale: 5ft

A	A/2 s Br/B	780 sqft
B	OBP	160 sqft
C	OBP	30 sqft
D	1 s Br/B	14 sqft
E	STP	12 sqft
F	COVER	12 sqft
G	STP	18 sqft
H	O1	

--- property line

Report Discrepancy

GIS parcel shapefile last updated 11/13/2017 10:11:54 PM.

CAMA database last updated 11/13/2017 9:02:28 PM.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **MAR 24 2013**

SANDUSKY EDUCATION FOUNDATION
C/O JEFF KRABILL
300 E WATER ST
SANDUSKY, OH 44870

Employer Identification Number:
46-1800323
DLN:
17053039353033
Contact Person:
JOHN J KOESTER ID# 31364
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
March 12, 2012
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

SANDUSKY EDUCATION FOUNDATION

Sincerely,

Holly O. Papp

Holly O. Papp
Director, Exempt Organizations
Rulings and Agreements

Enclosure: Publication 4221-PC

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR A 14.5' REAR YARD
VARIANCE FOR A RESIDENTIAL ADDTION
AT 623 46TH STREET.

Reference Number: BZA-36-17

Date of Report: December 14, 2017

Report Author: Casey Sparks, Chief Planner



City of Sandusky, Ohio

Board of Zoning Appeals Report

BACKGROUND INFORMATION

Jan Bucholz has submitted an application for a 14.5' variance to the rear yard to construct an addition at 623 46th Street. Section 1129.14 requires a 40' rear yard setback or 30% of the depth of the lot whichever is less. This site would require a rear yard setback of 40'. The applicant applied for a side and rear yard variance in October and was denied. Since then the applicant has submitted a new application. The revised submission proposes an addition with a second story that meets zoning requirements in regards to height, front yard, and side yard requirements. The following information is relevant to this application:

Applicant/

Property Owner: Jan Bucholz
623 46th Street
Sandusky, Ohio 44870

Site Location: 623 46th Street
Sandusky, Ohio 44870

Zoning: "R1-60" Single Family Residential

Existing Use: School

Proposed Use: School

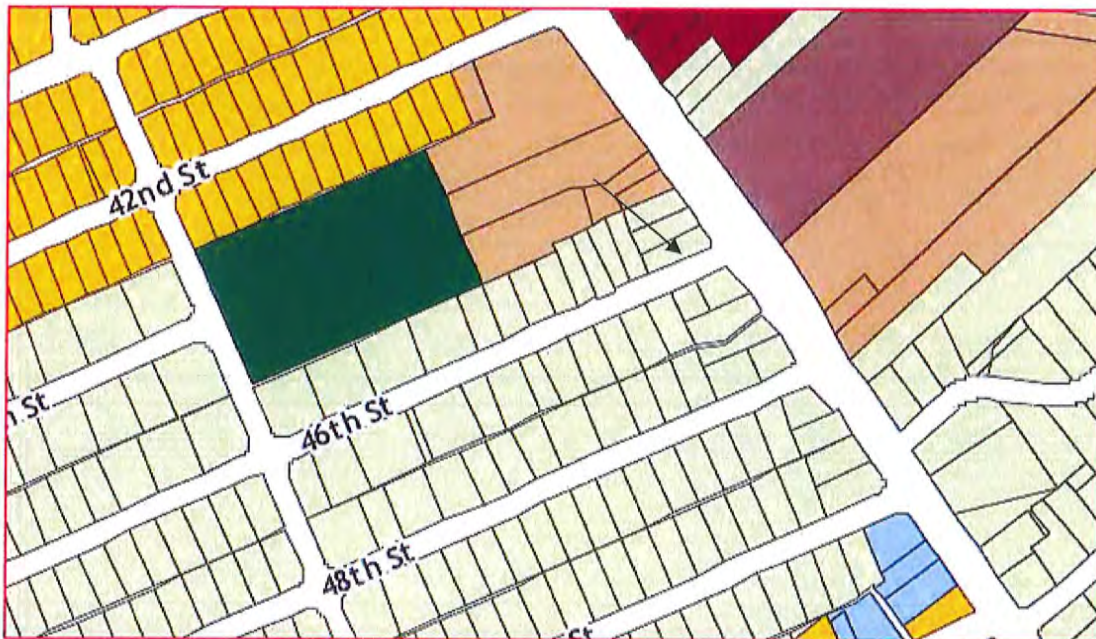
Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1129.14- Schedule of Yard Requirements:

Variance Requested: 1) A rear yard variance of 14.5' for the construction of a 375 square foot residential addition.

Variance Proposed: 2) The applicant proposes a 25'-6" rear yard setback versus the required 40' setback.

SITE DESCRIPTION

The subject property is currently located within the "R1-60" Single Family Residential District. The subject property is adjacent to residential single family, two family, and commercial service zoning districts. The parcel of the subject property is pointed out:



PF PUBLIC FACILITY	R1-10 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	RBS RESIDENTIAL / BUSINESS	CA COMMERCIAL AMUSEMENT	GM GENERAL MANUFACTURING
R1-50 SINGLE-FAMILY RESIDENTIAL	P AUTO PARKING	CR COMMERCIAL RECREATION	PUD PLANNED UNIT DEVELOPMENT
AC AGRICULTURAL			NO REQUIRED SETBACK IN FEET



DIVISION OF PLANNING COMMENTS

The applicant is requesting a 375 square foot addition to the south west side of the existing residential building. The applicant has indicated that the addition is to assist in creating a more functional single family dwelling, as the existing room sizes are smaller in size. As the Board is aware the property is located on a corner lot. Section 1107.01 defines the front lot line as the lot line separating an interior lot from the street upon which it abuts, or the shortest lot line of a corner lot which abuts upon a street. In this particular case, the front lot line would be located along Milan Road, as such the applicant is requesting a rear yard variance.

“The necessity of these variances is to help with the renovating the existing home and bringing it up to current building codes all while providing it with modern room sizes and conveniences.”

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 the case is substantial, however the current size and layout of the lot it does make it difficult for the creation of a residential addition on the property.
- 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 other property owner located at 613 46th Street is directly affected, however the proposed addition will be 25'-6" from the shared property line. At the October meeting the adjacent property owner expressed concerns regarding drainage, however it is important to note that the proposed rear yard setback is substantial greater than what is required for the side yard.
- 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, and would not impact a right-of-way, utility line or block access for emergency vehicles.
- D. Whether the property owner purchased the property with the knowledge of the zoning restriction;**
The applicant was aware of the existing zoning code requirements, however due to the size and existing layout of the single family dwelling the applicant sought a variance once they decided to move forward with a building addition. The applicant also revised the application once the previous application was denied.
- E. Whether the property owner's predicament can be resolved through some method other than a variance;**
Due to the existing layout of the site and the zoning requirements, even if the applicant chose to reduce the size of the addition the rear setback would not be achieved. The existing rear yard setback of the home is 40' leaving no room for a building addition.
- F. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance;**
It is the opinion of the Planning staff that intent behind the zoning code would be observed by granting the variance.
- G. Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without a variance; and**
If the variance is not granted the property could still yield a reasonable rate of return, however it is the opinion of the applicant that the proposed addition will

create a more modern day layout for the home allowing the property to yield more return.

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.

It does not appear that the proposed variance would be contrary to the general purpose, intent or objectives of the Zoning Code or the Comprehensive Plan.

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 variance request does arise from a unique condition as the size of the lot and building location make it difficult to construct an addition onto the structure without a variance. Further the existing lot is a corner lot, as such the rear yard is in effect the side yard to the adjacent property.

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

As staff stated the adjoin property owner along 46th Street would be directly affected by the variance request, however staff does not believe that it would adversely affect the rights of these property owners as the applicant is still proposing a 25' 6" setback.

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

The applicant has communicated that without the variance the applicant would not be able to construct the proposed residential addition.

