



**CITY OF SANDUSKY
BOARD OF ZONING APPEALS MEETING**

April 19, 2018

3:00 p.m.

**1ST FLOOR CONFERENCE ROOM, CITY BUILDING
AGENDA**

Meeting called to order – Roll Call

Review of minutes from the March 15, 2018 meeting

Swear in audience and staff members that will offer testimony on any agenda items

Adjudication hearings to consider the following:

1. Joseph Hayberger, on behalf of Martha Ebner has filed an application for several variances for both 1401 Camp Street and 1412 Sandusky Street.
2. Cedar Point Park LLC, has submitted an application for a variance to allow a commercial structures within a special flood hazard area at One Cedar Point Drive.
 - a. "Lighthouse Point Housekeeping" (Restroom)
 - b. "Beach Bar Improvements"
 - c. "Sagebrush Addition"
 - d. "Chick-Fil-A Interior Improvements"
3. Tim Ali has filed an application for a variance to place an accessory building within a front yard at 811 Cedar Point Road.
4. Eric Green has filed an application for a variance to place an accessory building within the side yard at 1607 W. Monroe Street.
5. 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.

THIS ITEM WAS TABLED AT A PREVIOUS MEETING

Other Business

Next Meeting: May 17, 2018

Adjournment

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

Board of Zoning Appeals
March 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 Mr. Matthews. Mr. Zeiher was excused. Ms. Casey Sparks, Ms. Angie Byington and Mr. Greg Voltz represented the Planning Department; Mr. Trevor Hayberger represented the Law Department and Debi Eversole, Clerk from the Community Development.

Dr. Semans moved to approve the minutes from the January 18, 2018 meeting as written. Mr. Delahunt seconded the motion. The motion carried with a unanimous vote.

Dr. Semans moved to approve the minutes from the February 15, 2018 meeting as written. Mr. Matthews seconded the motion. The motion carried with a unanimous vote.

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

Chairman Feick stated that William and Denise Foreman had 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. Prior to the start of the meeting, the applicants had requested that the board table this application for a future meeting. Dr. Semans moved to table the application for a future meeting. Mr. Matthews seconded the motion. With no further discussion, the motion carried with a unanimous vote.

Mr. Voltz presented that Brady Sign Company had 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 W. Perkins Avenue. The applicant received a conditional use permit to allow a digital message board sign at the February Planning Commission meeting. The applicant will be changing the current changeable portion of the sign with the digital message board; reducing the overall size of the sign. A variance is needed as the overall size of the sign is still greater than what the zoning code allows. Staff recommended approval of the variance.

Nathan Glass, 701 Buckeye Lane, representing Brady Signs stated that the sign will serve the same purpose but will add the digital element.

Mr. Delahunt moved to approve the variance as recommended by Staff. Dr. Semans seconded the motion. With no further discussion, the motion carried with a unanimous vote.

Dr. Semans asked what the current restrictions are for digital message signs. Mr. Voltz stated that their conditional use permit conditioned them to not change the message of the sign more than once every 10 seconds. Staff is also working with the Planning Commission to amend the Zoning Code to include a section on digital message board signs.

Ms. Sparks stated that there are applications for an April 19th meeting.

Dr. Semans moved to adjourn the meeting. Mr. Matthews seconded the motion. The meeting was adjourned at 4:37PM.

APPROVED:

Debi Eversole, Clerk

John Feick, Chairman

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR SEVARAL VARIANCES
FOR 1401 CAMP STREET AND 1412
SANDUSKY STREET.

Reference Number: BZA-13-18

Date of Report: April 11, 2018

Report Author: Casey Sparks, Chief Planner



City of Sandusky, Ohio

Board of Zoning Appeals Report

BACKGROUND INFORMATION

Joseph Hayberger, on behalf of Martha Ebner has filed an application for several variances for both 1401 Camp Street and 1412 Sandusky Street. The applicant is proposing to split a portion of the lot from 1401 Camp Street and combine this portion to 1412 Sandusky Street. Both lots are currently owned by Mrs. Ebner. The following information is relevant to this application:

Applicant: Marth Ebner
1412 Sandusky Street
Sandusky, Ohio 44870

Site Location: 1412 Sandusky Street/ 1401 Camp Street

Zoning: "R2F" Residential Two Family
North: R2F- Residential Two Family
South: R2F- Residential Two Family
East: R2F Residential Two Family
West: R1-50 Residential Single Family

Existing Use: Residential Two Family

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

Variances Requested:

1. A variance of 773.42 feet to allow the creation of a non-conforming lot at 1401 Camp Street. Section 1129.14 requires a lot zoned as R2F to be a minimum of 4300 square feet. The applicant is proposing a 3526.5886 square foot lot.
2. A variance of 2.2 feet to allow an existing accessory structure to be 12.8' from the dwelling on 1401 Camp Street. Section 1145.15 requires an accessory structure to be no less than fifteen feet from a dwelling on an adjacent lot.
3. A variance to allow an existing accessory structure to be located within the side yard at 1412 Sandusky Street. Section 1145.15 prohibits accessory structures to be located within the front or side yard.

SITE DESCRIPTION

The subject properties are located at 1412 Sandusky Street and 1401 Camp Street, within the "R2F" Residential Two Family Zoning District. Both properties are being utilized for residential uses.

Below is the zoning map and aerial image of the subject property. The subject is pointed out:

1401 Camp Street/ 1412 Sandusky Street



P.BUS FACILITY	SINGLE FAMILY RESIDENTIAL	LOCAL BUSINESS	DISTRICT BUSINESS
RESIDENTIAL SUBURBAN	TWO FAMILY RESIDENTIAL	ROADSIDE BUSINESS	COMMERCIAL SERVICE
SINGLE FAMILY RESIDENTIAL	MULTIFAMILY RESIDENTIAL	CENTRAL BUSINESS	LIMITED MANUFACTURING
SINGLE FAMILY RESIDENTIAL	RESIDENTIAL / BUSINESS	COMMERCIAL AMUSEMENT	CENTRAL MANUFACTURING
SINGLE FAMILY RESIDENTIAL	AUTO PARKING	COMMERCIAL RECREATION	PLANNED UNIT DEVELOPMENT
AGRICULTURAL			REQUIRED SIGNAGE



DIVISION OF PLANNING COMMENTS

The applicant has proposed to split a portion of the lot from 1401 Camp Street and combine this to 1412 Sandusky Street. Mrs. Ebner currently owns both properties, however she is looking to sell the property at 1401 Camp Street but retain ownership of the garage as she is currently utilizing the structure. Mrs. Ebner also has an existing easement that would allow her access to the property and structure indefinitely. The lot split and placement of the garage on the 1412 Sandusky Street property will create a non-conforming lot at 1401 Camp Street and the necessity for several variances at 1412 Sandusky Street.



The proposed size of the lot at 1401 Camp Street will be 3,526.56 square feet. Section 1129.14 requires a lot zoned as R2F to be a minimum of 4300 square feet. In regards to the required variances for 1412 Sandusky Street, the garage is proposed to be 12.8' from the adjacent dwelling (1401 Camp Street) the code would require no less than 15'. Section 1145.15 would also prohibit accessory structures within the side yard and the proposed lot split/ combination would place the garage within the side yard.

Currently 1401 Camp Street is legally nonconforming in area at approximately 4500 square feet. Although the proposed transfer of the land will create a nonconforming area for 1401 Camp Street, it will provide for 1412 Sandusky Street to have a conforming lot area.

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

"Sale of Camp Street property buyer is not paying for the garage, not included in the sale. Seller has easement for her use only on garage. Buyer believes since garage is on Camp Street property, he would be paying property tax for the garage. Seller would like the land the

garage sits on to be added to the seller's property at 1412 Sandusky Street. The seller could pay the taxes and cancel the easement. If lot split doesn't happen the buyer doesn't want to buy 1401 Camp Street. Also, it would make it difficult for the seller to sell 1412 Sandusky Street in the future if the garage was not included in the sale."

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 variances sought in this case are not substantial as the accessory structure is existing and will be located on the property that is already utilizing the garage for personal use; in addition the property, in which the distance variances would directly affect is requesting the proposed location the garage.

