CITY OF SANDUSKY
BOARD OF ZONING APPEALS MEETING

March 15, 2018
4:30 p.m.
1ST FLOOR CONFERENCE ROOM, CITY BUILDING
AGENDA

Meeting called to order – Roll Call

Review of minutes from the January 18, 2018 and February 15, 2018 meetings. (2/15/18 minutes will be forwarded)

Adjudication hearing to consider the following:

1. William and Denise Forman have filed an application for a 9' variance to allow the construction of a detached pavilion 1' away from the existing single family dwelling at 630 Harbourside Drive.

2. Brady Sign Company has submitted an application on behalf of Ned Hoelzer for a variance of 40 square foot to allow for a freestanding sign to be located at 433 West Perkins Avenue.

Other Business

Adjournment

Next Meeting: April 19th, 2018

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

Board of Zoning Appeals
January 18, 2018
Minutes
"draft"

The Chairman called the meeting to order at 4:30PM. The following members were present: Dr. Semans, Mr. Delahunt, Mr. Zeiher, Mr. Feick and Walter Matthews. Ms. Casey Sparks and Ms. Angela Byington represented the Planning Department; Mr. Scott Thom represented the Building Division, Trevor Hayberger represented the Law Department and Debi Eversole, Clerk from the Community Development.

Dr. Semans moved to approve the minutes from the 12/21/17 meeting. Mr. Matthews seconded the motion. With no further discussion, the motion carried with a unanimous vote.

The Chairman swore in staff and audience members that wished to speak on the agenda item.

Ms. Sparks presented that Dr. John Davenport had submitted an application to revise the previously approved use variance to request the occupancy of the building at **805 Wayne Street** to exceed 80 people. In April 2017, the Board of Zoning Appeals approved an occupancy of 80 people. The applicant is requesting an amendment to allow an occupancy of 175 people for periodic concert events.

The applicant had received parking agreements with both Gundlach Sheet Metal and Imagine Baking to allow for shared parking. A public parking lot is also located 775 ft. away and contains 12 spaces. Section 1149.05 requires one space per four seats, as such the applicant would need to provide 44 parking spaces.

The previous occupancy of the church was 120 with a parking arrangement that was legally non-conforming. Staff recommended the occupancy be increased to the previous occupancy of 120 with the following conditions:

1. If at any time the parking agreements that are established with the local business become null and void the applicant must find alternative solutions that may be approved by Planning Staff.

2. If the Board approves the occupancy of 175, Planning Commission must approve the shared parking agreement with Gundlach and Imagine Baking.

3. The proposed use shall follow all federal, state, and local regulations.

Ms. Sparks added that the Chief Building Official is present and that the applicant has been working closely with the Building Division for their internal and external renovations. Ultimately, the Building Division had approved the occupancy of 175.

Chairman Feick clarified that the Building Division approved the applicant's requested occupancy of 175 and the Planning Department is recommending the prior use occupancy of 120.

Mr. Zeiher asked if the occupancy went to 175, would it be a problem for guests to park in a further lot and be shuttled to the event. Ms. Sparks stated that is what the meeting is to determine tonight.

Ms. Sparks stated that looking at the numbers only, the applicant is proposing more parking with the city lot than is required.

Mr. Delahunt asked what the applicant thought of the Staff's recommendation of 120. Dr. Davenport stated that he would like to eventually partner with the State Theatre which might bring larger acts to Wayne Street. He added that although he does not expect to get more than even 120 at this point, he would not like to go through this process in the future.

Mr. Zeiher asked if the Harlequins Theater was non-conforming. Ms. Sparks answered yes. It was stated that the occupancy for the Harlequins is 100 with little to no parking.

Chairman Feick asked Mr. Thom if his plan review proved that the seating capacity, restrooms and entryways would handle 175 people. Mr. Thom stated that himself, Ms. Sparks, Mr. George Poulos and Mr. Dan Fredrick met to discuss the plan and it was determined that the plan met all of the criteria necessary for 175 people.

Scott Schell, 714 Wayne Street stated that he had spoken on the applicant's behalf before and would like to extend his support once again on the project. He stated that he felt a partnership with the State Theatre would be a definite plus for the area. He stated that he understood the struggles of adaptive re-use of these types of buildings and felt that this is a terrific opportunity for the city. He offered that if guests wouldn't mind walking another block and a half, the hospital's parking garage is underutilized.

Mr. Zeiher stated that the Huron Playhouse is also in an area where there's very little parking and they've flourished for many years. He is in support of the project.

Mr. Matthews asked if the building's occupancy was previously 120, where are the extra 50 people going to sit. Dr. Davenport stated that the guests will mostly stand for the entertainment.

Chairman Feick stated that it appeared that there is more than enough parking for the requested occupancy if the applicant were to use the agreements and public parking lots.

Dr. Davenport stated that he had signed agreements with Gundlach and Imagine Baking along with insurance waivers for each parking lot. Ms. Sparks stated that D & A had changed their minds about sharing their parking due to tow trucks not being able to get in and out in the evenings if necessary. Dr. Davenport added they created maps that have the suggested parking on them.

Mr. Zeiher moved to approve the application for occupancy up to 175 based on the unique situation and subject to staff's conditions. Mr. Matthews seconded the motion. With no further discussion, the motion was approved by unanimous vote.

Dr. Semans suggested that temporary signage regarding parking be placed on evenings when events occur.

Ms. Sparks stated that there is at least one application received for a February 15th meeting.

Mr. Delahunt moved to adjourn the meeting. Mr. Matthews seconded the motion. The meeting was adjourned at 5:15PM.

APPROVED:

_____ _____

Debi Eversole, Clerk John Feick, Chairman

Board of Zoning Appeals
February 15, 2018
Minutes
"draft"

The Chairman called the meeting to order at 4:30PM. The following members were present: Dr. Semans, Mr. Delahunt, Chairman Feick and Walter Matthews. Mr. Zeiher was excuses. Mr. Greg Voltz represented the Planning Department; Trevor Hayberger represented the Law Department and Debi Eversole, Clerk from the Community Development.

The Chairman swore in staff and audience members that wished to speak on any agenda items.

William and Mary Bogzevitch had submitted an application for a variance to construct an accessory building within the rear yard at 504 Lockwood Avenue. The proposed accessory building would be 15.8' high and occupy 42% of the rear yard. The structure will be 1600 square feet and will be used to store personal boats. Planning staff recommended approval with the condition that the applicant receive all zoning and building permits.

Ron Bard, 514 Lockwood Avenue stated that he was a neighbor and had no issue with this application.

The applicant stated that the first map submitted proposed coming out 5', but now will eliminate coming any further than the existing building. It is unclear if the garage is on a separate lot, which would reduce the lot coverage of the proposed plan. He also stated that he needed the height variance because the boats are on trailers. There is no intention to operate a repair business out of this building. He will service his personal boats.

Chairman Feick stated that if the alley is vacated, the building would be within the 30% compliance. Mr. Voltz stated that if the alley is vacated, it would be split down the middle so staff would still recommend the variance as proposed. Chairman Feick stated that the motion could include that the applicant will provide a survey that may negate the need for the lot coverage variance. The applicant respectfully requested that both variances be approved during this meeting.

Mr. Delahunt mentioned that there were two surrounding neighbors that had opposition to the application. The first was Mr. Bard, who was in attendance and stated on the record that he no longer had opposition to the application. The second was a phone call received from Ms. Stefani Rauch, who was not in attendance. Dr. Semans read her concerns into the record. Her concerns included building too close to property lines, seeing a large building when looking out her window which will obstruct her view. She also felt that the applicant will be renting space in the proposed building. Dr. Semans stated that it was determined in the meeting that there will be no business operating out of the space so that complaint is invalid. He added that in his opinion, the better views from her property, including views of the water would be to the north and the applicant is to the south, with another property in between them.

The applicant stated that he wished to improve the look of the current building and it should not be an obstruction to anyone, as he is located to the south of the other properties. Mr. Voltz stated that staff recommended approval of variances requested with the contingencies of meeting all setbacks, whether the alley is vacated or not and obtaining all building and zoning permits.

Mr. Delahunt moved to approve the application based on information provided by staff and recommended by staff. Mr. Matthews seconded the motion. With no further discussion, the application was approved with a 3/0 vote; Chairman Feick abstained.

Norma and David Jesse had filed an application for a variance to place an accessory building within the front yard 3500 Cedar Point Road. Mr. Voltz stated that the zoning code only allows for accessory buildings to be placed in the side and rear yard. The proposed project will be a 300 square foot accessory building, which will be under 15' as required by Section 1129-13. Staff recommended approval of the application with the following conditions:

- Minimum setback of 3' from the property line
- The building should meet all height requirements
- All building and zoning permits shall be obtained
- Assure that deed and HOA requirements are met

When staff performed a site visit, there appeared to be a base of a structure already there. They noticed that there are other similar structures built along the Chaussee as well.