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.

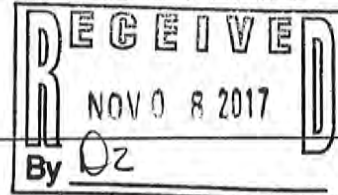
C. That the granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance.

The variance does not appear to be contrary to the general spirit, intent or objectives of the Zoning Code or the Comprehensive Plan.

CONCLUSION/RECOMMENDATION

Staff recognizes that the existing site does have certain constraints and the proposed revised addition will now meet the side yard setbacks and the applicant has tried to reduce the impact to surrounding property owners while working within the constraints of the lot. Staff would recommend approval of the proposed variance to the rear yard setback for the building addition at 623 46th street.

CITY OF SANDUSKY
APPLICATION FOR BOARD OF ZONING APPEALS
APPROVAL



1 Variance to Regulations of the City of Sandusky Zoning Code

APPLICANT/AGENT INFORMATION:

Property Owner Name: Jan Bucholz

Property Owner Address: 623 46th Street

Property Owner Telephone: 419-656-0680

Contact Person: Jan Bucholz

Authorized Agent Name: Tanotta & Herner

Authorized Agent Address: 309 Monroe Street Monroeville OH

44847

Authorized Agent Telephone: 419-465-4617

Contact Person: Brad Clark

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 623 46th Street

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

See Attached

Zoning District: R1-60

VARIANCE INFORMATION:

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

1129.13

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

Rear Yard - Proposed 25'-6", 40' Required

DETAILED SITE INFORMATION:

Land Area of Property: 0.1575 Acres (sq. ft. or acres)

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

Building #1: 2408 sf (in sq. ft.) Building #2: _____

Building #3: _____ Additional: _____

Total Building Coverage (as % of lot area): 36%

Proposed Building Height (for any new construction): 27'6"

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):

This project consists of a 375 sf. 2 story addition to the
South West side of the existing structure. The existing structure
will also be receiving an addition of a second story over the
main dwelling areas.

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):

The necessity of this variance is to help with renovating the
existing home and bringing it up to current building codes all
while providing it with modern room sizes and
conveniences.

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.

Brad Clark

Signature of Owner or Agent

11/3/17
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 623 46th Street (municipal street address of property,
I hereby authorize Brad Clark to act on my behalf during
the Board of Zoning Appeals approval process.

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: _____

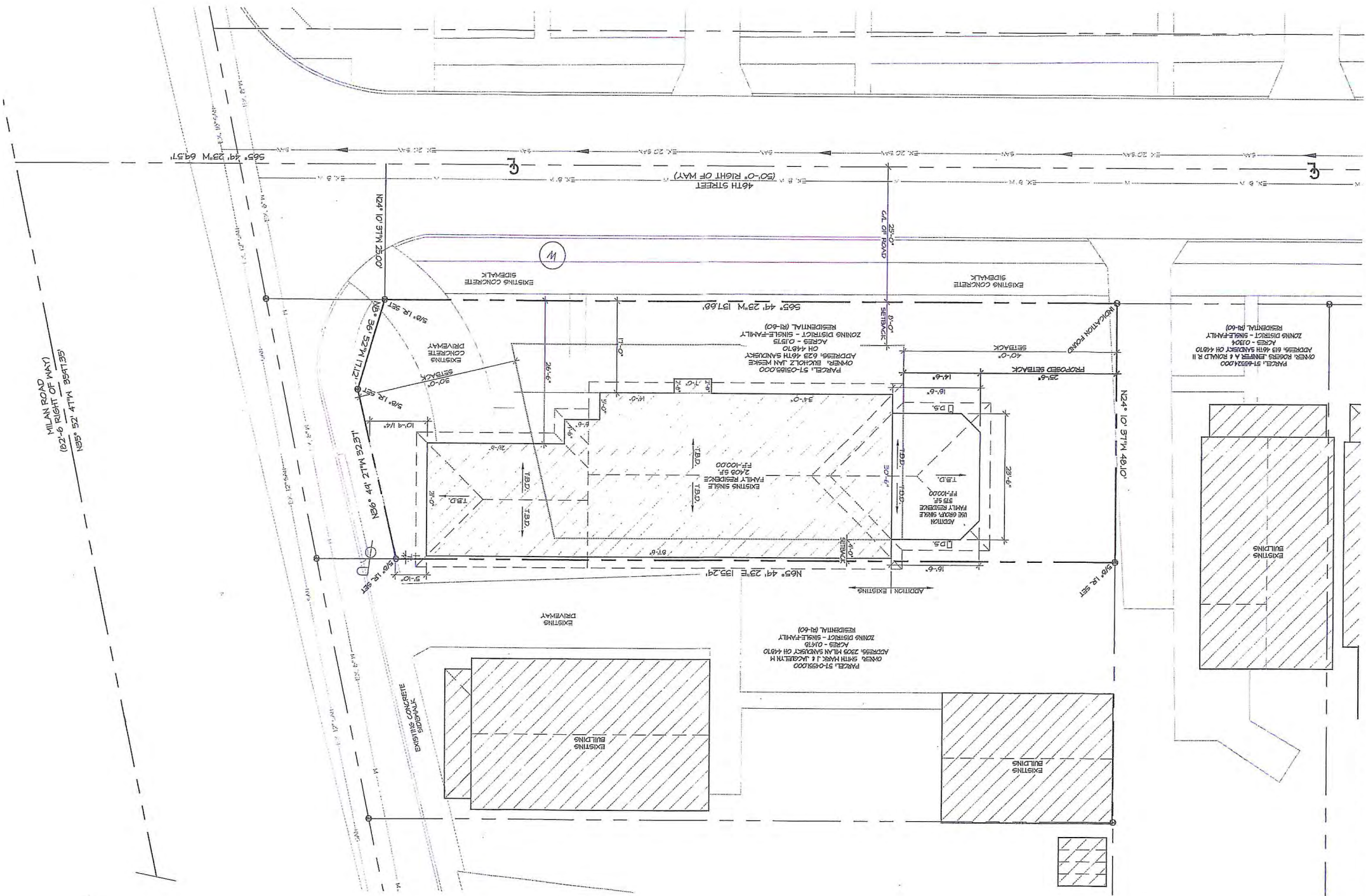
Date of Board of Zoning Appeals Meeting: _____

Board of Zoning Appeals File Number: _____

ALL BUILDING AND CONTRACT DOCUMENTS PROVIDED OR FORWARDED BY JANOTTA & HERNER ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF JANOTTA & HERNER, CONSTITUTE A VALUABLE TRADE SECRET OF JANOTTA & HERNER, AND ARE LOANED TO THE CLIENT AS INSTRUMENTS IN SERVICE OF THE PROJECT. FURTHER USE, RE-USE, OR COPYING, IN WHOLE OR IN PART IS PROHIBITED AND COULD BE CONSIDERED AS A CRIMINAL OFFENSE.