In regards to the proposed non-conforming lot, the property located at 1412 Sandusky Street is currently legally non-conforming, with the additional land that will be combined to this lot it will create a legal conforming lot.

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

The essential character of the neighborhood would not be altered, as stated the properties that would be affected are directly involved in the request of the variances and there are not new structures or additions.

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;

Staff believes the applicant was aware of the regulations as they had previously made a variance request in 2015 but withdrew the request. The property owner since then has found an interested buyer for the property located at 1401 Camp Street and has requested a variance.

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

Due to the current configuration of the lots and the need to place the garage on the property located at 1412 Sandusky Street, a variance is the only way this can be resolved. It is also important to note that the existing easement allows use and access of the garage to Mrs. Ebner, this may cause a predicament in the future with a new property owner. Transfer of a portion of the lot will mirror that of the existing easement.

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 variances.

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 however, moving the garage to be located on the property at 1412 Sandusky Street would be beneficial for both properties.

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 unique condition that the existing property owner currently has an access easement for the garage, as such keeping it on a separate parcel could be problematic in the future.

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 as the property owner directly affected is requesting the variance.

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 combination and proposed location garage on the property located at 1412 Sandusky Street.

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

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

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

The location of existing accessory building and the transfer of a portion of land between parcels will not oppose the general spirit and intent of the zoning ordinance.

CONCLUSION/RECOMMENDATION

In conclusion, planning staff recognizes that although the proposed lot split/ combination will create a nonconforming lot area for 1401 Camp Street the existing lot located at 1412 Sandusky Street is currently non-conforming, the proposed lot split/ combination will result in 1412 Sandusky Street becoming conforming. Staff also recognizes that the property owner does have an access easement to the garage and property which will make selling the adjacent property difficult in the future. Staff would recommend approval of the requested variances with the following conditions:

1. All appropriate building and zoning permits shall be obtained
2. All federal and state laws shall be observed



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: MARTHA L. EBNER

Property Owner Address: 1412 SANDUSKY STREET
SANDUSKY, OH 44870

Property Owner Telephone: 6419-626-8814 ☐ Check if okay to Text

Email: N/A

Contact Person: _____

Authorized Agent Name: JOSEPH HAYBERGER

Authorized Agent Address: 4308 A WESTWOOD WAY
SANDUSKY, OH 44870

Authorized Agent Telephone: 419-357-5087 ☐ Check if okay to Text

Email: amdream@bex.net

Contact Person: JOSEPH HAYBERGER

Meeting with Staff: _____

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1401 CAMP STREET and 1412 SANDUSKY STREET

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

1401 CAMP ST. SITUATED IN THE CITY OF SANDUSKY, COUNTY OF ERIE AND STATE

OF OHIO. BEING LOT NUMBER (9) CAMP STREET EXCEPT THE WEST THIRTY-TWO

(W.32) FEET THEREOF, ERIE COUNTY OHIO RECORDS. FOR 1412 SANDUSKY ST.

Permanent Parcel Number: SEE ATTACHMENTS.

1401 CAMP ST. → 58-00538.000

Zoning District: R2F

VARIANCE INFORMATION:

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

1129.13

1129.14

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

REQUESTING A PORTION OF 1401 CAMP STREET TO

COMBINE WITH 1412 SANDUSKY STREET. THIS WOULD

CREATE A NON-CONFORMING LOT PER

SECTION 1129.14

DETAILED SITE INFORMATION:

Land Area of Property: 1401 CAMP ST. (sq. ft. or acres) 44x105=4,620 S.F.

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

CAMP Building #1: 1,524.55 (in sq. ft.) Building #2: 415.40 GARAGE

Building #3: _____ Additional: _____

Total Building Coverage (as % of lot area): Bldg #1 32.99% Bldg #2 = 8.99%

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): 2

Number of Accessory Buildings: _____

1412 SANDUSKY STREET
LOT 32x88 = 2816 S.F.
HOUSE 1263.36 44.86%

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

SPLIT LOT SO GARAGE WOULD BECOME PART

OF 1412 SANDUSKY STREET PROPERTY. CANCEL

EASEMENT, AFTER THIS OCCURS, WHICH IS

CURRENTLY IN EFFECT ON GARAGE

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):

SALE OF CAMP STREET PROPERTY BUYER NOT PAYING
FOR GARAGE, NOT INCLUDED IN SALE. SELLER HAS
EASEMENT FOR HER USE ONLY ON GARAGE. BUYER BELIEVES
SINCE GARAGE IS ON CAMP STREET PROPERTY, HE WOULD BE PAYING
PROPERTY TAX FOR THE GARAGE. SELLER WOULD LIKE THE LAND THE GARAGE
SITS ON TO BE ADDED TO SELLER'S PROPERTY AT 1412 SANDUSKY STREET.
THEN SELLER COULD PAY TAXES AND CANCEL THE EASEMENT. IF NOT SPLIT
DOESN'T HAPPEN, BUYER DOESN'T WANT TO BUY 1401 CAMP STREET

APPLICATION AUTHORIZATION: ALSO, IT WOULD MAKE IT DIFFICULT FOR SELLER TO SELL 1412 SANDUSKY ST., IN THE FUTURE, IF THE GARAGE WAS NOT INCLUDED IN THE SALE.

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.

X Martha L. Ebner
Signature of Owner or Agent

3-12-18
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 1401 CAMP ST. ^{SANDUSKY} (municipal street address of property, I hereby authorize JOSEPH HAYBARGER to act on my behalf during the Board of Zoning Appeals approval process.

X Martha L. Ebner
Signature of Property Owner

3-12-18
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

Lawyers Title, a div. of Fidelity National Title Co.
402 Columbus Ave.
Sandusky, OH 44870
Phone: 419-626-4475 Fax: 419-626-8333

We are pleased to provide you with this Preliminary Information.

REQUESTED BY: Joe Hayberger
Hoty Enterprises

CASE NO: 601180533

PROPERTY ADDRESS: 1401 Camp St., Sandusky, OH 44870

LAST GRANTEE OF RECORD: Martha L. Ebner

DEED REFERENCES: RN201404723

DATE OF TRANSER: 6-19-14

TRANSFER FEE: N/A

TAX BILL#58-00538.000: ½ Year 2017 Tax: \$666.97

Special Assessment NONE, Amt. \$
Yrs. Through Payoff \$

VALUES:

Land:	\$2,750	Land:	\$
Building:	\$20,460	Building:	\$
Total:	\$23,210	Total:	\$

The above ☐ "is" ☒ "is not" currently on the Auditor's Agricultural Land List.

Lot Size: Frontage: 44'
Depth: 105'
Sketch Attached: ☒ Yes ☐ No
Auditor's Card Attached: ☒ Yes ☐ No

We have not made a title search on the following description and therefore cannot guarantee its accuracy. Legal attached as Exhibit "A".

Date: 2-13-18
Examiner/Typist: Tamie/tk
Prior Case No. _____

EXHIBIT "A"

Situated in the City of Sandusky, County of Erie and State of Ohio: Being Lot Number Nine (9) Camp Street except the west thirty-two (W. 32) feet thereof, Erie County Ohio Records.