Chairman Feick stated that Cedar Fair had proposed doing work on this road. Mr. Voltz stated that the applicant is aware that they must meet the setbacks and the applicant stated that they thought they would be ok with meeting the setbacks.

Dr. Semans moved to approve the application as recommended by staff and also subject with the applicant speaking with Cedar Point regarding any proposed rehab to the Chaussee roadway before they begin the project. Chairman Feick recommended adding to the motion to request that the surveyor place the pins so that there is no mistake as to where the property line begins. The motion was amended to include all of staff's conditions and the request to have survey pins placed prior to beginning the project. Mr. Delahunt seconded the motion. With no further discussion, the motion was approved with a unanimous vote.

Mr. Delahunt moved to adjourn the meeting. Dr. Semans seconded the motion. The meeting was adjourned at 4:55PM.

APPROVED:

_____ _____

Debi Eversole, Clerk John Feick, Chairman

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR 9' VARIANCE TO ALLOW THE CONSTRUCTION OF A DETACHED STRUCTURE 1' AWAY FROM THE EXISTING SINGLE FAMILY DWELLING LOCATED AT 630 HARBOURSIDE DRIVE.

Reference Number: BZA-4-18

Date of Report: March 8th, 2018

Report Author: Casey Sparks, Chief Planner

City of Sandusky, Ohio
Board of Zoning Appeals Report

BACKGROUND INFORMATION

William and Denise Forman have filed an application for 9' variance to allow the construction of a detached pavilion 1' away from the existing single family dwelling located at 630 Harbourside Drive. The following information is relevant to this application:

Applicant: William & Denise Forman
630 Harbourside Drive
Sandusky, Ohio 44870

Site Location: 630 Harbourside Drive

Zoning: "R1-60" Single Family Residential
North: R1-60 Single Family Residential
South: R1-60 Single Family Residential
East: R1-60 Single Family Residential
West: R1-60 Single Family Residential

Existing Use: R1-60 Single Family Residential

Applicable Plans & Regulations: City of Sandusky Zoning Code Sections 1145.15(a)

Variances Requested:

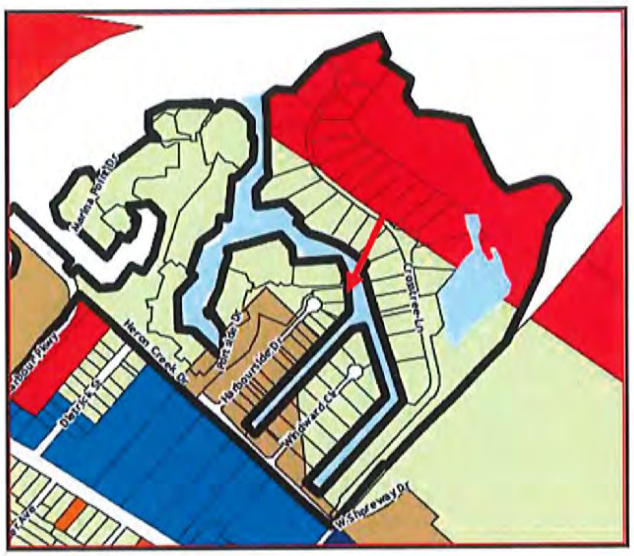
1. A setback of 9' for an accessory structure to be 1' away from the existing single family dwelling, whereas the code requires an accessory building to 10'.

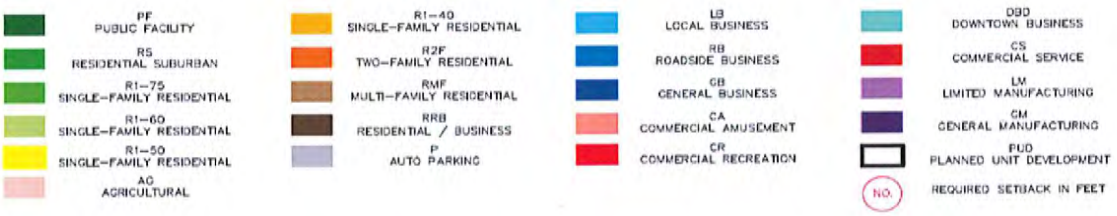
SITE DESCRIPTION

The subject property is located at 630 Harbourside Drive; within the "R1-60" Residential Single-Family Zoning District. It is currently being utilized as a residential property.

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:

630 Harbourside Drive





DIVISION OF PLANNING COMMENTS

The applicant has proposed a 900 square foot detached covered patio/ pavilion within the rear of the property located at 630 Harbourside Drive. The applicant has proposed to construct the detach the structure and place it 1' from the home. Section 1145.15 (a) requires that all accessory dwellings be located 10' from the primary structure.

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

"The shape of the lot limits the size of the pavilion desired as it cannot meet the required distance from the home. The adjacent neighbors, Doug Turner at 628 Harbourside Dr and Dan Neff at 632 Harbourside Drive have been contacted, reviewed the plans, and have given their approval."

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 structure will be detached from the primary structure and it will be an unenclosed structure which will not block views for surrounding residential properties.

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 as the structure will be located within the rear of the property, due to the location and the fact that it is unenclosed the surrounding residential property owner's views will not be blocked. Planning Staff has received a letter from the property owner immediately north of the property (630 Harbourside Drive) stating that he has no issues with the location of the proposed structure.

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 applicant sought out the zoning regulations regarding accessory structures and reviewed his options, then applied for a variance for the proposed structure.

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

The applicant could construct a smaller accessory structure which may meet the required distance from the single family dwelling.

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.

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 accessory structure 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 variance requested does arise from the condition that the lot is an irregularly shaped lot that leaves a limited area for the accessory structure.

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, granting the variance will not adversely affect the rights of the adjacent property owners or residents; the structure is open and does not restrict the views of the bay for the other 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 not permit the construction of this size of accessory structure.

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 accessory building will not oppose the general spirit and intent of the zoning ordinance.

CONCLUSION/RECOMMENDATION

In conclusion, planning staff recognizes that the lot is irregularly shaped and the property owner has limited area in which they could place the structure. The proposed structure will not adversely affect the views of the surrounding property owners as such planning staff would recommend approval with the following conditions:

1. The applicant receive all required zoning and building permits.

Dan Neff

dneff@neff-assoc.com

6405 York Road
Parma Hts., OH 44130
PH: 440.884.3100
FAX: 440.884.3104
Cell: 216.469.8437

March 5, 2018

City of Sandusky
222 Meigs Street
Sandusky, Ohio 44870

Attn: Casey Sparks, Chief Planner
Sandusky Board of Zoning Appeals

RE: Variance request William and Denise Forman
630 Harbourside Drive
Sandusky, OH 44870

Dear Casey Sparks,

My wife Nichole and I reside at 632 Harbourside Drive and are the neighbor to the north (right side of Forman's). We have reviewed the attached plans Bill & Denise provided us showing the addition of a free standing covered patio area to the rear of their home. Bill has discussed this project and we understand the need to separate the structure from the main house and like the way they pulled it as close as possible. My wife and I will be traveling and unable to attend the BZA meeting, however we will state for the record we have no objection to the variance requested and feel the structure will be a benefit to us as well.

We hope the Forman's can continue to enjoy the outdoor space as much as we enjoy ours.

Respectfully

Daniel J. Neff
Manager Driftwood, LTD

W/ site plan enclosure

CC: Bill & Denise Forman

THE CONTRACTOR(S) WARRANTS THAT ALL CONSTRUCTION AND INSTALLATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL LAWS AND AUTHORITIES HAVING JURISDICTION.

IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS. ANY VARIATIONS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE DESIGNER PRIOR TO SUBMITTING A BID. NO EXTRAS OR CONSIDERATION SHALL BE GIVEN FOR VARIATIONS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE DRAWINGS.

ANY SUBSTITUTIONS, CHANGES OR DELETIONS OF MATERIALS, TECHNIQUES OR LOCATIONS SHALL BE PRESENTED TO THE DESIGNER FOR APPROVAL PRIOR TO SUBMITTING A BID; OTHERWISE WORK SHALL BE BID AND CONSTRUCTED AS SHOWN IN THE CONTRACT DOCUMENTS.