SITE PLAN

1" = 10'



ZONING DATA

DISTRICT	R-60
USE	SINGLE FAMILY RESIDENCE
TOTAL LOT AREA	0.157 A
EXISTING BUILDING AREA	575 SF
PARKING/DRIVE AREA	444 SF
MIN. LOT AREA	1500 SF
MIN. FRONT YARD SETBACK	50'
MIN. SIDE YARD SETBACK	4' TOTAL 50'
MIN. REAR YARD SETBACK	40' OR 50%
BUILDING HEIGHT	21'-6"
MAX. BUILDING HEIGHT	30'

SITE LEGEND

EXISTING SANITARY	---
SEWER LINE	---
SEWER LINE	---
EXISTING WATER LINE	---
EXISTING TELEPHONE LINE	---
EXISTING UNDERGROUND	---
ELECTRICAL LINE	---
ELECTRICAL OVERHEAD	---
EXISTING TO BE REMOVED	---
CENTERLINE OF ROAD / STREET	---
PROPERTY / RIGHT-OF-WAY LINE	---
EXISTING BUILDING OUTLINE	---
NEW BUILDING OUTLINE	---
BUILDING SETBACK LINE	---
EXISTING FENCE LINE	---

* REQUESTING A REAR YARD SETBACK VARIANCE OF 14'-0" TO 25'-0" LESS THAN 50% OF THE DEPTH OF LOT OR DEPTH SET FORTH IN SECTION 1224.16 (C) THE CITY OF SANDUSKY ZONING ORDINANCE 1224.16 (C) REQUESTS A REAR YARD SETBACK VARIANCE OF 14'-0" TO 25'-0" LESS THAN 50% OF THE DEPTH OF LOT OR DEPTH SET FORTH IN

Drawn by: KAM
JHL Job no. 2017-265
Sheet: C-1.1

A HOME RENOVATION AND ADDITION FOR:
JAN BUCHHOLZ
623 46TH STREET
SANDUSKY, OHIO 44870
SITE PLAN

Janotta & Hermer
DESIGN BUILD CONSTRUCTION
A JHI GROUP COMPANY
309 Monroe St. Monroeville, Ohio 44137 www.janottahermer.com Ph: (419) 465-4611 Fax: (419) 465-2866



REVISIONS

date	description
7/11/17	PRELIMINARY
9/14/17	PRELIMINARY
9/27/17	REVISED FOR PLANNING
10/2/17	PLANNING COMMISSION
11/2/17	PLANNING COMMISSION

Transferred In Compliance with sections 319-202 and 322-02 of the Ohio Revised Code.	
FEE \$	
Exempt: ☒	
R.E. TRANSFER:	
\$	
Richard H. Jeffrey Erie County Auditor	
Trans. Fees: \$	50
Date: 7-5-17	By: [Signature]

After Recording Mail To:

Omega Title Agency, LLC
4500 Courthouse Blvd., # 100
Stow, OH 44224

File No.: 2017-05387 REO ID: C1701NY

①

Permanent Parcel No. 57-05185.000

LIMITED WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, Fannie Mae aka Federal National Mortgage Association organized and existing under the laws of the United States of America whose mailing address is: P.O. Box 650043, Dallas, TX 75265-0043, GRANTOR(S),

For the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration received to its full satisfaction of

Jan Weske Bucholz, a Married Woman, whose tax mailing address is 623 46th St., Sandusky, OH 44870 GRANTEE(S),

DOES HEREBY give, grant, bargain, sell and convey with limited warranty covenants unto the said GRANTEE(S), its successors and assigns, all of its right, title and interest in Auditor's Permanent Parcel No. 57-05185.000, and more particularly described as follows:

See Attached Exhibit A

Prior Deed Reference: Sheriff's Deed recorded June 27, 2017 as Instrument Number 201705629.

MORE commonly known as: 623 46th St., Sandusky, OH 44870, together with all appurtenant rights, privileges and easements thereunto belonging (hereinafter referred to as the "Premises"),

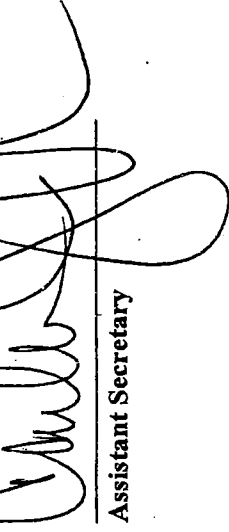
SUBJECT TO (1) taxes and assessments which are a lien, but not yet due and payable and (2) any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said GRANTEE(S), its successors and assigns forever.

Executed this 29th day of June, 2017.

Fannie Mae aka Federal National Mortgage Association organized and existing under the laws of the United States of America

By: Clunk, Paisley, Hoose Co., LPA FKA The Law Offices of John D. Clunk Co., LPA, Its Attorney in Fact



By: _____

Its: Assistant Secretary

STATE OF OHIO)
COUNTY OF SUMMIT) SS

The foregoing instrument was acknowledged before me this 29th day of June, 2017, by Castle Jones, the Assistant Secretary of Clunk, Paisley, Hoose Co., LPA FKA The Law Offices of John D. Clunk Co., LPA, Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, the Grantor in the foregoing deed.

NOTARY STAMP/SEAL


NOTARY PUBLIC

My Commission Expires; _____

Power of Attorney filed in Erie County
Records on December 29, 2016 as
Instrument 201611426.

This instrument was prepared by:

Martin I Newman, Esq.
Clunk, Paisley, Hoose Co., LPA
4500 Courthouse Blvd Suite 100
Stow, OH 44224
Phone: 330-436-6700

EXHIBIT A
(LEGAL DESCRIPTION)

Situated in the City of Sandusky, County of Erie and State of Ohio:

Being Lot No. Fifteen (15) on Milan Road in M.G. Mackey's Subdivision, as per plat recorded in Volume 5 of Plats, Pages 33 and 34, Erie County, Ohio Records, together with that part of the former Farwell Street lying between the southerly line of said Lot No. 15 and the northerly line of Forty-Sixth Street as established by Ordinance No. 708-C passed by the City Commission of the City of Sandusky, Ohio, on June 16, 1919.

Excepting therefrom the following described parcel:

Being part of Lot 15 of the M.G. Mackey Subdivision recorded in Volume 5, Page 33, of the County Plat records:

Beginning at the east corner of said lot 15,

thence south 64° 25' 20" west, along the south line of said lot, 21.8 feet to a point 62.59 feet right of Station 43+88.39;

thence north 10° 50' 20" west, 16 feet, more or less, to a point 55.23 feet southwest of and at right angles to centerline Station 43+73.68;

thence north 38° 24' 30" west, 34 feet, more or less, to a point in the north line of said lot;

thence north 64° 25' 30" east along said north line 14.8 feet to a point in the west line of Milan Road;

thence south 37° 24' 30" east, along said west line of Milan Road, 50.47 feet to the place of beginning, containing 775 square feet, more or less.

Parcel No.: 57-05185.000

Property Address.: 623 46th St., Sandusky, OH 44870

Prior Deed Reference: Sheriff's Deed recorded June 27, 2017 as Instrument Number 201705629.

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR A 6' VARIANCE TO
ALLOW AND ACCESS DRIVE TO BE
LOCATED 0' FROM THE LOT LINE FOR A
NEW ELEMENTARY SCHOOL AT 924
ONTARIO STREET.

Reference Number: BZA-30-17

Date of Report: October 11th, 2017

Report Author: Casey Sparks, Chief Planner

Revised Submission-
Additional Information in Red



City of Sandusky, Ohio

Board of Zoning Appeals Report

BACKGROUND INFORMATION

Sandusky City School District has submitted an application for a 6' variance to allow the access drives to be located directly adjacent to the existing property lines. The following information is relevant to this application:

Applicant/

Property Owner: Sandusky City School District
407 Decatur Street
Sandusky, Ohio 44870

Site Location: 924 Ontario Street
Sandusky, Ohio 44870

Zoning: "PF" Public Facility

Existing Use: School

Proposed Use: School

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1123.04 (d) Yard Regulations:

Variance Requested: 1) A variance of 6' for the construction of the access drives directly adjacent to the north and south property lines.

Variance Proposed: 2) The applicant proposes a 0' setback from the access drives to the north and south property lines.