Erie County, Ohio - Property Record Card
Parcel: 58-00538.000 Card: 1

GENERAL PARCEL INFORMATION

Owner EBNER MARTHA L
Property Address 1401 CAMP SANDUSKY OH 44870
Mailing Address 1412 SANDUSKY ST

Land Use 520 - TWO FAMILY RESIDENCE
Legal Description 9 CAMP STREET EX W 32' 44'X105'

Neighborhood 5855814 -
School District SANDUSKY SD

MAP NUMBER: 20

VALUATION

	Appraised	Assessed
Land Value	\$7,850.00	\$2,750.00
Improvements Value	\$58,450.00	\$20,460.00
CAUV Value	\$0.00	\$0.00
Total Value	\$66,300.00	\$23,210.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
F - FRONT LOT	0.1081	105	44	83	\$7,850.00

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
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SALES

Date	Buyer	Seller	Price
6/19/2014	EBNER MARTHA L	EBNER DAVID A	\$0
12/7/2000	EBNER DAVID A	DEHN SHARON L & DAVID	\$0

RESIDENTIAL

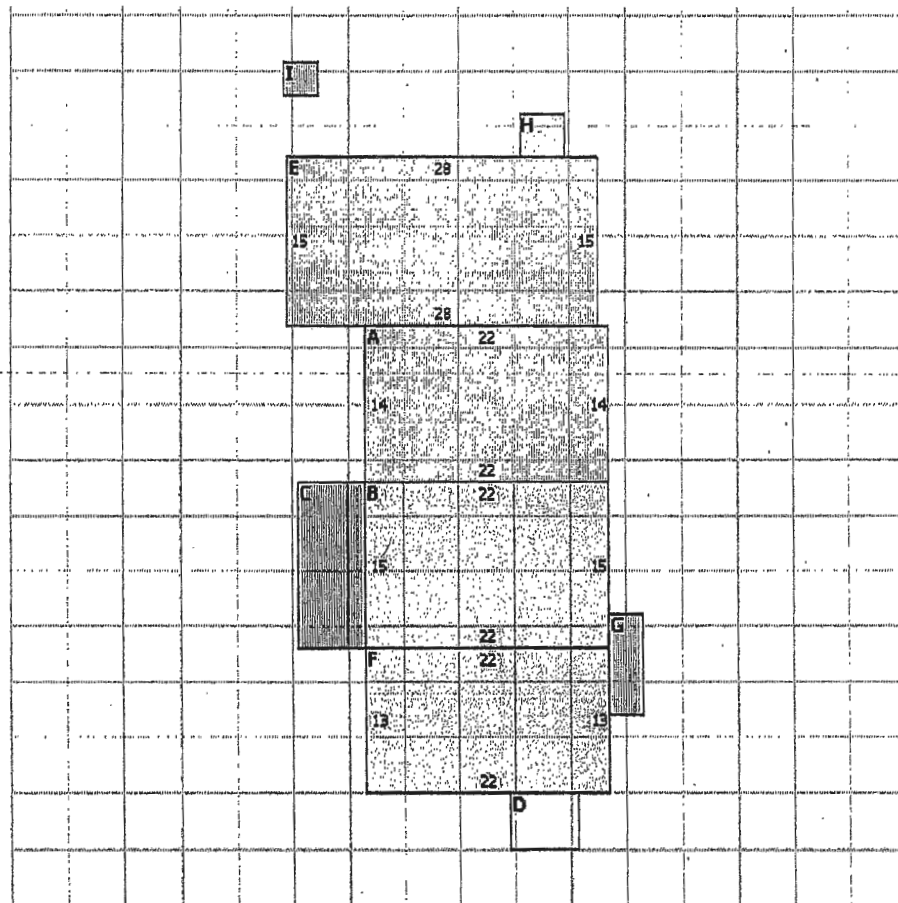
Building Style	SINGLE FAMILY
Year Built	1913
Stories	2
Finished Area	2014
First Floor Area	1371
Half Floor Area	0
Upper Floor Area	643
Rooms	6
Bedrooms	4
Family Rooms	0
Full Baths	2
Half Baths	0
Basement	PT BASEMENT
Finished Basement Area	0
Heating	CENTRAL HEAT
Cooling	NONE
Exterior Wall	WOOD
Attic	NONE
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

ADDITIONS

Description	Area	Year Built	Value
OFF - Open Fr Porch	90	0	\$1,400.00
OFF - Open Fr Porch	30	0	\$350.00
COVER - Cover / Canopy	18	0	\$200.00

IMPROVEMENTS

Description	Year Built	Dimension	Area	Value
Detch Fr Garage -	2006	23x18	414	\$6,160.00



Scale: 1/8" = 1' - 0"

A	1 s Fr/B	308 sqft
B	2 s Fr/B	330 sqft
C	OFF	90 sqft
D	OFF	30 sqft
E	1 s Fr	420 sqft
F	2 s Fr	286 sqft
G	2 s Fr	27 sqft
H	COVER	16 sqft
I	01	

TAX

	1st Half	2nd Half	Total
Charge:	\$1,171.12	\$1,171.12	
Credit:	(\$440.77)	(\$440.77)	
Rollback:	(\$63.38)	(\$63.38)	
Reduction:	\$0.00	\$0.00	
Homestead:	\$0.00	\$0.00	
Sales Credit:	\$0.00	\$0.00	
Net Tax:	\$666.97	\$666.97	
CAUV Recoupment:	\$0.00	\$0.00	
Special Assessments:	\$0.00	\$0.00	
Penalties/Adjustments:	\$0.00	\$0.00	
Delinquencies:	\$0.00	\$0.00	
Net Owed:	\$666.97	\$666.97	\$1,333.94
Net Paid:	\$0.00	\$0.00	\$0.00
Net Due:	\$666.97	\$666.97	\$1,333.94

[Print](#) | [Back](#)

Erie County GIS



Notes

↑
↓

Lawyers Title, a div. of Fidelity National Title Co.
402 Columbus Ave.
Sandusky, OH 44870
Phone: 419-626-4475 Fax: 419-626-8333

We are pleased to provide you with this Preliminary Information.

REQUESTED BY: Joe Hayberger
Hoty Enterprises

CASE NO: 601180532

PROPERTY ADDRESS: 1412 Sandusky St., Sandusky, OH 44870

LAST GRANTEE OF RECORD: Martha L. Ebner

DEED REFERENCES: RN201404722

DATE OF TRANSER: 6-19-14

TRANSFER FEE: N/A

TAX BILL#58-00619.000: ½ Year 2017 Tax: \$449.54, minus
homestead exemption of \$245.47

Special Assessment NONE, Amt. \$
Yrs. Through Payoff \$

VALUES:

Land:	\$1,830	Land:	\$
Building:	\$14,190	Building:	\$
Total:	\$16,020	Total:	\$

The above ☐ "is" ☒ "is not" currently on the Auditor's Agricultural Land List.

Lot Size:	Frontage: 32'
	Depth: 88'
Sketch Attached:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Auditor's Card Attached:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

We have not made a title search on the following description and therefore cannot guarantee its accuracy. Legal attached as Exhibit "A".

Date: 2-13-18
Examiner/Typist: Tamie/tk
Prior Case No. _____

EXHIBIT "A"

SITUATED IN THE CITY OF SANDUSKY, COUNTY OF ERIE AND STATE OF OHIO;
BEING THE WEST THIRTY-TWO FEET OF LOTS NUMBERS EIGHT (8) AND NINE (9)
CAMP STREET IN THE CITY OF SANDUSKY, ERIE COUNTY, OHIO.

Erie County, Ohio - Property Record Card
Parcel: 58-00619.000 Card: 1

GENERAL PARCEL INFORMATION

Owner EBNER MARTHA L
Property Address 1412 SANDUSKY SANDUSKY OH 44870
Mailing Address 1412 SANDUSKY STREET

Land Use 510 - SINGLE FAMILY RESIDENCE
Legal Description 8 9 CAMP STREET W 32'

Neighborhood 5855814 -
School District SANDUSKY SD

MAP NUMBER: 20

VALUATION

	Appraised	Assessed
Land Value	\$5,230.00	\$1,830.00
Improvements Value	\$40,550.00	\$14,180.00
CAUV Value	\$0.00	\$0.00
Total Value	\$45,780.00	\$16,020.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
F - FRONT LOT	0.0646	88	32	76	\$5,230.00

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
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SALES

Date	Buyer	Seller	Price
6/19/2014	EBNER MARTHA L	EBNER DAVID A	\$0
1/1/1987	EBNER DAVID A	Unknown	\$0