THE CONTRACT DOCUMENTS ARE INTENDED TO BE EXPLANATORY. SHOULD ANY DISCREPANCIES ARISE, OR ANY MISUNDERSTANDINGS APPEAR AS TO THE IMPORTANCE OF ANYTHING CONTAINED IN, THE EXPLANATION OF THE DESIGNER SHALL BE FINAL AND BINDING UPON THE CONTRACTOR.

ALL WORK OR MATERIALS NORMALLY REQUIRED TO COMPLETE THE WORK, ALTHOUGH NOT SPECIFICALLY REFERRED TO, SHALL BE FURNISHED BY THE CONTRACTOR AS IF SHOWN ON THE DRAWINGS. FAILURE TO SHOW OR MENTION PETTY DETAILS SHALL NOT WARRANT OMISSION OF ANYTHING NECESSARY FOR THE PROPER COMPLETION OF THE WORK.

THE CONTRACT DOCUMENTS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED OR DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER

VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DEMOLITION:

PROVIDE ALL DEMOLITION AS INDICATED ON DRAWINGS AND AS REQUIRED TO COMPLETE THE WORK.

PROVIDE ALL CUTTING AND PATCHING OF EXISTING WALLS, FLOORS AND CEILINGS AS REQUIRED TO ACCOMMODATE NEW LAYOUT. PATCH TO MATCH EXISTING ADJACENT WALLS, FLOORS AND CEILINGS FOR SMOOTH EVEN APPEARANCE UNLESS OTHERWISE INDICATED.

STRUCTURAL NOTES: GENERAL:

1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND TO INSURE THE SAFETY OF THE BUILDINGS AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE DOWNS WHICH MIGHT BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER THE COMPLETION OF THE PROJECT.
2. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
3. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THE GENERAL STRUCTURAL NOTES, THE SPECIFICATIONS OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
4. GOVERNING CODE: APPLICABLE RESIDENTIAL BUILDING CODE OF OHIO AND ALL APPLICABLE STATE OF OHIO AND LOCAL CODES.

DESIGN CRITERIA

1. DEAD LOAD ROOF– 20 PSF LIVE LOAD ROOF– 25 PSF
2. WIND LOAD 90 MPH EXPOSURE B, SEISMIC ZONE 1; WIND LOAD GOVERNS

CONCRETE

1. CAST IN PLACE CONCRETE TO BE MIN. 4000 PSI STRENGTH.
2. CAST IN PLACE CONC. FOOTINGS TO BE SET ON MIN. 2000 PSF SOIL BEARING.
3. EXTERIOR CONC. FOOTINGS & PIERS SHALL BE SET A MIN. DEPTH OF 3'-6" BELOW FINISHED GRADE.
4. ALL REINFORCING SHALL BE A.S.T.M. A-36.

ROUGH CARPENTRY

1. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
   A. NATIONAL DESIGN SPECIFICATION FOR WOOD & METAL FRAMED CONSTRUCTION.
   B. U.S. PRODUCT STANDARDS PS-1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD.
   C. APA CONSTRUCTION GUIDE – RESIDENTIAL & COMMERCIAL.
2. CONNECTIONS:
   A. PLYWOOD TO TRUSSES, RAFTERS ROOFS-USE 8D NAILS @ 6" O.C. @ PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS.
   B. ALL CONNECTIONS OF BEAMS, RIDGE MEMBERS & TRUSSES SHALL BE MADE USING HEAVY GAUGE (14 GA.) HURRICANE STRENGTH METAL FRAMING HANGERS WITH NAILING AT ALL HOLES.
   C. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE TREATED. FASTENERS SHALL BE COMPATIBLE WITH TREATMENT USED.
   D. PROVIDE ALL NECESSARY MISCELLANEOUS BLOCKING AND FRAMING AS REQUIRED FOR PROPER INSTALLATION OF EQUIPMENT AND ACCESSORIES INCLUDING BUT NOT LIMITED TO DOORS & HARDWARE, CABINETS AND COUNTERS ANDRESTROOM ACCESSORIES.

FINISHES

1. ALL FINISHES AND COLORS INTERIOR AND EXTERIOR NOT SPECIFIED SHALL BE TO MATCH EXISTING AND/OR SELECTION BY OWNER.
2. ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED OR APPROVED EQUIVALENT. ANY SUBSTITUTIONS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW PRIOR TO FINAL SELECTION.

SHOP DRAWINGS

SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO FABRICATION OR FINAL SELECTION FOR THE FOLLOWING ITEMS LISTED BELOW.

1. STRUCTURAL STEEL & CONNECTIONS.
2. LOW SLOPE ROOFING SYSTEM.
3. COLUMN ENCLOSURES & FINISHES
4. ELECTRICAL EQUIPMENT, FIXTURES AND ACCESSORIES PER OWNERS SELECTION.

STRUCTURAL STEEL

GENERAL

THE STRUCTURE HAS BEEN DESIGNED FOR THE IN-SERVICE LOADS ONLY. THE METHODS, MEANS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE SAFE WORKING CONDITIONS AND MAINTAIN THE INTEGRITY OF THE STRUCTURE DURING ALL STAGES OF CONSTRUCTION.

STRUCTURAL STEEL – ASD

STRUCTURAL STEEL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, LATEST EDITION WITH AMENDMENTS, AND THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, LATEST EDITION WITH AMENDMENTS.

ERECTOR SHALL MAINTAIN ADEQUATE TEMPORARY BRACING IN EACH DIRECTION UNTIL DIAPHRAGM AND LATERAL BRACE CONSTRUCTION IS COMPLETED.

STRUCTURAL STEEL WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992 GRADE 50. ALL OTHER STRUCTURAL STEEL (ANGLES, PLATES, ETC.) SHALL CONFORM TO ASTM A36. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500, GRADE B. ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 36. TYPICAL FOR ALL STRUCTURAL STEEL UNLESS OTHERWISE NOTED.

STRUCTURAL STEEL SHALL BE SHOP-PAINTED WITH A RUST INHIBITING PRIMER. PRIMER COLOR SHALL BE GRAY UNLESS OTHERWISE DIRECTED BY THE ARCHITECT.

DESIGN CONNECTIONS NOT SHOWN IN ACCORDANCE WITH THE LATEST AISC SPECIFICATION AND MANUAL OF STEEL CONSTRUCTION. DESIGN BEAM CONNECTIONS NOT SHOWN, TO SUPPORT ONE-HALF THE TOTAL UNIFORM LOAD-CARRYING CAPACITY OF THE BEAM.

UNLESS OTHERWISE NOTED, BOLTED CONNECTIONS FOR STRUCTURAL STEEL MEMBERS SHALL BE MADE WITH 3/4" DIAMETER HIGH STRENGTH BOLTS, CONFORMING TO ASTM A325. EXCEPT AS NOTED BOLTED CONNECTIONS SHALL BE TIGHTENED TO THE SNUG TIGHT CONDITION. BOLTED CONNECTIONS IN WIND BRACE ELEMENTS SHALL BE TIGHTENED USING THE TURN-OF-NUT METHOD. CONNECTIONS SHALL CONFORM TO THE SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, APPROVED BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS OF THE ENGINEERING FOUNDATION.

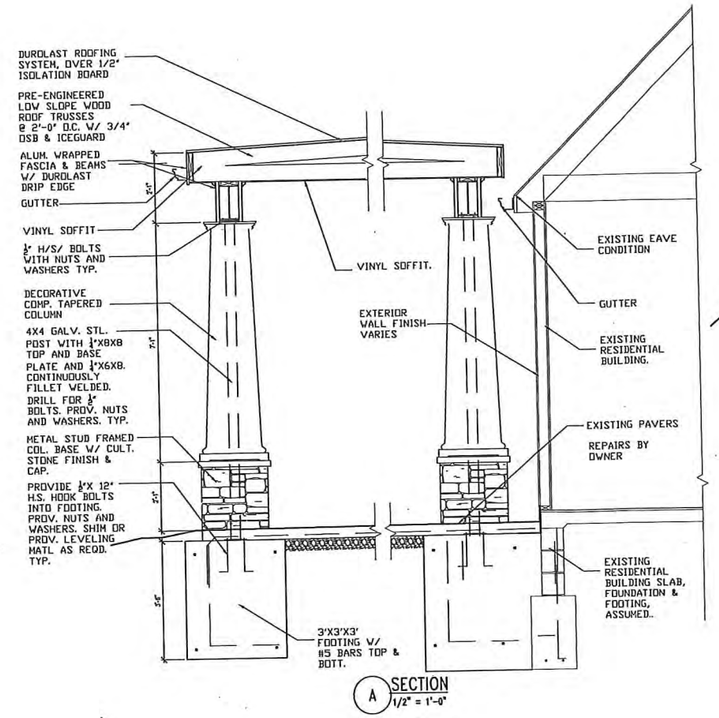
WELDING PROCEDURES SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S (AWS) STRUCTURAL WELDING CODES FOR: STEEL ANSI/AWS D1.1, SHEET STEEL ANSI/AWS D1.3 AND REINFORCING STEEL ANSI/AWS D1.4.