SITE DESCRIPTION

The subject property is currently located within the "PF" Public Facility Zoning District. The subject property is adjacent to residential single family, two family, and commercial service zoning districts. The parcel of the subject property is pointed out:



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
R1-70 SINGLE-FAMILY RESIDENTIAL	RMF MULTI-FAMILY RESIDENTIAL	CB GENERAL BUSINESS	LM LIMITED MANUFACTURING
R1-60 SINGLE-FAMILY RESIDENTIAL	RBS 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			ND REQUIRED SETBACK IN FEET



DIVISION OF PLANNING COMMENTS

The applicant is requesting a variance to construct a new elementary school at 924 Ontario School. Section 1123.04(d) states that all driveways and parking areas shall be located not less than 6 feet from a lot line of an abutting residence or other public facility. The current access drives directly about the existing property line and allow access to several residential garages and driveways. The proposed site plan will continue to allow access to the residential properties/ garages along both Third Street and Fifth Street.

“There is a legal requirement to provide vehicle access to the residences on both the north and south lot lines. Residential drives will be connected to the ring drive on the edge of the site.”

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 not substantial as the current site is laid out in the same manner by allowing surrounding residence to access the rear of the property through the school drives.

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;

Staff believes that since the applicant is still providing direct access to the surrounding property owners along Third and Fifth Street we do not believe it would be a detriment to the neighborhood.

Staff does recognize that the applicant has proposed a curb at the south end of the property adjacent to the property located at 1233 Fifth Street, staff believes that this curb should be removed as this is the route in which the property owner accesses her garage.

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

The proposed use variance would not affect the delivery of government services, and would not impact a right-of-way, utility line or block access for emergency vehicles.

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

The applicant was aware of the existing zoning code requirements, however due to the size of the lot and the building requirements of the school the access drives were located within this location. Staff also believes that the applicant has proposed these locations to assure that the residences can preserve their access to the rear of the properties.

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

A variance is the only way to resolve the owner's predicament due to the size of the lot, the proposed size of the building, and the nature of existing layout of the site.

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

It is the opinion of the Planning staff that intent behind the zoning code would be observed by granting the variance.

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

If the variance is not granted the school would not be able to construct the elementary school as indicated on the proposed site plan. The existing site is a fabric of the neighborhood, as stated the applicant has proposed as similar layout to what is currently on site.

- 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.**

It does not appear that the proposed variance would be contrary to the general purpose, intent or objectives of the Zoning Code or the Comprehensive Plan.

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 variance request would arise from a unique condition as the existing residential properties access the rear of their lots from the current access drives. The applicant has proposed access off of both Ontario and Arthur Street to assure safe circulation. Staff believes that variance is created from specific regulations of the zoning code, not necessarily by issues of the applicant.

- 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, permitting the variance would not be a detriment to surrounding property owners. As stated, the applicant has indicated that the surrounding property owners would not lose access and the proposed drives will create a safe circulation for cars and bus traffic.

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

The applicant has communicated that without the variance the applicant would not be able to construct the proposed school as indicated on the proposed site plan.

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 variance does not appear to be contrary to the general spirit, intent or objectives of the Zoning Code or the Comprehensive Plan.

CONCLUSION/RECOMMENDATION

Staff recognizes that the existing site does have certain constraints and the applicant has made an effort to create a safe circulation plan for both cars and busses while still preserving the access to the surrounding residential properties. Staff would recommend approval of the variance with the condition that proposed curb located along the south access drive be removed to assure access to the garage located at 1233 Fifth Street.

The applicant submitted revised drawings for Planning Commission to review at the December 5th Planning Commission meeting. Below are the comments that staff provided in regards to revised drawings. Planning Commission approved the site plan application at the special meeting in December.

Planning staff has provided the following comments in regards to the revised submission for Ontario School.

- Staff did note that the sidewalk adjacent to the school on the southwestern portion of the site has been altered to accommodate the residents along Fifth Street. Staff believes that this additional pavement will allow additional area for the residents to access the rear of their properties.*
- A 6' high fence is proposed on Fifth Street which was suggested by the applicant and staff. Planning staff would suggest starting the fence behind the front plane of the home, a fence within the side yard can be a maximum of 4' in height while a fence in the rear can be a maximum of 6' in height. The fence will either*

need to be two different heights or a variance will need to be obtained. As a reminder both schools need to go for several variances, as such we could add this to the request however the homeowner would need to sign off on the application.

- *Planning staff did note that the aisle widths are proposed to be 24' not 25' as required in section 1149.13 as such we will be adding this to the upcoming variance request.*
- *The revised drawings indicate that the plantings adjacent to Mr. Stookey's property are to be Ozark Witch Hazel which can grow up to 4'- 10' in height. Can you confirm the planting height?*
- *Mrs. Stookey has expressed concern regarding the detention areas located on this site, she would like to see a fence located around these areas. Staff recognizes that this discussion has occurred in previous meetings and the zoning code would not require a fence around the detention areas, however staff would request a rendering or a plan of how the areas will appear on site and an image of the proposed landscaping for the detention area.*

Staff would recommend approval of the variances for Ontario school, understanding that many of the concerns the Board had were in regards to drainage. Staff believes that the applicant has addressed these concerns with the revised site plan approved by Planning Commission.