RESIDENTIAL

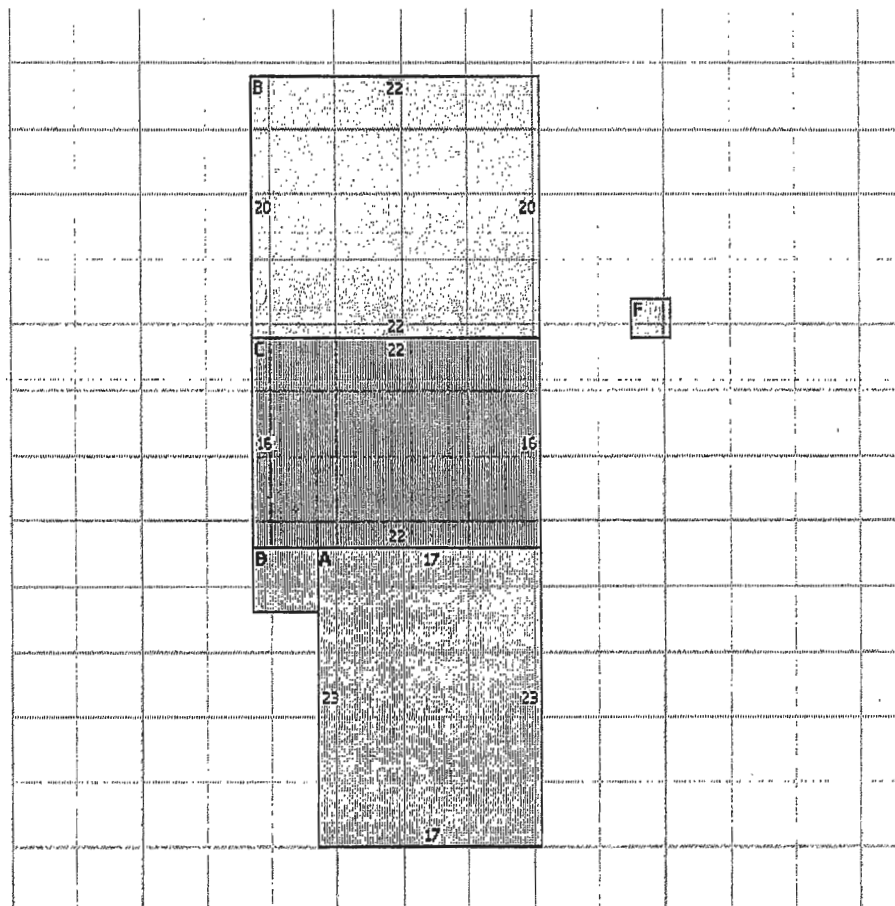
Building Style	SINGLE FAMILY
Year Built	1930
Stories	1
Finished Area	1183
First Floor Area	1183
Half Floor Area	0
Upper Floor Area	0
Rooms	5
Bedrooms	1
Family Rooms	0
Full Baths	1
Half Baths	0
Basement	PT BASEMENT
Finished Basement Area	0
Heating	CENTRAL HEAT
Cooling	NONE
Exterior Wall	ALUM/VINYL
Attic	NONE
Number of Fireplace Openings	1
Number of Fireplace Stacks	1

ADDITIONS

Description	Area	Year Built	Value
COVER - Cover / Canopy	25	0	\$200.00
STP - Stoop	25	0	\$200.00

IMPROVEMENTS

Description	Year Built	Dimension	Area	Value
Patio/Concrete Slab	1990	18x18	324	\$560.00



Scale: 5ft

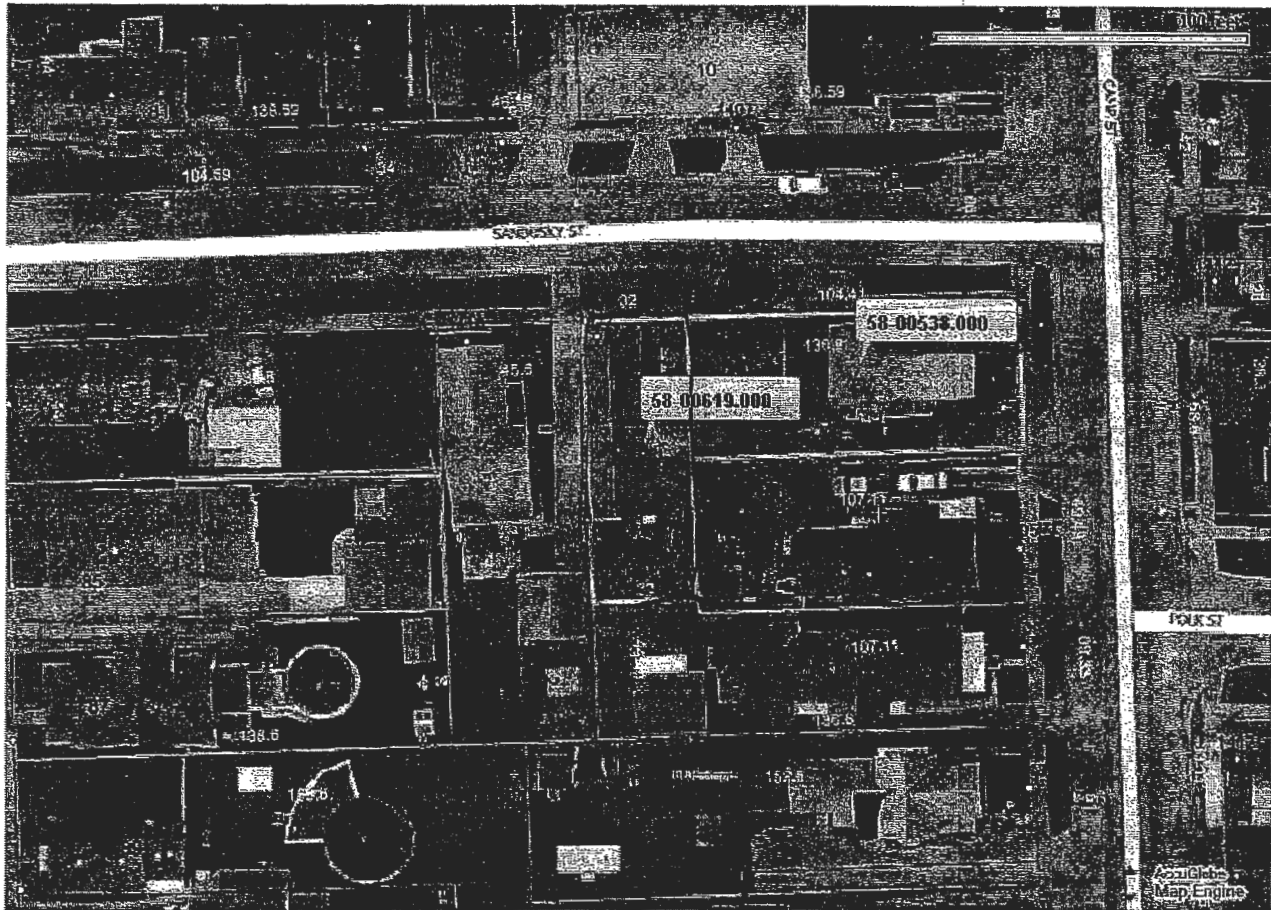
A	1 s Fr
B	391 sqft
C	A/1 s Fr
D	440 sqft
E	1 s Fr/1/4 B
F	352 sqft
G	STP
H	25 sqft
I	COVER
J	25 sqft
K	O1

TAX

	1st Half	2nd Half	Total
Charge:	\$808.33	\$808.33	
Credit:	(\$304.23)	(\$304.23)	
Rollback:	(\$43.75)	(\$43.75)	
Reduction:	(\$10.81)	(\$10.81)	
Homestead:	(\$245.47)	(\$245.47)	
Sales Credit:	\$0.00	\$0.00	
Net Tax:	\$204.07	\$204.07	
CAUV Recoupment:	\$0.00	\$0.00	
Special Assessments:	\$0.00	\$0.00	
Penalties/Adjustments:	\$0.00	\$0.00	
Delinquencies:	\$0.00	\$0.00	
Net Owed:	\$204.07	\$204.07	\$408.14
Net Paid:	\$0.00	\$0.00	\$0.00
Net Due:	\$204.07	\$204.07	\$408.14

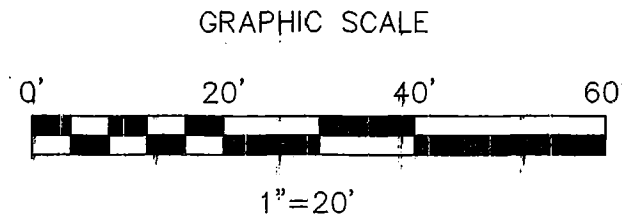
[Print](#) | [Back](#)