WELDED CONNECTIONS USING ASTM A992 STEEL AS A BASE METAL SHALL BE MADE WITH E70XX LOW HYDROGEN ELECTRODES. UNLESS OTHERWISE SHOWN OR NOTED, OTHER WELDED CONNECTIONS MAY BE MADE WITH REGULAR E70XX ELECTRODES.

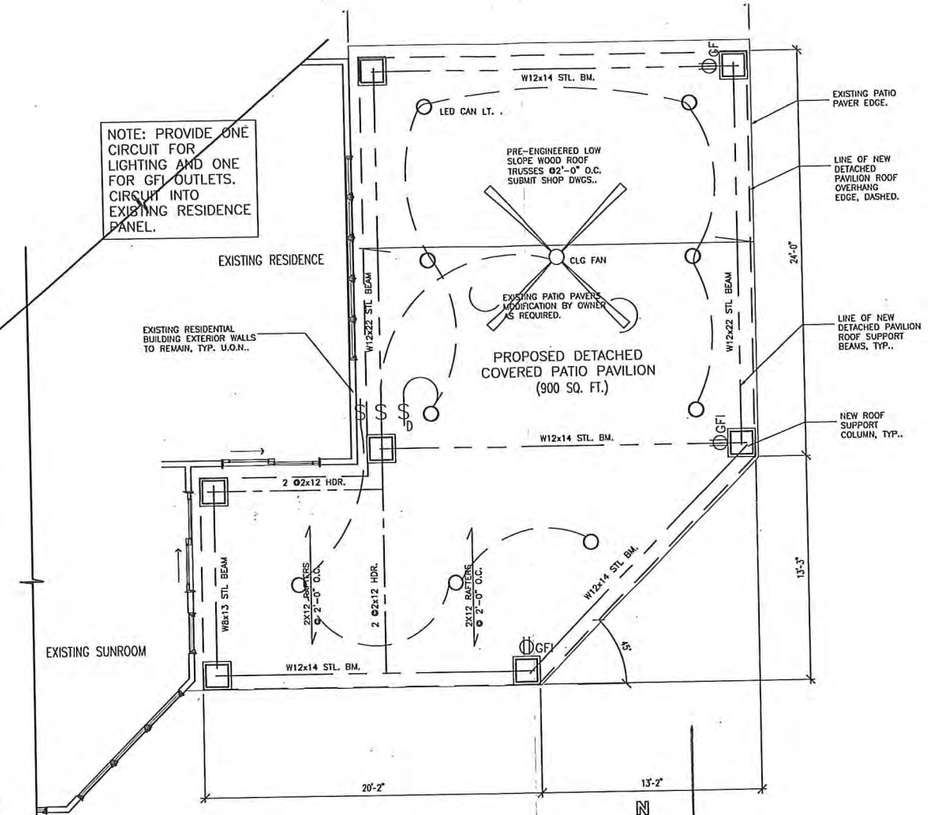
PAINT ON SURFACES ADJACENT TO JOINTS TO BE FIELD WELDED SHALL BE WIRE BRUSHED TO REDUCE THE PAINT FILM TO A MINIMUM.

SURFACES WITHIN 2" OF ANY FIELD WELD SHALL BE FREE OF MATERIALS THAT WOULD PREVENT PROPER WELDING OR PRODUCE TOXIC FUMES WHILE WELDING IS BEING DONE.

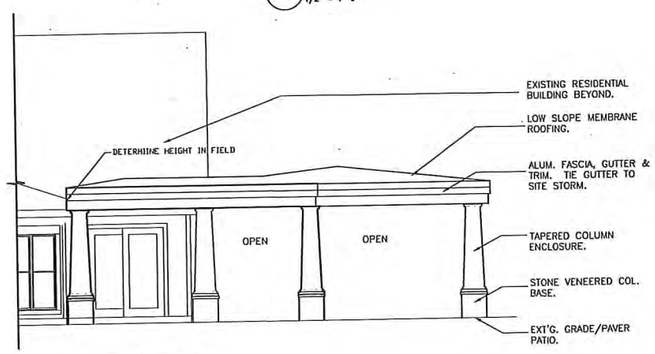
SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AS TO LOCATION, TYPE OF SPLICE AND CONNECTION TO BE MADE.



A SECTION
1/2" = 1'-0"



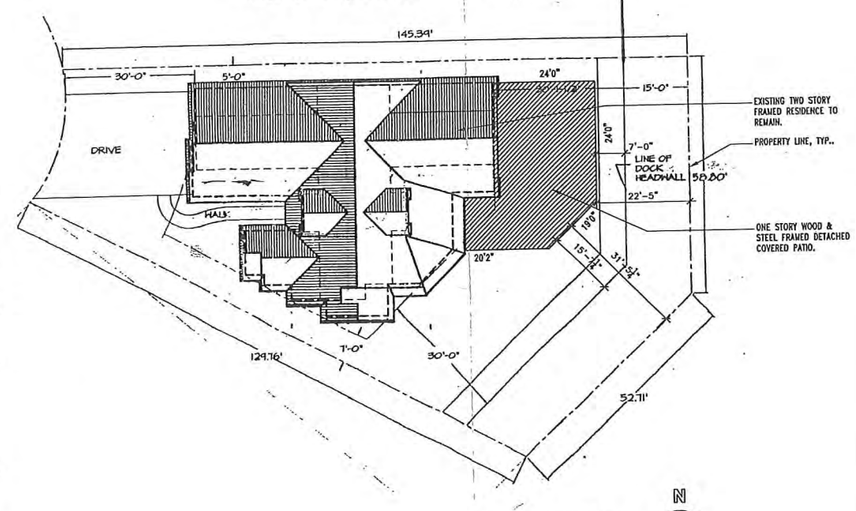
GRADE LEVEL FLOOR PLAN
1/4" = 1'-0"



SOUTH ELEVATION
3/16" = 1'-0"

632
DAN & Nichole NEFF

EAST ELEVATION
3/16" = 1'-0"



SITE LOCATION PLAN
1" = 20'-0"

DATES & REVISIONS	
PRELIM	08/28/17

PRETE BUILDERS
VINEYARD SQUARE PLAZA, SUITE 6
1605 STATE ROAD
VERMILION, OHIO 44089

NEW DETACHED PAVILION FOR:
FORMAN RESIDENCE
630 HARBOURSIDE DRIVE
SANDUSKY, OHIO

PROJECT NO.
DRAWN BY
CHECKED BY

SHEET NO.
A–1

TELEPHONE:
440.967.8665
440.967.8685 fax

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: William & Denise Forman

Property Owner Address: 630 Harbourside

Sandusky, OH 44870

Property Owner Telephone: 216-389-1093 [X] Check if okay to Text

Email bill@steininc.com

Contact Person: Bill Forman

Authorized Agent Name: Paul Prete

Authorized Agent Address: 1605 St Rt 60, Ste. 6

Vermilion, OH 44089

Authorized Agent Telephone: 440-653-0692 [X] Check if okay to Text

Email paul@pretebuilders.com

Contact Person: Paul Prete

Meeting with Staff _____

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 630 Harbourside

Legal Description of Property (check property deed for description):
2 Harbour Lagoons Sub Phase I EX STRI

Permanent Parcel Number: 57-05728.190

Zoning District: 510- Single Family

VARIANCE INFORMATION:

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

1145.15 (a)

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

Setback of accessory building is less than required

DETAILED SITE INFORMATION:

Land Area of Property: 9720sf or .2231acres **(sq. ft. or acres)**

Total Building Coverage (of each existing building on property):
Existing**Building #1:** 2121 **(in sq. ft.) Building #2:** N/A
Building #3: N/A **Additional:** 918 SqFt (proposed pavilion)

Total Building Coverage (as % of lot area): pavilion addition 20% of rear yard

Proposed Building Height (for any new construction): 12'

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

Number of Accessory Buildings: 1

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

Detached pavilion. Addition set approximately 1'0" away from existing single family residence over existing paved patio. Proposed pavilion structure is steel columns and frame with wood framed roof.

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 shape of the lot limits the size of the pavilion desired as cannot meet 15' off the home as 15' is in the water.

The adjacent neighbors, Doug Turner @ 628 Harbourside and Dan Neff @ 632 Harbourside, have been contacted, have seen the plans and have given their approval.