REVISIONS
NO. DATE BY DESCRIPTION
11/27/17

DRAWN BY: NEW ONTARIO PRIMARY SCHOOL
SANDUSKY SCHOOL DISTRICT
SANDUSKY, OHIO 44870

CHECKED BY: LESKO ASSOCIATES INC.
ARCHITECTS
CLEVELAND, OHIO 44148

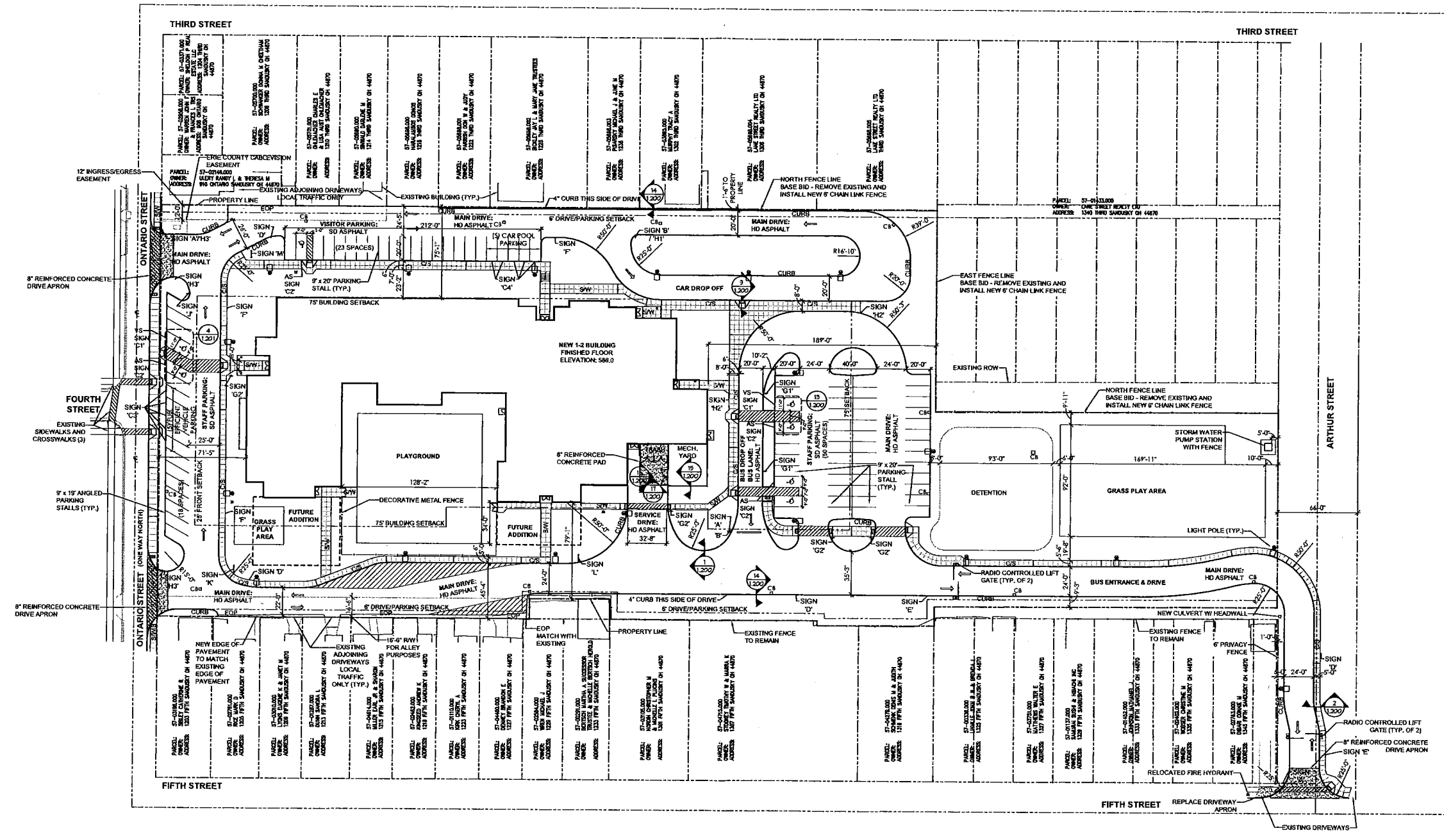
DATE: NOVEMBER 8, 2017



PLANNING COMMISSION

ARCHITECTURAL SITE LAYOUT PLAN

SHEET NO.
1.002



SITE PLAN ABBREVIATIONS

EOP	=	EDGE OF PAVEMENT
C/S	=	CURB/SIDEWALK
CURB	=	STANDALONE CURB
CB	=	CATCH BASIN
SWW	=	SIDEWALK
HD	=	HEAVY DUTY ASPHALT
SD	=	STANDARD DUTY ASPHALT
LD	=	LIGHT DUTY ASPHALT
AS	=	ACCESSIBLE PARKING
VS	=	VAN ACCESSIBLE PARKING
DS	=	DIRECTIONAL SIGNAGE TO ACCESSIBLE PARKING

ARCHITECTURAL SITE PLAN LEGEND

- PROPERTY LINE
- CATCH BASIN
- LIGHT POLE
- FIRE HYDRANT
- SIGNS

GENERAL NOTES
1. SIDEWALKS ADJACENT TO PARKING ARE 7'-0" WIDE TO ACCOUNT FOR VEHICLE OVERHANG
2. SEE SHEET 1.001 FOR SITE SIGN SCHEDULE

PARKING COUNT

PARKING SPACES:	REQUIRED	PROVIDED
38 VISITOR SPACES		23 VISITOR SPACES
50 STAFF SPACES		68 STAFF SPACES
58 TOTAL CAR SPACES		91 TOTAL CAR SPACES

ACCESSIBLE PARKING SPACES:

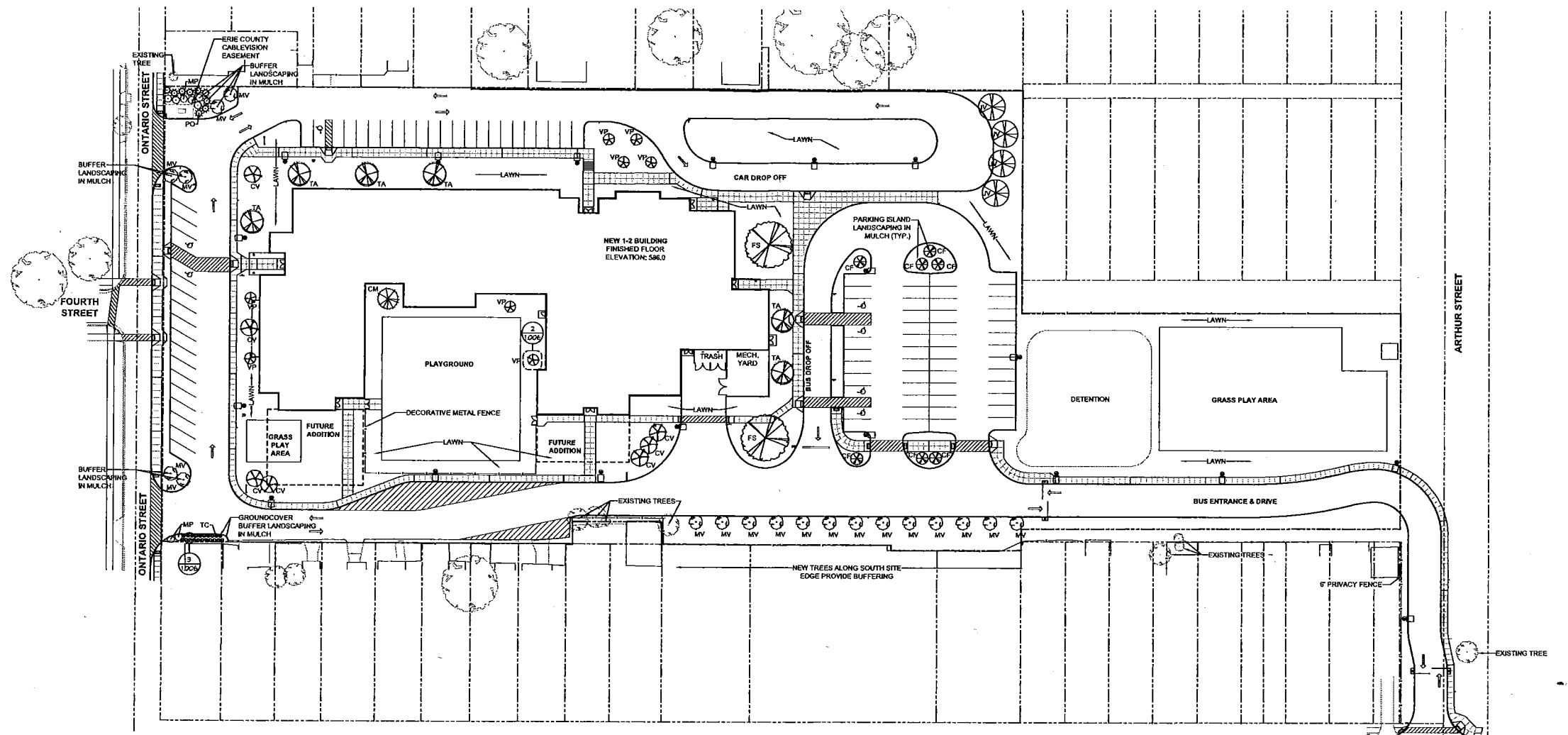
REQUIRED	PROVIDED
4 STANDARD	5 STANDARD
2 VAN ACCESSIBLE	2 VAN ACCESSIBLE

LOT COVERAGE

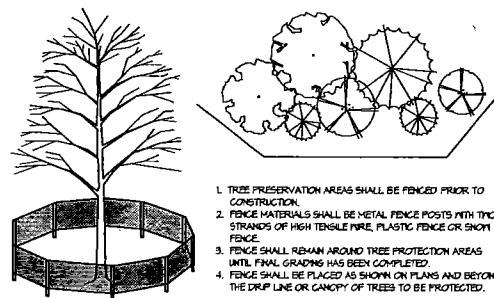
	202,347 SF	100%
SITE		
BUILDING	44,375 SF	16.9%
ASPHALT PAVING	92,063 SF	35.1%
SIDEWALK	15,072 SF	5.7%



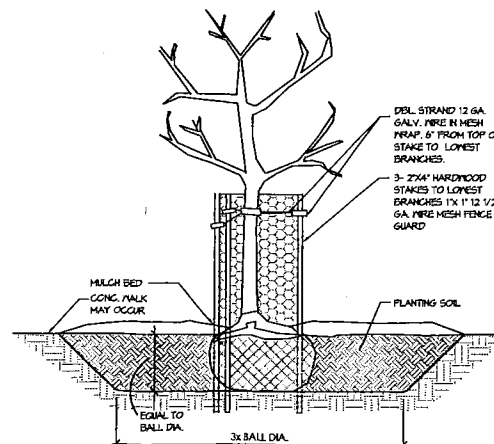
ARCHITECTURAL SITE LAYOUT PLAN
SCALE: 1" = 30'-0"