Erie County GIS

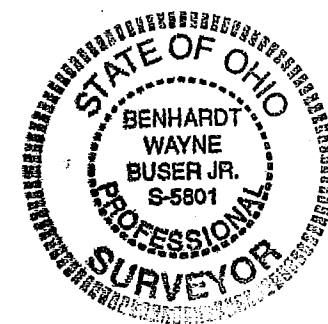
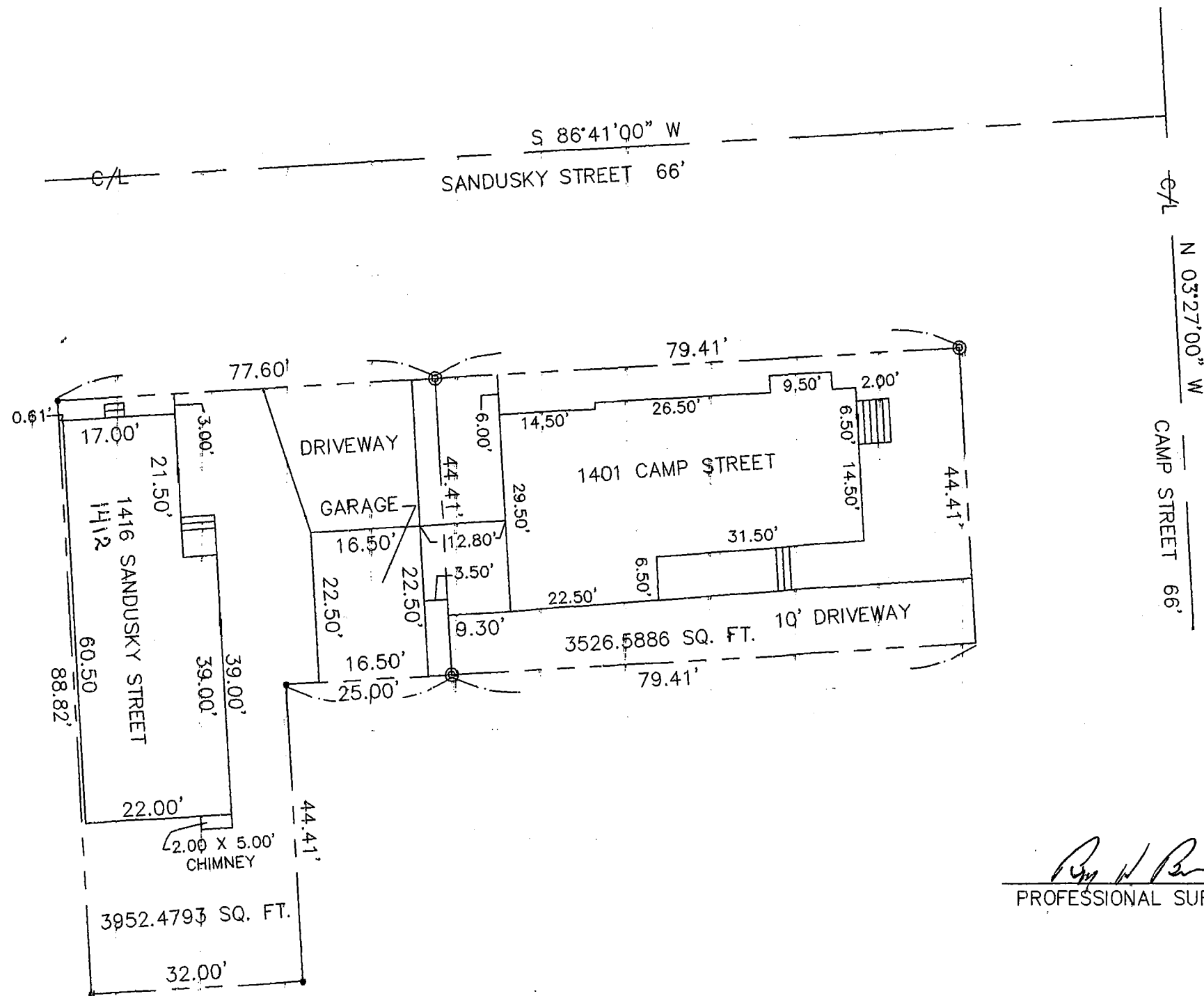


Notes

^
v



SKETCH OF A PROPOSED LOT SPLIT WITH
BUILDING LOCATIONS AND BEING A PART
OF LOTS 8 & 9 CAMP STREET, THIRD WARD,
CITY OF SANDUSKY IN THE WESTERN
LIBERTIES ADDITION, ERIE COUNTY, OHIO
APRIL 2015



Ben W. Buser Jr.
PROFESSIONAL SURVEYOR S5801



10/01/10

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

BOARD OF ZONING APPEALS REPORT

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

“LIGHTHOUSE POINT HOUSEKEEPING
(RESTROOM)”
ONE CLEVELAND DRIVE
CEDAR POINT PARK LLC

Reference Number: BZA-08-18

Date of Report: April 11, 2018

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



City of Sandusky, Ohio

Board of Zoning Appeals Report

Lighthouse Point Housekeeping (Restrooms)

BACKGROUND INFORMATION

Cedar Point Park LLC, has submitted a variance application for the proposed (commercial) structure at One Cedar Point Drive (Cedar Point Amusement Park). Parcel 55-00076.000. The location of the structure is within the current 100 year Flood Zone based on the current FEMA Firm Map (Issue Date of 2008), and above the Base Flood Elevation (BFE) of 577.2. COS Ordinance Chapter 1157 Flood Damage Reduction, requires a 2 foot Flood Protection Elevation (FPE) (579.2) for the finish floor and any mechanical equipment. If this height cannot be met, a variance request can be submitted.

This structure has been designed for housekeeping and a restroom facility. The site conditions and ADA accessibility do not allow for the higher floor elevation to meet the FPE requirement. The new building will be used throughout the parks operating season, but will not be open in the event of a flood event as the park will be closed.

The following information is relevant to this application:

Applicant: Cedar Point Park LLC
One Cedar Point Drive
Sandusky, Ohio 44870

Site Location: One Cedar Point Drive

Zoning: Commercial Amusement

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

Variance Requested: **Flood Protection Elevation Requirement**
To allow for the use of the proposed structure that is above the Base flood elevation (floor elevation 577.50 - BFE 577.20) and below the flood protection elevation to be used as a housekeeping and restroom facility.

Variance Proposed: The applicant proposes to use the structure within the Flood Plain and below the Flood Protection Elevation. The proposed structure will be housekeeping and restroom facility, the floor is above the Base Flood Elevation, but it is not feasible to raise the floor elevation or equipment (577.50) to be above the flood protection elevation (579.2). This structure will not be used in the event of flooding, as the entire park would be closed during that event.

SITE DESCRIPTION

Cedar Point Park LLC has filed a variance application to the required Flood Protection Elevation at One Cedar Point Drive, for the proposed Lighthouse Point Housekeeping Building. Due to the proposed structure and equipment being below the Flood Protection Elevation (579.2), our Floodplain Ordinance (Chapter 1157) requires a variance be granted prior to building below the Flood Protection Elevation.

Based on the provided information, and our review of the current elevations, we recommend that this variance be approved.

DIVISION OF ENGINEERING COMMENTS

The applicant has proposed this variance for the Board to review. Staff has reviewed this request and based on this being an accessible structure, and the park not being open if there is a flooding event. We do not anticipate any impact to the Base Flood Elevation based on this additional structure.

We request that this item be granted a variance which would allow its use.

CONCLUSION/RECOMMENDATION

In conclusion, engineering staff recommends approval of this variance. Staff and Cedar Point have been coordinating on this and future projects so that, if required, we will submit for variances earlier in the process to facilitate the approval, construction and occupancy requirements.

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

BOARD OF ZONING APPEALS REPORT

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

“BEACH BAR IMPROVEMENTS”
ONE CLEVELAND DRIVE
CEDAR POINT PARK LLC

Reference Number: BZA-10-18

Date of Report: April 11, 2018

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



City of Sandusky, Ohio

Board of Zoning Appeals Report

Beach Bar Improvements

BACKGROUND INFORMATION

Cedar Point Park LLC, has submitted a variance application for the proposed (commercial) structure at One Cedar Point Drive (Cedar Point Amusement Park). Parcel 55-00076.000. The location of the structure is within the current 100 year Flood Zone based on the current FEMA Firm Map (Issue Date of 2008), and above the Base Flood Elevation (BFE) of 577.2. COS Ordinance Chapter 1157 Flood Damage Reduction, requires a 2 foot Flood Protection Elevation (FPE) (579.2) for the finish floor and any mechanical equipment. If this height cannot be met, a variance request can be submitted.