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** 2/12/18

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 630 HARBOURSIDE **(municipal street address of property, I hereby authorize** PAUL PRETE **to act on my behalf during the Board of Zoning Appeals approval process.**

Signature of Property Owner — **Date** 2/12/18

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

B Tomson

Federal Emergency Management Agency

Washington, D.C. 20472

AUG 22 2008

The Honorable Dennis Murray Jr.
President, Sandusky Board of Commissioners
222 Meigs Street
Sandusky, OH 44870

Case No: 06-05-B047V
Community: City of Sandusky, OH
Community No.: 390156
Effective Date: August 29, 2008
LOMC-VALID

Dear Board President Murray:

This letter revalidates the determinations for properties and/or structures in the referenced community as described in the Letters of Map Change (LOMCs) previously issued by the Department of Homeland Security's Federal Emergency Management Agency (FEMA) on the dates listed on the enclosed table. As of the effective date shown above, these LOMCs will revise the effective National Flood Insurance Program (NFIP) map dated August 28, 2008 for the referenced community, and will remain in effect until superseded by a revision to the NFIP map panel on which the property is located. The FEMA case number, property identifier, NFIP map panel number, and current flood insurance zone for the revalidated LOMCs are listed on the enclosed table.

Because these LOMCs will not be printed or distributed to primary map users, such as local insurance agents and mortgage lenders, your community will serve as a repository for this new data. We encourage you to disseminate the information reflected by this letter throughout your community so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information.

For information relating to LOMCs not listed on the enclosed table or to obtain copies of previously issued LOMR-Fs and LOMAs, if needed, please contact our Map Assistance Center, toll free, at 1-877-FEMA-MAP (1-877-336-2627).

Sincerely,

William R Blanton Jr

William R. Blanton Jr., CFM, Chief
Engineering Management Branch
Mitigation Directorate

Enclosure

cc: Community Map Repository
Ms. Kathryn K. McKillips, Director of Engineering Services

we do not accept
Jim Morley

REVALIDATED LETTERS OF MAP CHANGE FOR CITY OF SANDUSKY

Case No.	Date Issued	Identifier	Map Panel No.	Zone
93-05-954A	03/21/1994	LOT 261 IN ANNEXATION TO THE SUBLOT 10 IN VENICE HEIGHT ALLOTMENT	39043C0059D	X
95-05-946A	03/04/1996	LOT 4 - WALDOCK SUBDIVISION NO. 1	39043C0059D	X
95-05-2262A	05/28/1996	4701, 4703 - VENICE HEIGHTS BOULEVARD	39043C0059D	X
97-05-2550A	04/07/1997	CEDAR COVE ALLOTMENT - LOT 56 - 1625 WILLOW DRIVE	39043C0083D	X
00-05-6308A	11/15/2000	602 THORPE DRIVE	39043C0059D	X
00-05-4104A	11/17/2000	917 CEDAR POINTROAD	39043C0084D	X
01-05-3722A	09/21/2001	PINEWOOD CONDOMINIUMS PHASE 2, BULDING #4; 4705 VENICE HEIGHTS BOULEVARD	39043C0059D	X
01-05-1363A	06/06/2001	MARINA VILLA CONDOMINIUM NUMBER 1; 70-103 MARINA POINT DRIVE	39043C0083D	X
02-05-0966A	01/11/2002	SNUG HARBOR REVISED, SUBLOT 154 & PART OF 153; 520 NANTUCKET DRIVE	39043C0083D	X
02-05-0949A	01/16/2002	CEDAR POINT IMPROVEMENT COMPANY'S 1ST SUBD., PART OF BLK 72; 807 CEDAR POINT ROAD	39043C0084D	X
02-05-3156A	08/02/2002	HARBOUR LAGOONS SUBDIVISION, LOT 2; 630 HARBOURSIDE DRIVE	39043C0083D	X
02-05-4131A	10/11/2002	MARINA POINT DRIVE AND PORTSIDE DRIVE	39043C0083D	X
03-05-3014A	04/25/2003	CEDAR COVE ALLOTMENT, LOT 62; 123 GREENBRIER LANE	39043C0083D	X
03-05-3430A	06/06/2003	DARLING'S SURVEY, LOTS 4 AND 5	39043C0091D	X
03-05-3966A	07/11/2003	TAX PARCEL 5703431000; 534 NANTUCKET	39043C0083D	X
04-05-1745A	02/13/2004	OAKLAND HEIGHTS SUBDIVISION, LOT 434; 1330 C STREET	39043C0091D	X

REVALIDATED LETTERS OF MAP CHANGE FOR CITY OF SANDUSKY

Case No.	Date Issued	Identifier	Map Panel No.	Zone
04-05-1651A	03/03/2004	COLD CREEK PHASE 1, LOT 18; 4215 CREEKSIDE CIRCLE	39043C0237D	X
04-05-1652A	03/03/2004	COLD CREEK SUBDIVISION PHASE 1, LOT 19; 4211 CREEKSIDE CIRCLE	39043C0237D	X
04-05-1624A	03/03/2004	COLD CREEK SUBDIVISION, PHASE I, LOT 17; 4210 CREEKSIDE CIRCLE	39043C0237D	X
04-05-3105A	05/19/2004	WALDOCK SUB NO. 3, SUBLOT 21; 446 MILL POND DRIVE	39043C0059D	X
04-05-3660A	08/25/2004	536 NANTUCKET DRIVE	39043C0083D	X
04-05-B085A	10/27/2004	PLAT OF SNUG HARBOR, LOTS 150 & 151 -- 526 NANTUCKET DRIVE	39043C0083D	X
05-05-1662A	02/11/2005	SNUG HARBOR SUBDIV, LOT 134 -- 560 NANTUCKET DRIVE	39043C0083D	X
05-05-4474A	10/11/2005	COVE PARK SUBDIV, LOT 3 -- 406 COVE STREET	39043C0079D	X
06-05-B660A	03/14/2006	CEDAR POINT IMPROVEMENT CO. SUBDIV, LOT 71 -- 801 CEDAR POINT ROAD (OH)	39043C0083D	X
06-05-BZ85A	09/01/2006	SNUG HARBOR, LOTS 149 & 150 -- 530 NANTUCKET DRIVE (OH)	39043C0083D	X
07-05-2666A	03/08/2007	BLOCKS 3 AND 4, RADCLIFF'S ADDITION EAST OF MEIGS STREET -- 719 & 720 CURRAN STREET (OH)	39043C0079D	X
07-05-5102A	07/31/2007	CEDAR COVE ALLOTMENT, LOT 82 -- 175 SUNSET DRIVE	39043C0083D	X
08-05-1458A	01/15/2008	LOTS 139, 141, & 143 ON KING STREET -- 2308 BARKER STREET	39043C0078D	X
08-05-2590A	04/01/2008	BROWN & MCEWENS SUBDIV, LOTS 22 & 24 -- 520 MCEWEN STREET	39043C0079D	X
08-05-3023A	05/06/2008	CEDAR COVE ALLOTMENT, LOT 96 -- 113 SUNSET DRIVE	39043C0083D	X
08-05-2272A	06/03/2008	SNUG HARBOR, LOT 133 -- 562 NANTUCKET DRIVE	39043C0083D	X

REVALIDATED LETTERS OF MAP CHANGE FOR CITY OF SANDUSKY

Case No.	Date Issued	Identifier	Map Panel No.	Zone
08-05-1384A	12/231/2007	2308 BARKER STREET	39043C0078D	X
08-05-3866A	6/18/2008	LOT 119, 121, SLOANE & MCKELVEY SUBDIVISION - 1319 BROADWAY	39043C0078D	X

THE CONTRACTOR(S) WARRANTS THAT ALL CONSTRUCTION AND INSTALLATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL LAWS AND AUTHORITIES HAVING JURISDICTION.

IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS. ANY VARIATIONS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE DESIGNER PRIOR TO SUBMITTING A BID. NO EXTRAS OR CONSIDERATION SHALL BE GIVEN FOR VARIATIONS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE DRAWINGS.

ANY SUBSTITUTIONS, CHANGES OR DELETIONS OF MATERIALS, TECHNIQUES OR LOCATIONS SHALL BE PRESENTED TO THE DESIGNER FOR APPROVAL PRIOR TO SUBMITTING A BID; OTHERWISE WORK SHALL BE BID AND CONSTRUCTED AS SHOWN IN THE CONTRACT DOCUMENTS.

THE CONTRACT DOCUMENTS ARE INTENDED TO BE EXPLANATORY. SHOULD ANY DISCREPANCIES ARISE, OR ANY MISUNDERSTANDINGS APPEAR AS TO THE IMPORTANCE OF ANYTHING CONTAINED IN, THE EXPLANATION OF THE DESIGNER SHALL BE FINAL AND BINDING UPON THE CONTRACTOR.