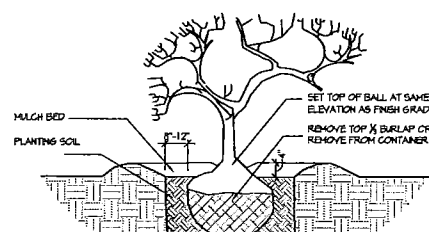
PLANTING LIST				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE/CONDITION	SPACING
BUILDING PERIMETER PLANTINGS				
CM	CORNELIAN CHERRY DOGWOOD	CORNUS MAS	3" HIGH / B&B	SEE PLAN
CV	FRINGE TREE	CHIONANTHUS VIRGINICUS	#2 CONT.	SEE PLAN
FS	COMMON BEECH	FAGUS SYLVATICA	#1 CONT.	SEE PLAN
PA	AMUR CORK TREE	PHELLODENDRON AMURENSE	3.5" CAL / B&B	SEE PLAN
TA	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	1.75" CAL / B&B	39'-0" O.C. EAST SIDE 20'-0" O.C. NORTH SIDE
VP	BLACKHAW VIBURNUM	VIBURNUM PRUNIFOLIUM	#5 CONT.	SEE PLAN COURTYARD
NORTH BUFFER PLANTINGS				
MP	BAYBERRY	MYRICA PENNSYLVANICA	#5 CONT.	6'-0" O.C.
MV	OZARK WITCH HAZEL	HAMAMELIS VERNALIS	#5 CONT.	SEE PLAN
PO	NINEBARK	PHYSCARPUS OPULEFOLIUS	#5 CONT.	8'-0" O.C.
EAST BUFFER PLANTINGS				
JV	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	#1 CONT.	22'-0" O.C.
SOUTH BUFFER PLANTINGS				
MP	BAYBERRY	MYRICA PENNSYLVANICA	#5 CONT.	6'-0" O.C.
MV	OZARK WITCH HAZEL	HAMAMELIS VERNALIS	#5 CONT.	20'-0" O.C.
TC	CANADA YEW	TAXUS CANADENSIS	15" CAL / B&B	3'-0" O.C.
WEST BUFFER PLANTINGS				
MV	OZARK WITCH HAZEL	HAMAMELIS VERNALIS	#5 CONT.	SEE PLAN
EAST PARKING ISLANDS				
CF	CAROLINA ALLSPICE	CALYCANTHUS FLORIDUS	#5 CONT.	12'-0" O.C.



1 TREE PRESERVATION DETAIL
SCALE: 3/4" = 1'-0"



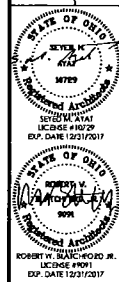
2 TREE PLANTING DETAIL
SCALE: 3/4" = 1'-0"



3 SHRUB PLANTING DETAIL
SCALE: 3/4" = 1'-0"

LANDSCAPE AND BUFFERING PLAN
SCALE: 1" = 30'-0"

NEW ONTARIO PRIMARY SCHOOL
SANDUSKY SCHOOL DISTRICT
SANDUSKY, OHIO 44870
LESCO ASSOCIATES INC.
CLEVELAND, OHIO 44116
ARCHITECTS PLANNERS



PLANNING COMMISSION
LANDSCAPE AND BUFFERING PLAN
SHEET NO.
1.006

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR SEVERAL VARIANCES TO
ALLOW THE CONSTRUCTION OF A NEW PRE
K- K BUILDING AT 2314 HANCOCK STREET.

Reference Number: BZA-29-17

Date of Report: October 11th, 2017

Report Author: Casey Sparks, Chief Planner

Revised Submission-
Additional Information in Red



City of Sandusky, Ohio

Board of Zoning Appeals Report

BACKGROUND INFORMATION

Sandusky City School District has submitted an application for several variances regarding lot coverage, side yard setbacks, and location and size of access drives to allow the construction of a new Pre K- K building to be located at 2314 Hancock Street. The following information is relevant to this application:

Applicant/

Property Owner: Sandusky City School District
407 Decatur Street
Sandusky, Ohio 44870

Site Location: 2314 Hancock Street
Sandusky, Ohio 44870

Zoning: "PF" Public Facility

Existing Use: School

Proposed Use: School

Applicable Plans & Regulations: City of Sandusky Zoning Code Sections:
1123.04 (a) (b) (d) -Yard Regulations
1149.13-Off Street Parking Chart

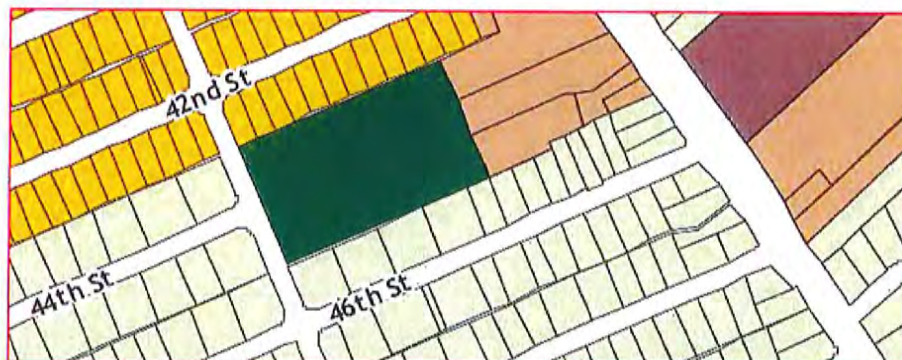
Variances Requested:

- 1) A variance of 46' 2" to the required north side yard setback, the applicant has proposed 28'- 10" north side yard setback whereas section 1123.40 requires a 75' side yard setback. (please note that this setback was indicated in the application not on the site plan)
- 2) A variance of 46' 5" to the south side yard setback, the applicant is proposing a 28'-7" south side yard setback, whereas section 1123.04 requires a 75' side yard setback. (please note that this setback was indicated in the application not on the site plan)
- 3) A variance to the minimum lot coverage, the applicant is proposing 34.5% lot coverage for the site, whereas section 1123.04 requires a maximum lot coverage of 30%.

- 4) A variance of 5.42' variance to the required distance from the property line to the access drives. Section 1123.40(d) would require a minimum of 6' between the property line and the access drives when abutting a residence or other public facility.
- 5) A variance of 5' to the required minimum aisle width, the applicant is proposing a 20' drive aisle, whereas the section 1149.13 requires a 25' aisle width.

SITE DESCRIPTION

The subject property is currently located within the "PF" Public Facility Zoning District. The subject property is adjacent to residential single family and residential multi-family zoning districts.



 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	 RUF MULTI-FAMILY RESIDENTIAL	 GB GENERAL BUSINESS	 LM LIMITED MANUFACTURING
 R1-60 SINGLE-FAMILY RESIDENTIAL	 RBS 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 is requesting several variances to construct a new Pre K- K school building at 2314 Hancock Street. These include variances from the side yard setbacks, maximum lot coverage, and location and width of the drive aisles. As the Board is aware this site is a neighborhood school that has been a fabric of this area since its initial construction. In order to accommodate state standards for school construction while staying within the confines of the site it is necessary for the applicant to request several variances. Planning staff believes that the applicant has made an effort to protect surrounding property owners and propose an aesthetically pleasing building and site layout.

“This is a large building on a small site. Every effort has been made to comply with Sandusky zoning requirements. For safety reasons, PK-K students occupy ground floor only. It is not possible to make the building taller (multiple story) with a narrower site foot print.”