This structure has been designed for Beach Bar facility. The site conditions and ADA accessibility do not allow for the higher floor elevation to meet the FPE requirement. The new building will be used throughout the parks operating season, but will not be open in the event of a flood event as the park will be closed.

The following information is relevant to this application:

Applicant: Cedar Point Park LLC
One Cedar Point Drive
Sandusky, Ohio 44870

Site Location: One Cedar Point Drive

Zoning: Commercial Amusement

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

Variance Requested: **Flood Protection Elevation Requirement**
To allow for the use of the proposed structure that is above the Base flood elevation (floor elevation 578.50 - BFE 577.20) and below the flood protection elevation to be used as a Beach Bar facility.

Variance Proposed: The applicant proposes to use the structure within the Flood Plain and below the Flood Protection Elevation. The proposed structure will be a Beach Bar facility, the floor is above the Base Flood Elevation, but it is not feasible to raise the floor elevation or equipment (578.50) to be above the flood protection elevation (579.2). This structure will not be used in the event of flooding, as the entire park would be closed during that event.

SITE DESCRIPTION

Cedar Point Park LLC has filed a variance application to the required Flood Protection Elevation at One Cedar Point Drive, for the proposed Beach Bar Building. Due to the proposed structure and equipment being below the Flood Protection Elevation (579.2), our Floodplain Ordinance (Chapter 1157) requires a variance be granted prior to building below the Flood Protection Elevation.

Based on the provided information, and our review of the current elevations, we recommend that this variance be approved.

DIVISION OF ENGINEERING COMMENTS

The applicant has proposed this variance for the Board to review. Staff has reviewed this request and based on this being an accessible structure, and the park not being open if there is a flooding event. We do not anticipate any impact to the Base Flood Elevation based on this additional structure.

We request that this item be granted a variance which would allow its use.

CONCLUSION/RECOMMENDATION

In conclusion, engineering staff recommends approval of this variance. Staff and Cedar Point have been coordinating on this and future projects so that, if required, we will submit for variances earlier in the process to facilitate the approval, construction and occupancy requirements.

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

BOARD OF ZONING APPEALS REPORT

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

“SAGEBRUSH ADDITION”
ONE CLEVELAND DRIVE
CEDAR POINT PARK LLC

Reference Number: BZA-07-18

Date of Report: April 11, 2018

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



City of Sandusky, Ohio

Board of Zoning Appeals Report

Sagebrush Addition

BACKGROUND INFORMATION

Cedar Point Park LLC, has submitted a variance application for the proposed (commercial) improvements to the existing structure at One Cedar Point Drive (Cedar Point Amusement Park). Parcel 55-00076.000. The location of the structure is within the current 100 year Flood Zone based on the current FEMA Firm Map (Issue Date of 2008), and below the Base Flood Elevation (BFE) of 577.2. COS Ordinance Chapter 1157 Flood Damage Reduction, requires a 2 foot Flood Protection Elevation (FPE) (579.2) for the finish floor and any mechanical equipment. If this height cannot be met, a variance request can be submitted.

This structure is being improved for a Coke Refresh Station. The site conditions and ADA accessibility do not allow for the higher floor elevation to meet the FPE requirement. The existing building will be used throughout the parks operating season, but will not be open in the event of a flood event as the park will be closed.

The following information is relevant to this application:

Applicant: Cedar Point Park LLC
One Cedar Point Drive
Sandusky, Ohio 44870

Site Location: One Cedar Point Drive

Zoning: Commercial Amusement

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

Variance Requested: **FEMA Base Flood Elevation
Flood Protection Elevation Requirement**
To allow for the use of the existing structure that is below the Base flood elevation (floor elevation 576.40 - BFE 577.20) and below the flood protection elevation to be used as a Coke Refresh Station.

Variance Proposed: The applicant proposes to use the existing structure within the Flood Plain and below the Base Flood Elevation and the Flood Protection Elevation. The existing structure will be a Coke Refresh Station, the floor is below the Base Flood Elevation, but it is not feasible to raise the floor elevation or equipment (576.40) to be above the flood protection elevation (579.2). This structure will not be used in the event of flooding, as the entire park would be closed during that event.

SITE DESCRIPTION

Cedar Point Park LLC has filed a variance application to the required Base Flood Elevation and Flood Protection Elevation at One Cedar Point Drive, for the proposed Coke Refresh Station. Due to the existing structure and equipment being below the Flood Protection Elevation (579.2), our Floodplain Ordinance (Chapter 1157) requires a variance be granted prior to building below the Flood Protection Elevation.

In addition, a variance to the Base Flood Elevation is also required.

Based on the provided information, and our review of the current elevations, we recommend that this variance include both variances within this one approval.

DIVISION OF ENGINEERING COMMENTS

The applicant has proposed this variance for the Board to review. Staff has reviewed this request and based on this being an accessible structure, and the park not being open if there is a flooding event. We do not anticipate any impact to the Base Flood Elevation based on this additional structure.

We request that this item be granted a variance which would allow its use.

CONCLUSION/RECOMMENDATION

In conclusion, engineering staff recommends approval of this variance. Staff and Cedar Point have been coordinating on this and future projects so that, if required, we will submit for variances earlier in the process to facilitate the approval, construction and occupancy requirements.

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

BOARD OF ZONING APPEALS REPORT

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

“CHICK-FIL-A INTERIOR IMPROVEMENTS”
ONE CLEVELAND DRIVE
CEDAR POINT PARK LLC

Reference Number: BZA-09-18

Date of Report: April 11, 2018

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



City of Sandusky, Ohio

Board of Zoning Appeals Report

Chick-Fil-A Interior Improvements

BACKGROUND INFORMATION

Cedar Point Park LLC, has submitted a variance application for the proposed (commercial) improvements to the existing structure at One Cedar Point Drive (Cedar Point Amusement Park). Parcel 55-00076.000. The location of the structure is within the current 100 year Flood Zone based on the current FEMA Firm Map (Issue Date of 2008), and above the Base Flood Elevation (BFE) of 577.2. COS Ordinance Chapter 1157 Flood Damage Reduction, requires a 2 foot Flood Protection Elevation (FPE) (579.2) for the finish floor and any mechanical equipment. If this height cannot be met, a variance request can be submitted.

This structure is being improved for a Chick-Fil-A restaurant. The site conditions and ADA accessibility do not allow for the higher floor elevation to meet the FPE requirement. The existing building will be used throughout the parks operating season, but will not be open in the event of a flood event as the park will be closed.

The following information is relevant to this application:

Applicant: Cedar Point Park LLC
One Cedar Point Drive
Sandusky, Ohio 44870

Site Location: One Cedar Point Drive

Zoning: Commercial Amusement

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

Variance Requested: **Flood Protection Elevation Requirement**
To allow for the use of the existing structure that is above the Base flood elevation (floor elevation 577.90 - BFE 577.20) and below the flood protection elevation to be used as a Chick-Fil-a restaurant facility.

Variance Proposed: The applicant proposes to use the existing structure within the Flood Plain and below the Flood Protection Elevation. The existing structure will be a Chick-Fil-A restaurant facility, the floor is above the Base Flood Elevation, but it is not feasible to raise the floor elevation or equipment (577.90) to be above the flood protection elevation (579.2). This structure will not be used in the event of flooding, as the entire park would be closed during that event.

SITE DESCRIPTION

Cedar Point Park LLC has filed a variance application to the required Flood Protection Elevation at One Cedar Point Drive, for the proposed Chick-Fil-A improvements. Due to the existing structure and equipment being below the Flood Protection Elevation (579.2), our Floodplain Ordinance (Chapter 1157) requires a variance be granted prior to building below the Flood Protection Elevation.

Based on the provided information, and our review of the current elevations, we recommend that this variance be approved.

DIVISION OF ENGINEERING COMMENTS

The applicant has proposed this variance for the Board to review. Staff has reviewed this request and based on this being an accessible structure, and the park not being open if there is a flooding event. We do not anticipate any impact to the Base Flood Elevation based on this additional structure.