ALL WORK OR MATERIALS NORMALLY REQUIRED TO COMPLETE THE WORK, ALTHOUGH NOT SPECIFICALLY REFERRED TO, SHALL BE FURNISHED BY THE CONTRACTOR AS IF SHOWN ON THE DRAWINGS. FAILURE TO SHOW OR MENTION PETTY DETAILS SHALL NOT WARRANT OMISSION OF ANYTHING NECESSARY FOR THE PROPER COMPLETION OF THE WORK.

THE CONTRACT DOCUMENTS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED OR DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER

VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DEMOLITION:

PROVIDE ALL DEMOLITION AS INDICATED ON DRAWINGS AND AS REQUIRED TO COMPLETE THE WORK.

PROVIDE ALL CUTTING AND PATCHING OF EXISTING WALLS, FLOORS AND CEILINGS AS REQUIRED TO ACCOMMODATE NEW LAYOUT. PATCH TO MATCH EXISTING ADJACENT WALLS, FLOORS AND CEILINGS FOR SMOOTH EVEN APPEARANCE UNLESS OTHERWISE INDICATED.

STRUCTURAL NOTES: GENERAL:

1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND TO INSURE THE SAFETY OF THE BUILDINGS AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE DOWNS WHICH MIGHT BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER THE COMPLETION OF THE PROJECT.
2. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
3. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THE GENERAL STRUCTURAL NOTES, THE SPECIFICATIONS OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
4. GOVERNING CODE: APPLICABLE RESIDENTIAL BUILDING CODE OF OHIO AND ALL APPLICABLE STATE OF OHIO AND LOCAL CODES.

DESIGN CRITERIA

1. DEAD LOAD ROOF- 20 PSF LIVE LOAD ROOF- 25 PSF
2. WIND LOAD 90 MPH EXPOSURE B, SEISMIC ZONE 1; WIND LOAD GOVERNS

CONCRETE

1. CAST IN PLACE CONCRETE TO BE MIN. 4000 PSI STRENGTH.
2. CAST IN PLACE CONC. FOOTINGS TO BE SET ON MIN. 2000 PSF SOIL BEARING.
3. EXTERIOR CONC. FOOTINGS & PIERS SHALL BE SET A MIN. DEPTH OF 3'-6" BELOW FINISHED GRADE.
4. ALL REINFORCING SHALL BE A.S.T.M. A-36.

ROUGH CARPENTRY

1. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
   A. NATIONAL DESIGN SPECIFICATION FOR WOOD & METAL FRAMED CONSTRUCTION.
   B. U.S. PRODUCT STANDARDS PS-1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD.
   C. APA CONSTRUCTION GUIDE - RESIDENTIAL & COMMERCIAL.
2. CONNECTIONS:
   A. PLYWOOD TO TRUSSES, RAFTERS ROOFS-USE 8D NAILS @ 6" O.C. @ PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS.
   B. ALL CONNECTIONS OF BEAMS, RIDGE MEMBERS & TRUSSES SHALL BE MADE USING HEAVY GAUGE (14 GA.) HURRICANE STRENGTH METAL FRAMING HANGERS WITH NAILING AT ALL HOLES.
   C. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE TREATED. FASTENERS SHALL BE COMPATIBLE WITH TREATMENT USED.
   D. PROVIDE ALL NECESSARY MISCELLANEOUS BLOCKING AND FRAMING AS REQUIRED FOR PROPER INSTALLATION OF EQUIPMENT AND ACCESSORIES INCLUDING BUT NOT LIMITED TO DOORS & HARDWARE, CABINETS AND COUNTERS ANDRESTROOM ACCESSORIES.

FINISHES

1. ALL FINISHES AND COLORS INTERIOR AND EXTERIOR NOT SPECIFIED SHALL BE TO MATCH EXISTING AND/OR SELECTION BY OWNER.
2. ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED OR APPROVED EQUIVALENT. ANY SUBSTITUTIONS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW PRIOR TO FINAL SELECTION.

SHOP DRAWINGS

SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO FABRICATION OR FINAL SELECTION FOR THE FOLLOWING ITEMS LISTED BELOW.

1. STRUCTURAL STEEL & CONNECTIONS.
2. LOW SLOPE ROOFING SYSTEM.
3. COLUMN ENCLOSURES & FINISHES
4. ELECTRICAL EQUIPMENT, FIXTURES AND ACCESSORIES PER OWNERS SELECTION.

STRUCTURAL STEEL

GENERAL

THE STRUCTURE HAS BEEN DESIGNED FOR THE IN-SERVICE LOADS ONLY. THE METHODS, MEANS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE SAFE WORKING CONDITIONS AND MAINTAIN THE INTEGRITY OF THE STRUCTURE DURING ALL STAGES OF CONSTRUCTION.

STRUCTURAL STEEL - A50

STRUCTURAL STEEL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, LATEST EDITION WITH AMENDMENTS, AND THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, LATEST EDITION WITH AMENDMENTS.

ERECTOR SHALL MAINTAIN ADEQUATE TEMPORARY BRACING IN EACH DIRECTION UNTIL DIAPHRAGM AND LATERAL BRACE CONSTRUCTION IS COMPLETED.

STRUCTURAL STEEL WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992 GRADE 50. ALL OTHER STRUCTURAL STEEL (ANGLES, PLATES, ETC.) SHALL CONFORM TO ASTM A36. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500, GRADE B. ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 36. TYPICAL FOR ALL STRUCTURAL STEEL UNLESS OTHERWISE NOTED.

STRUCTURAL STEEL SHALL BE SHOP-PAINTED WITH A RUST INHIBITING PRIMER. PRIMER COLOR SHALL BE GRAY UNLESS OTHERWISE DIRECTED BY THE ARCHITECT.

DESIGN CONNECTIONS NOT SHOWN IN ACCORDANCE WITH THE LATEST AISC SPECIFICATION AND MANUAL OF STEEL CONSTRUCTION. DESIGN BEAM CONNECTIONS NOT SHOWN, TO SUPPORT ONE-HALF THE TOTAL UNIFORM LOAD-CARRYING CAPACITY OF THE BEAM.

UNLESS OTHERWISE NOTED, BOLTED CONNECTIONS FOR STRUCTURAL STEEL MEMBERS SHALL BE MADE WITH 3/4" DIAMETER HIGH STRENGTH BOLTS, CONFORMING TO ASTM A325. EXCEPT AS NOTED BOLTED CONNECTIONS SHALL BE TIGHTENED TO THE SNUG TIGHT CONDITION. BOLTED CONNECTIONS IN WIND BRACE ELEMENTS SHALL BE TIGHTENED USING THE TURN-OF-NUT METHOD. CONNECTIONS SHALL CONFORM TO THE SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, APPROVED BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS OF THE ENGINEERING FOUNDATION.

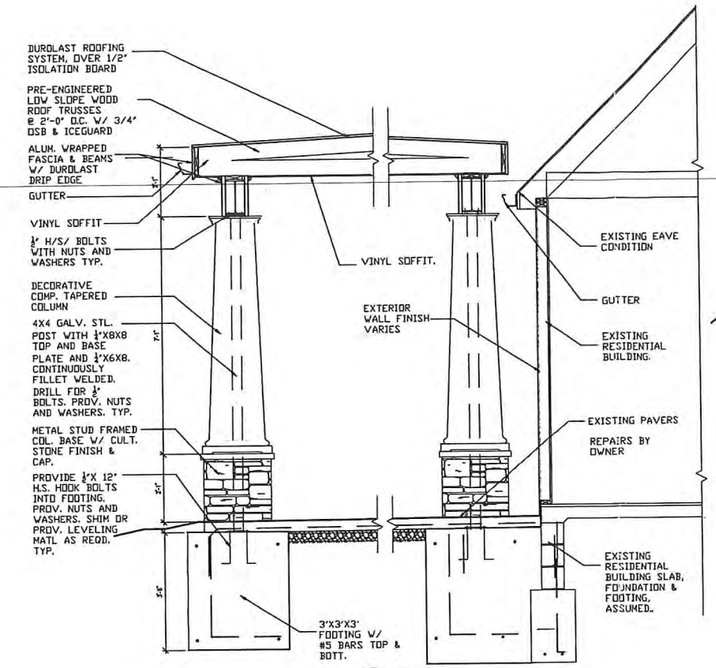
WELDING PROCEDURES SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S (AWS) STRUCTURAL WELDING CODES FOR: STEEL ANSI/AWS D1.1, SHEET STEEL ANSI/AWS D1.3 AND REINFORCING STEEL ANSI/AWS D1.4.