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 variances are substantial;

The variances sought in this case are substantial, however as the site does have limitations in regards to size and the applicant is creating a building to accommodate 450 students and staff within a single story building.

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;

Staff believes that since the applicant has made an effort to accommodate the surrounding neighbors and create a site layout similar to the existing school facility. Staff does recognize that there are limited areas for parking on the proposed site, however staff does have some concern regarding the parking that is proposed within the eastern portion of the property adjacent to the apartments. Staff believes that this area should contain additional landscaping or a six foot high privacy fence. Staff also recognizes that the applicant is not meeting the proposed side yard setbacks. The applicant is proposing a new 6' chain link fence within the side yard and there is currently landscaping that screens this area and the existing site is very similar to the proposed site plan.

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

The proposed use variance would not affect the delivery of government services, and would not impact a right-of-way, utility line or block access for emergency vehicles. The existing bus lane and drop off are similar to how the existing site is currently laid out.

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

The applicant was aware of the existing zoning code requirements, however as stated the state requires the building and site to have certain amenities as such the variances are necessary.

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

A variance is the only way to resolve the owner's predicament due to the size of the lot and size requirements of the building.

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

It is the opinion of the Planning staff that intent behind the zoning code would be observed by granting the variance.

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

If the variances are not granted the school would not be able to construct the Pre K- K school as indicated on the proposed site plan. The existing site is a fabric of the neighborhood, as stated the applicant has proposed as similar layout to what is currently on site.

- 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.**

It does not appear that the proposed variance would be contrary to the general purpose, intent or objectives of the Zoning Code or the Comprehensive Plan.

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 variance request would arise from a unique condition as the lot is smaller in size and the existing building is constructed to accommodate approximately 450 students and staff, as well as meet state building requirements for Pre K- K buildings. As the applicant has indicated the building cannot exceed more than one story as such there is limited room on the existing site for construction.

- 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, permitting the variances would not be a detriment to surrounding property owners. As stated, the applicant has made an effort to keep the site laid out in a similar fashion to the existing conditions.

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

The applicant has communicated that without the variance the applicant would not be able to construct the proposed school as indicated on the proposed site plan.

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 variance does not appear to be contrary to the general spirit, intent or objectives of the Zoning Code or the Comprehensive Plan.

CONCLUSION/RECOMMENDATION

Staff recognizes that the existing site does have certain constraints and the applicant has made an effort to create a safe circulation plan for both cars and busses while still keeping in mind the surrounding residential properties. Staff would recommend approval of the proposed variances listed above with the condition that additional landscaping or 6' privacy fence be installed within the eastern portion of the property to screen the parking from the existing apartments.

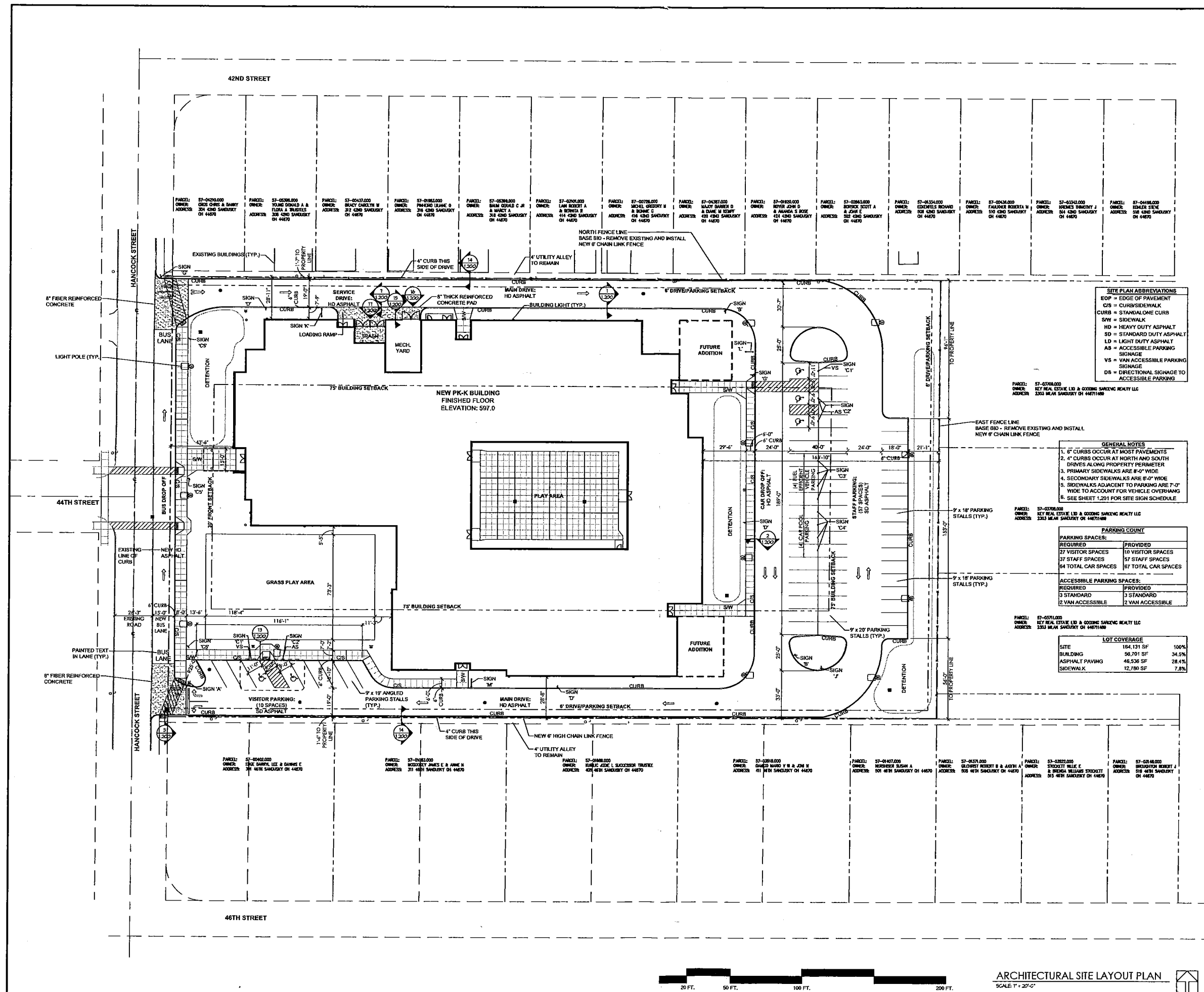
The applicant submitted revised drawings for Planning Commission to review at the December 5th Planning Commission meeting. Below are the comments that staff provided in regards to revised