We request that this item be granted a variance which would allow its use.

CONCLUSION/RECOMMENDATION

In conclusion, engineering staff recommends approval of this variance. Staff and Cedar Point have been coordinating on this and future projects so that, if required, we will submit for variances earlier in the process to facilitate the approval, construction and occupancy requirements.

CITY OF SANDUSKY
APPLICATION FOR BOARD OF ZONING APPEALS
APPROVAL

_____ Variance to Regulations of the City of Sandusky Zoning Code

APPLICANT/AGENT INFORMATION:

Property Owner Name:

Cedar Point Park LLC

Property Owner Address:

One Cedar Point Drive

Sandusky, OH 44870

Property Owner Telephone:

419-609-5965

Contact Person:

Adam Pooch

adam.pooch@cedarpoint.com

Authorized Agent Name:

Authorized Agent Address:

Authorized Agent Telephone:

Contact Person:

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: One Cedar Point Drive

Legal Description of Property (check property deed for description):
Parcel # 55-00076.000

Cover page of deed attached, remaining 41 pages available
upon request

Zoning District: Commercial Amusement (CA)

VARIANCE INFORMATION:

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

1157.04 (e)(3)

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

• Lighthouse Point Housekeeping (Restrooms) Elev. = 577.50, Req'd = 579.20

• Beach Bar Improvements Elev. = 578.50, Required = 579.20

• Sagebrush Refresh Alterations Elev. = 576.40, Required = 579.20

• Chick-Fil-A Interior Improvements Elev. = 577.90, Required = 579.20

• Melt & Main Kitchen Renovation Elev. = 580.05, Required = 579.20

DETAILED SITE INFORMATION:

Land Area of Property: 144.83 Ac. in Parcel # 55-00076.000 (sq. ft. or acres)

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

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

Building #3: _____ Additional: _____

Many buildings within amusement park

Total Building Coverage (as % of lot area): N/A

Proposed Building Height (for any new construction): _____

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

Number of Accessory Buildings: N/A

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

- *Lighthouse Point Housekeeping Restrooms to service new Luxury RV Sites Development. Dumpster enclosure is an accessory structure as defined by 1157.04(f) and has no roof. Linen building also considered an accessory structure (80 S.F.) non-habitable, anchored structure.*
- *Beach Bar to provide new restrooms and pergola to compliment new bar in existing cabana.*
- *Sagebrush addition under an existing roof*
- *Melt & Main Kitchen Renovation and Chick-Fil-A are interior improvements to existing structures*

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):

• Lighthouse Point Housekeeping raised as high as feasibly possible (3 feet +/-)

• Beach Bar improvements to match existing cabana elevation

• Sagebrush addition to match existing floor elevation

• Chick-Fil-A and Melt & Main Kitchens renovations are interior improvements

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.

E.W. Dangle

Signature of Owner or Agent

3-2-18

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

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

Signature of Property Owner

Date

Transferred
In Compliance with sections
319-202 and 322-02 of the
Ohio Revised Code.

Paid by [Signature]
FEE \$
Exempt: ☒
R.E. TRANSFER:
Richard H. Jeffrey
Erie County Auditor
Trans. Fees: \$ 3.50
Date: 12/2/14 By: [Signature]

Per O.R.C. 319.203

Erie County Auditor Engineer

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Cedar Fair, L.P., a Delaware limited partnership, and Magnum Management Corporation, an Ohio corporation ("Grantors"), for good and valuable consideration paid, grants to, with general warranty covenants, Cedar Point Park LLC, a Delaware limited liability company, whose tax mailing address is C/O Property Tax Service Company, P.O. Box 543185, Dallas, TX 75354-3185, certain real property located in the City of Sandusky, County of Erie, State of Ohio, and more fully described in Exhibit "A" attached hereto.

See Exhibit "A" attached hereto for Permanent Parcel Numbers and Prior Instrument References.

Dated: December 1, 2014

Hartung# E-260099 Accorn

IN WITNESS WHEREOF, Grantors have executed this instrument effective as of the date set forth above.

Cedar Fair, L.P.

By: Cedar Fair Management, Inc.,
Its General Partner

By: Brian C. Witherow
Brian C. Witherow
Executive VP & Chief Financial Officer

Magnum Management Corporation

By: Brian C. Witherow
Brian C. Witherow
Executive VP & Chief Financial Officer

STATE OF OHIO)
) SS:
COUNTY OF ERIE)

The foregoing instrument was acknowledged before me on Nov. 21, 2014, by Brian C. Witherow, the Executive VP & Chief Financial Officer of Magnum Management Corporation, an Ohio corporation, and the Executive VP & Chief Financial Officer of Cedar Fair Management, Inc., the general partner of Cedar Fair, L.P., a Delaware limited partnership, on behalf of such corporation and limited partnership, respectively.

Melissa L. Johnson
Notary Public

This instrument prepared by:

Squire Patton Boggs (US) LLP
4900 Key Tower
127 Public Square
Cleveland, OH 44114-1304



MELISSA L. JOHNSON
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
January 21, 2018

2018 Buildings at
Cedar Point

ESS180127

Lighthouse Point
Housekeeping
Restroom & Dumpster
Enclosure

Zone AE

Linen Shed
Zone AE
(NOT REQUIRED)

ESS180126

Cedar Point Shores
Restroom Building
Zone AE

ESS180122

Beach Bar
Zone AE

ESS180123

Sage
Brush
Zone AE

ESS180124

Chick-Fil-A
Interior Improvements
Zone AE

ESS180125

Melt interior
Renovations
(NOT REQUIRED)

New Smoker
Zone AE
(NOT REQUIRED)

Zone AE = 577.20 Base Flood Elevation
City Flood Protection Elevation = 579.20



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:

Tim Ali

Property Owner Address:

15000 ALI AVE
MH OH 44130

811 Cedar Point Road
SANDUSKY

Property Owner Telephone:

440 537.3737 ☒ Check If Okay In Text

Email

TIMALIREALTY@GMAIL.COM

Contact Person:

Tim

Authorized Agent Name:

Greg Zimmerman

Authorized Agent Address:

2382 County Rd. 292
Bellevue, OH, 44811

Authorized Agent Telephone:

419-656-1753 ☐ Check If Okay In Text

Email

Greg@ZimmermanConstruction.com

Contact Person:

Greg Zimmerman

Meeting with Staff

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 811 CEDAR POINT ROAD.

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

BLK 73 NE 1/2 BCH TO BAY LOTS 2,4,6,8,10

Permanent Parcel Number: 55-00320.002

Zoning District: R1-75 RESIDENTIAL

VARIANCE INFORMATION:

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

1145.15 ACCESSORY STRUCTURE WITHIN THE FRONT
YARD OF THE PROPERTY

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

DETAILED SITE INFORMATION:

Land Area of Property: .5418 acres (23,600 SF)
(sq. ft. or acres)

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

Building #1: 1,266 SF (in sq. ft.) Building #2: 720 SF (Proposed Accessory)
Building #3: _____ Additional: _____

Total Building Coverage (as % of lot area): 9%

Proposed Building Height (for any new construction): 14'-3" (Mean Height)

Number of Dwelling Units (if applicable): 1 EXISTING

Number of Accessory Buildings: 1 PROPOSED

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

THE PROPOSED CABANA WILL ALLOW FOR STORAGE
OF EXPENSIVE BEACH EQUIPMENT IN A SECURE SPACE
AND PROVIDE RESTROOM AND ENTERTAINING
ON THE BEACH SIDE, SO THE CROSSING OF THE
ROAD IS NOT A NECESSITY.

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 STREET TRAFFIC HAS INCREASED SUBSTANTIALLY
IN THE PAST FEW YEARS AND IT IS DANGEROUS WALKING
ACROSS THE STREET TO ACCESS THE BEACH WITH PETS,
CHILDREN, AND BEACH EQUIPMENT.