WELDED CONNECTIONS USING ASTM A992 STEEL AS A BASE METAL SHALL BE MADE WITH E70XX LOW HYDROGEN ELECTRODES. UNLESS OTHERWISE SHOWN OR NOTED, OTHER WELDED CONNECTIONS MAY BE MADE WITH REGULAR E70XX ELECTRODES.

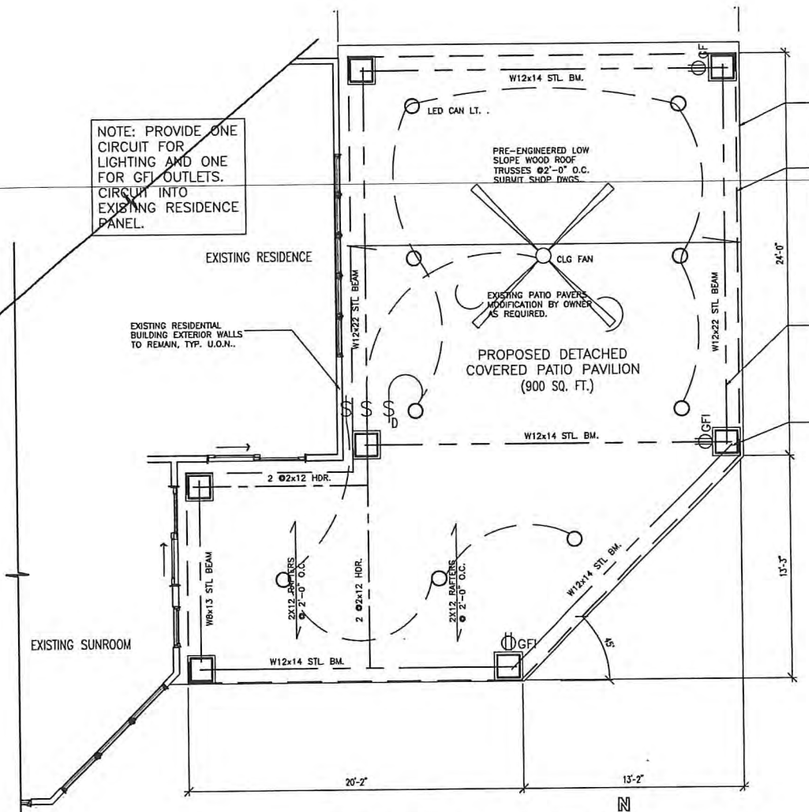
PAINT ON SURFACES ADJACENT TO JOINTS TO BE FIELD WELDED SHALL BE WIRE BRUSHED TO REDUCE THE PAINT FILM TO A MINIMUM.

SURFACES WITHIN 2" OF ANY FIELD WELD SHALL BE FREE OF MATERIALS THAT WOULD PREVENT PROPER WELDING OR PRODUCE TOXIC FUMES WHILE WELDING IS BEING DONE.

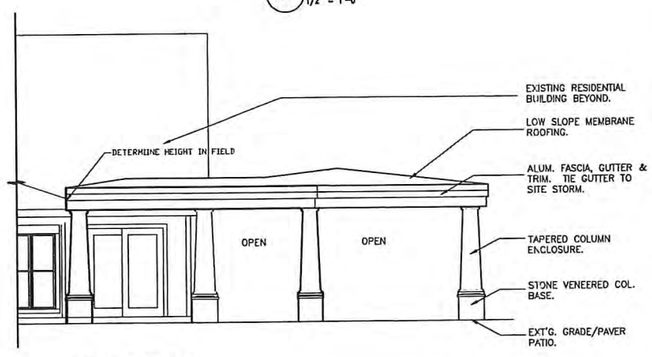
SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AS TO LOCATION, TYPE OF SPLICE AND CONNECTION TO BE MADE.



A SECTION
1/2" = 1'-0"

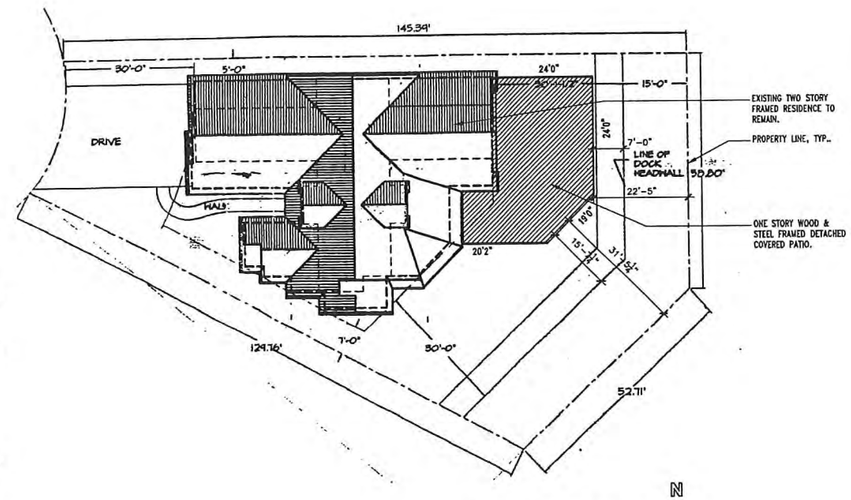


GRADE LEVEL FLOOR PLAN
1/4" = 1'-0"



SOUTH ELEVATION
3/16" = 1'-0"

EAST ELEVATION
3/16" = 1'-0"



SITE LOCATION PLAN
1" = 20'-0"

DATES & REVISIONS	
PRELIM	08/28/17

PRETE BUILDERS
VINEYARD SQUARE PLAZA, SUITE 6
1605 STATE ROAD
VERMILION, OHIO 44089

NEW DETACHED PAVILION FOR:
FORMAN RESIDENCE
630 HARBOURSIDE DRIVE
SANDUSKY, OHIO

PROJECT NO.
DRAWN BY
CHECKED BY

SHEET NO.
A-1

TELEPHONE:
440.967.8665
440.967.8685 fax

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR VARIANCE TO THE ALLOWABLE SIZE FOR A SIGN LOCATED AT 433 PERKINS AVENUE.

Reference Number: BZA-05-18

Date of Report: March 8, 2018

Report Author: Greg Voltz, Assistant Planner

City of Sandusky, Ohio
Board of Zoning Appeals Report

BACKGROUND INFORMATION

Brady Sign Company has submitted an application on behalf of Ned Hoelzer for a variance of 40 square foot to allow for a freestanding sign to be located at 433 West Perkins Avenue. The following information is relevant to this application:

Applicant:	Ned Hoelzer 3088 Oxford Millville Rd. Oxford, Ohio 45056
Site Location:	433 Perkins Avenue Sandusky, Ohio 44870
Zoning:	"GB"/ General Business
Existing Use:	Food Service
Applicable Plans & Regulations:	City of Sandusky Zoning Code Section 1143.08(c)(2) Specific Sign Requirements
Variance Requested:	1) A 40 square foot variance to the allowable size of a freestanding sign.
Variance Proposed:	2) The applicant proposes alterations to an existing 95 square foot freestanding sign located at 433 West Perkins Avenue, whereas the zoning code allows no greater than a 55 square foot freestanding sign.

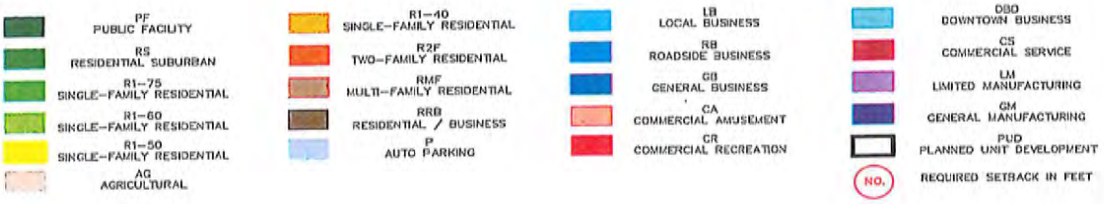
SITE DESCRIPTION

The subject parcel is located at 433 W Perkins Avenue, the property is zoned as GB General Business. The adjacent parcels are zoned as "GB" General Business District, "CS" Commercial Service and "R1-50" Single Family Residential.

A picture of the property along with a location map are found below.

433 West Perkins Avenue

Zone Map – Parcels



DIVISION OF PLANNING COMMENTS

The applicant has been approved for a conditional use variance to use a digital message board sign at 433 West Perkins Avenue. They will be replacing the current changeable copy sign with the digital message board sign, which will reduce the overall size of the freestanding sign slightly. However, this sign will still be larger than the allowable size for this district thus necessitating the variance.