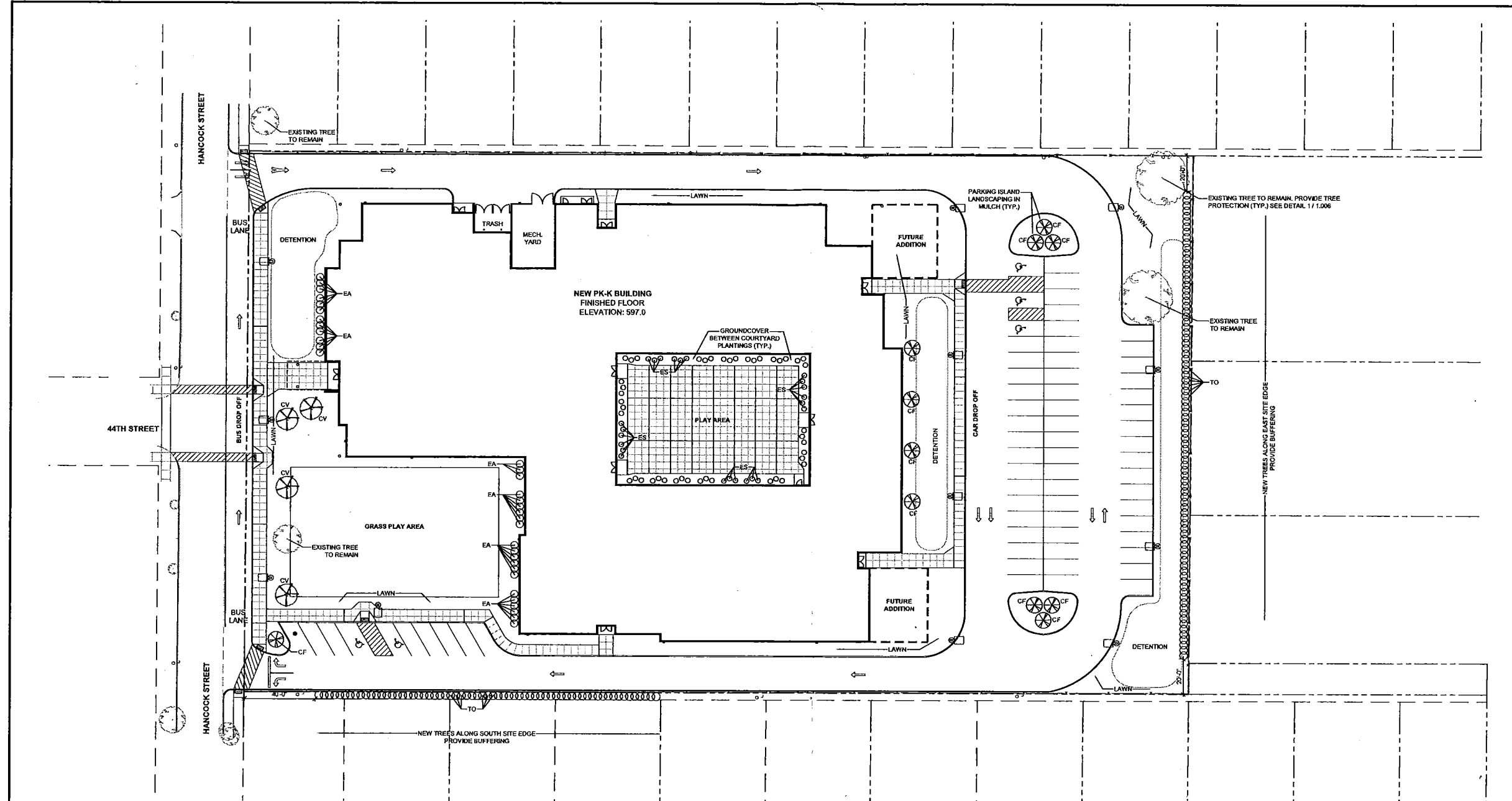
drawings. Planning Commission approved the site plan application at the special meeting in December.

Planning Staff has provided the following comments to the applicant regarding the revised submission for Hancock School.

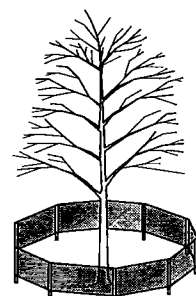
- *Staff noted that arborvitae and 6' chain link fence are proposed for the eastern portion of the site to assist in screening the headlights from the adjacent residential property.*
- *The revised plans indicated arborvitae adjacent to the residential properties located on 46th Street, staff appreciates this additional screening however the arborvitae appears to be located within the 4' utility easement, please confirm the location of the proposed screening?*
- *Planning staff has discussed with the applicant regarding the front elevation of Hancock School, while we recognize that centering the structure along 46th street would be difficult staff would request a rendering with some possible options for this area. Previous ideas included signage, art, a flag pole, etc. The landscaping plan does indicate trees within the area however staff would like to see a rendering of the area.*
- *Staff would request the applicant provide a rendering or plan for the dentition areas on site, indicating the proposed landscaping for the area.*

Staff would recommend approval of the variances for Hancock school, understanding that many of the concerns the Board had were in regards to drainage. Staff believes that the applicant has addressed these concerns with the revised site plan approved by Planning Commission.

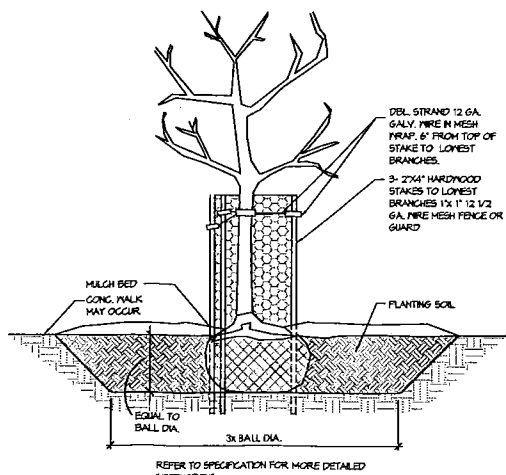




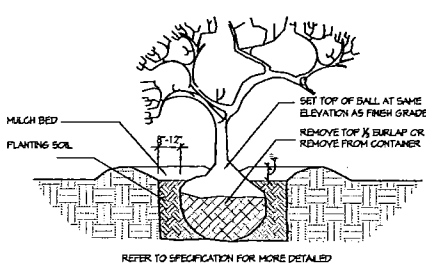
PLANTING LIST								
SYMBOL	COMMON NAME		SCIENTIFIC NAME		SIZE/CONDITION	SPACING	NOTES	
BUILDING PERIMETER PLANTINGS								
CB	COMMON HORNBEAM		CARPINUS BETULUS 'FASTIGIATA'		2.5" CAL / B&B	SEE PLAN		
CF	CAROLINA ALLSPICE		CALYCANTHUS FLORIDUS		#5 CONT.	10'-0" O.C.	SEE PLAN	
CV	FRINGE TREE		CHIONANTHUS VIRGINICUS		#2 CONT.	SEE PLAN	SEE PLAN	
EA	DWARF-WINGED BURNING BUSH		EUONYMUS ALATUS 'COMPACTUS'		24" CAL / B&B	3'-4" O.C.	SEE PLAN	
FS	COMMON BEECH		FAGUS SYLVATICA		#3 CONT.	SEE PLAN	SEE PLAN	
TA	REDMOND LINDEN		TILIA AMERICANA 'REDMOND'		1.75" CAL / B&B	32'-0" O.C.	SEE PLAN	
EAST PARKING ISLANDS								
CF	CAROLINA ALLSPICE		CALYCANTHUS FLORIDUS		#5 CONT.	10'-0" O.C.	SEE PLAN	
EAST BUFFER PLANTINGS								
TO	EASTERN ARBORVITAE		THUJA OCCIDENTALIS 'EMERALD'		5' / B&B	3'-0" O.C.	SEE PLAN	
COURTYARD PLANTINGS								
ES	PURPLE LOVEGRASS		ERAGROSTIS SPECTABILIS		SEED	SEE PLAN	SEE PLAN	



1 TREE PRESERVATION DETAIL
NOT TO SCALE



2 TREE PLANTING DETAIL
SCALE 3/4" = 1'-0"



3 SHRUB PLANTING DETAIL
SCALE 3/4" = 1'-0"



LANDSCAPE & BUFFER PLAN
SCALE 1" = 20'-0"



JOB NO.
1601-03

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	11/27/17		REVISED SUBMISSION TO PLANNING COMMISSION

DRAWN BY:

CHECKED BY:

DATE:

NOVEMBER 8, 2017

NEW PK-K BUILDING AT HANCOCK STREET
SANDUSKY SCHOOL DISTRICT
SANDUSKY, OHIO 44870

LESKO ASSOCIATES INC.
ARCHITECTS CLEVELAND, OHIO 44116 PLANNERS

PLANNING COMMISSION

LANDSCAPE AND BUFFERING PLAN

SHEET NO.

1.006