In the application, the applicant provided the below for the necessity of the variance.

> *"With the current readerboard sign, the customer has difficulty changing out the sign in respect to both the weather and in letters falling off of the sign. By allowing the customer to replace the sign, they would be able to actively display their daily/weekly specials."*

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 size variance sought in this case is 40 square foot which is substantial.

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 location of the proposed sign would not substantially alter or be a detriment to the essential character of the neighborhood. There is a sign in the same place of the proposed location and other than the changeable copy portion, which will be replaced with a smaller digital message board, the remaining will stay in place.

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 applicant is aware of the zoning restrictions however the applicant believes since they are actually slightly reducing the size of the sign it is important to keep the rest of the signage.

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

The applicant could reduce the size of the freestanding sign.

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 the intent behind the zoning requirement would be observed as the proposed freestanding sign is existing and is the area is actually being reduced in size.

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 rate of 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.**

It does appear that the proposed sign would not 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 request for the variance is created due to alterations of the sign by the business owner.

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

Staff does not believe that the sign will adversely affect the surrounding property owners.

C. 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 strict application of the Zoning Code would not permit the applicant to construct a freestanding sign of this size at this location, thus limiting the applicant on the allowable size of signage for the property.

D. 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.

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

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

CONCLUSION/RECOMMENDATION

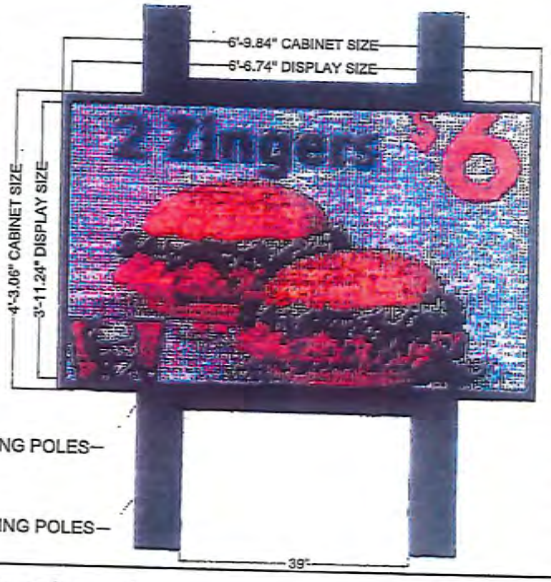
Staff would recommend approval of the 40 square foot variance to allow a 95 square foot freestanding sign located at 433 West Perkins Avenue as the total proposed signage will be reduced.

Attachments: (3)

Existing Signage

Proposed Signage

Qty: 2 - Electro-Matic Fusion 16 mm RGB Full Color Electronic Message Center Panels Mounted Back to Back (Mounted to Existing Poles)
Pixel Matrix - 72 x 120



3" X 3" X 1/4" ANGLE TO ATTACH TO EXISTING POLES–
(PTM EXISTING POLES)

8" ROUND EXISTING POLES–

ATTACHMENT "A"

Customer Approval _____ Date_____

Landlord Approval _____ Date_____

IDENTICOM SIGN SOLUTIONS
Turning ideas into visual reality.
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Farmington Hills, MI 48335
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info@identicomsigns.com
www.identicomsigns.com

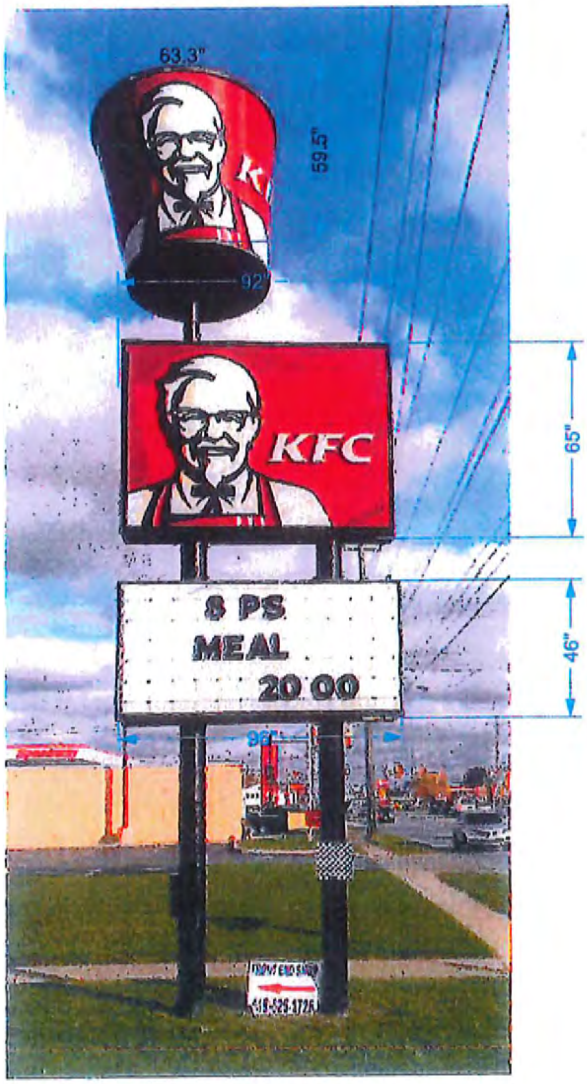
This is an original artwork drawing created by IdentiCom Sign Solutions, LLC ®. It is part of a planned project and is not be exhibited, copied or reproduced in any fashion without the written permission of IdentiCom Sign Solutions, LLC ®
ELECTRICAL CONNECTION TO BE DONE BY OTHERS

Disclaimer – This drawing is conceptual and was prepared to show approximate location, arrangement, size and color of signage. It is Subject to change and not intended to replace the use of construction documents and/or actual field dimensions.

DATE	11/24/17	DRAWN BY	DRR
PROJECT	KFC	CHECKED BY	J. DiNunzio
ADDRESS	433 Perkins Ave	PROJECT MGR	T. Moran
CITY	Sandusky, OH 44870		

KFC

ATTACHMENT "B"



ATTACHMENT "C"

433 Perkins Avenue

Existing sign location

CITY OF SANDUSKY
APPLICATION FOR BOARD OF ZONING APPEALS
APPROVAL

x Variance to Regulations of the City of Sandusky Zoning Code

APPLICANT/AGENT INFORMATION:

Property Owner Name: NED HOELZER

Property Owner Address: 3088 OXFORD MILLVILLE RD

OXFORD, OH 45056

Property Owner Telephone:

RECEIVED MAR 0 5 2018 By

Contact Person:

Authorized Agent Name: BRADY SIGNCO

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: 433 PERKINS AVE.

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

11 PERKINS AVE WH EX 2' S SIDE 13 PERKINS AVE WH

Zoning District: GB

VARIANCE INFORMATION:

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

1143.08 (c) (2)

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

Requesting a variance of 50 square feet to allow 95 square feet of freestanding signage versus the 45 allowable square feet.

DETAILED SITE INFORMATION:

Land Area of Property: .223 ACRES (sq. ft. or acres)

Total Building Coverage (of each existing building on property):
Building #1: 1,800 (in sq. ft.) Building #2: _____
Building #3: _____ Additional: _____

Total Building Coverage (as % of lot area): .18

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):

Replace existing pylon sign faces with (2) new full color electronic message center panels mounted back to back on existing sign poles.

(see attached)

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):

With the current readerboard sign, the customer has difficulty changing out the sign in respect to both the weather and in letters falling off of the sign. By allowing the customer to replace the sign, they would be able to actively display their daily/weekly specials.

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.

Michelle M

Signature of Owner or Agent

3/1/18

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 433 PERKINS AVE. (municipal street address of property, I hereby authorize BRADY SIGN CO to act on my behalf during the Board of Zoning Appeals approval process.

see attached

Signature of Property Owner

Date

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 11/9/18

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 433 PERKINS AVE. (municipal street address of property), I hereby authorize BRADY SIGN CO to act on my behalf during the Planning Commission approval process.

Signature of Property Owner _____ Date 11/9/18

REQUIRED SUBMITTALS:

15 copies of a site plan/off-street parking plan for property

Application Fee:
Similar Main Use: $100.00
Front Yard Fence: no charge
Conditional Use Permit: $100.00
Flood Plan Variance: $100.00
Other: check with staff for fee

APPLICATION MUST BE COMPLETELY FILLED OUT!

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____
Date of Planning Commission Meeting: _____
Planning Commission File Number: _____

FEB 0 1 2018