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

3/5/18

PERMISSION TO ACT AS AUTHORIZED AGENT:

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

Signature of Property Owner

Date

3/5/2018

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: _____

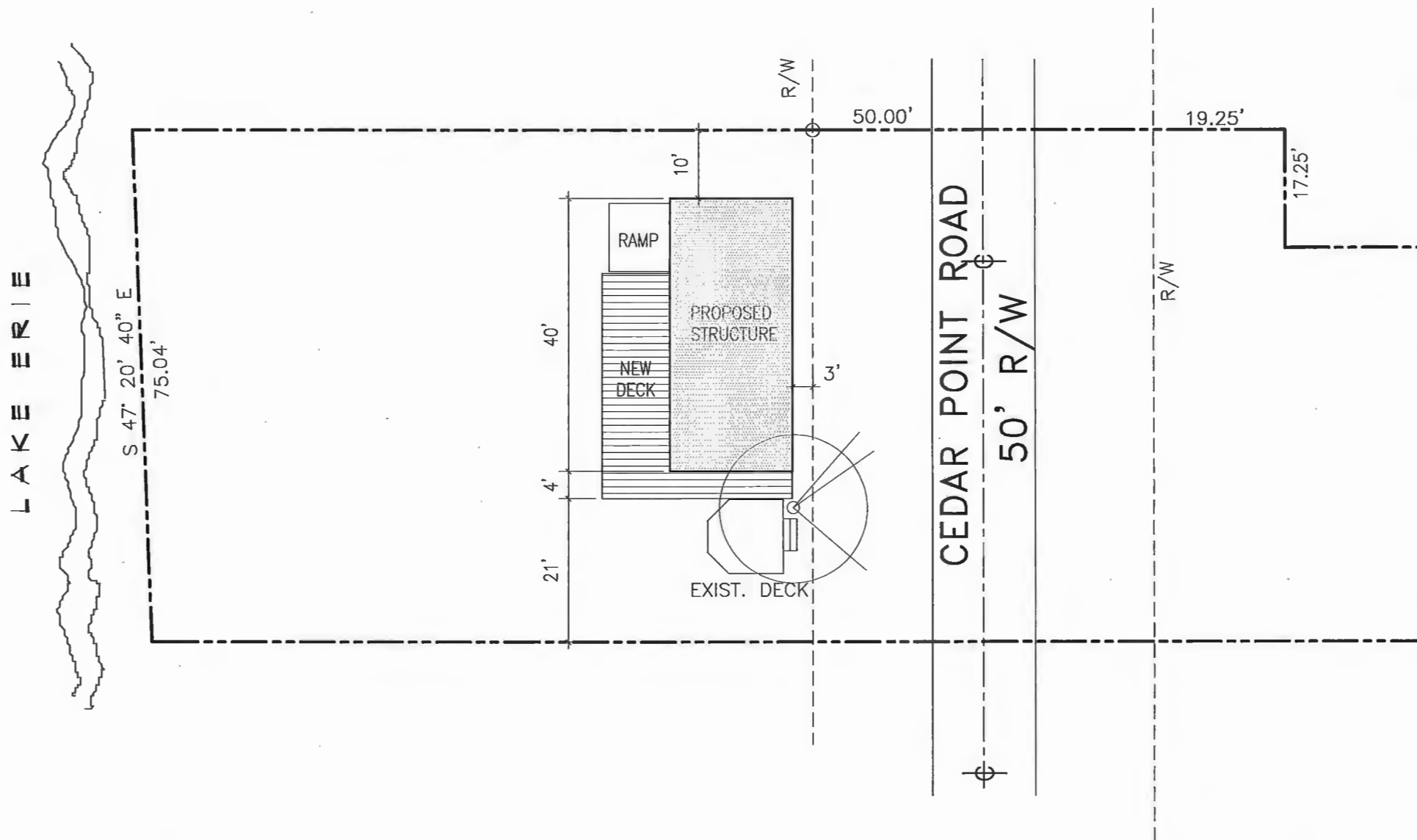
Board of Zoning Appeals File Number: _____

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

BEACH CABANA STRUCTURE FOR:
TIM ALI
811 CEDAR POINT ROAD
SANDUSKY, OHIO 44870

ARCHITECT :
POULOS + SCHMID
DESIGN GROUP
1717 EAST PERKINS AVENUE, SANDUSKY, OHIO 44870 (419.625.0009)

SITE LOCATION MAP		GENERAL NOTES		DRAWING INDEX				CODE REVIEW		APPROVALS	
<div><div>KEY PLAN NTS</div></div>		<div>1. THE DRAWINGS, SPECIFICATIONS AND BID DOCUMENTS ARE TO BE CONSIDERED THE ENTIRE BID PACKAGE AND SHALL MEET ALL CODES, FEDERAL, STATE AND LOCAL CODES. 2. REFER TO BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY OTHERS FOR ALL CIVIL AND SITE CONDITIONS INCLUDING BUT NOT LIMITED TO UTILITIES, STREETS, EASEMENTS ETC. 3. ALL CONTRACTORS AND TRADES SHALL VISIT THE JOB SITE TO INSPECT AND EVALUATE ALL EXISTING FIELD CONDITIONS RELATING TO THEIR WORK PRIOR TO BIDDING. 4. BEFORE AND DURING CONSTRUCTION, CONTRACTORS WILL VERIFY ALL DIMENSIONS AND ELEVATIONS AND CONDITIONS. ANY DISCREPANCIES OR UNKNOWN CONDITIONS SHALL BE BROUGHT TO THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK. 5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRASH REMOVAL FROM SITE INCLUDING UNUSED MATERIALS. 6. ALL MATERIALS TO BE NEW OR UNUSED DUALITY, INSTALLED & FINISHED PER MANUFACTURERS SPECIFICATION & INDUSTRY STANDARDS. 7. CONTRACTORS SHALL PROVIDE & MAINTAIN A REFUSE CONTAINER FOR ALL CONSTRUCTION DEBRIS. CONTRACTORS WORKING ON THE SITE SHALL CLEAN UP ALL WORK AREAS ON A DAILY BASIS & TO THE SATISFACTION OF THE OWNER. 8. ALL CONSTRUCTION MATERIALS & EQUIPMENT & JOB TRAILERS SHALL BE STORED ONLY IN AREAS DESIGNATED BY THE OWNER. 9. CONTRACTORS SHALL PROVIDE ALL NECESSARY CONSTRUCTION BARRIERS AND DUST-TIGHT ENCLOSURES TO MAINTAIN SAFETY AND CONTROL DUST FOR THE HOME OWNERS. 10. ANY DAMAGE BY CONTRACTORS TO EXISTING SURFACES, MATERIALS, OR EQUIPMENT DURING CONSTRUCTION WILL BE REPAIRED OR REPLACED TO THE OWNERS SATISFACTION BY THE CONTRACTOR.</div>		SHT. NO.	TITLE	SHT. NO.	TITLE	<div>BEACH CABANA BUILDING BEACH BUILDING AND DECK BUILDING = 720 S.F. DECK = 400 S.F. T/CONC FLOOR SLAB SHALL BE A MINIMUM EL. 579.20' SANDUSKY FLOOD PROTECTION ELEVATION = 579.20' BENCHMARK EXISTS SOUTH OF LURIE LANE (1/BM EL. 575.31')</div>		REVISIONS	
				T1	TITLE SHEET						
				C1.0	PARTIAL SITE PLAN						
				A1.0	FLOOR PLAN AND WINDOW SCHEDULE						
				A2.0	ELEVATIONS						
				A2.1	ELEVATIONS						
						Date: MARCH 14, 2018					
						Proj. No. 1718					
						Sheet					
						Issued For Construction:					
						Issued For Permits:					
						Issued For Final Review:					
								T-1			



REFERENCE ONLY
 PLEASE REFER TO THE COUNTY MAPS AND BOUNDARY
 DRAWINGS FOR REFERENCE TO THE EXISTING SITE. THIS
 SHEET IS NOT TO BE ISSUED FOR APPROXIMATE LOCATIONS
 FOR THE NEW STRUCTURE AND SHALL BE VERIFIED BY THE
 CONTRACTOR WITH ALL PLATS PRIOR TO CONSTRUCTION

SITE PLAN
 SCALE: 1" = 20'-0"
 NOTE: THIS IS NOT A LEGAL PLAT OF SURVEY



REVISIONS	

POULOS + SCHMID
DESIGN GROUP
 177 E. PERRINS AVE. SANDUSKY, OH 44870-4192
 WWW.POULOSARCHITECTS.COM

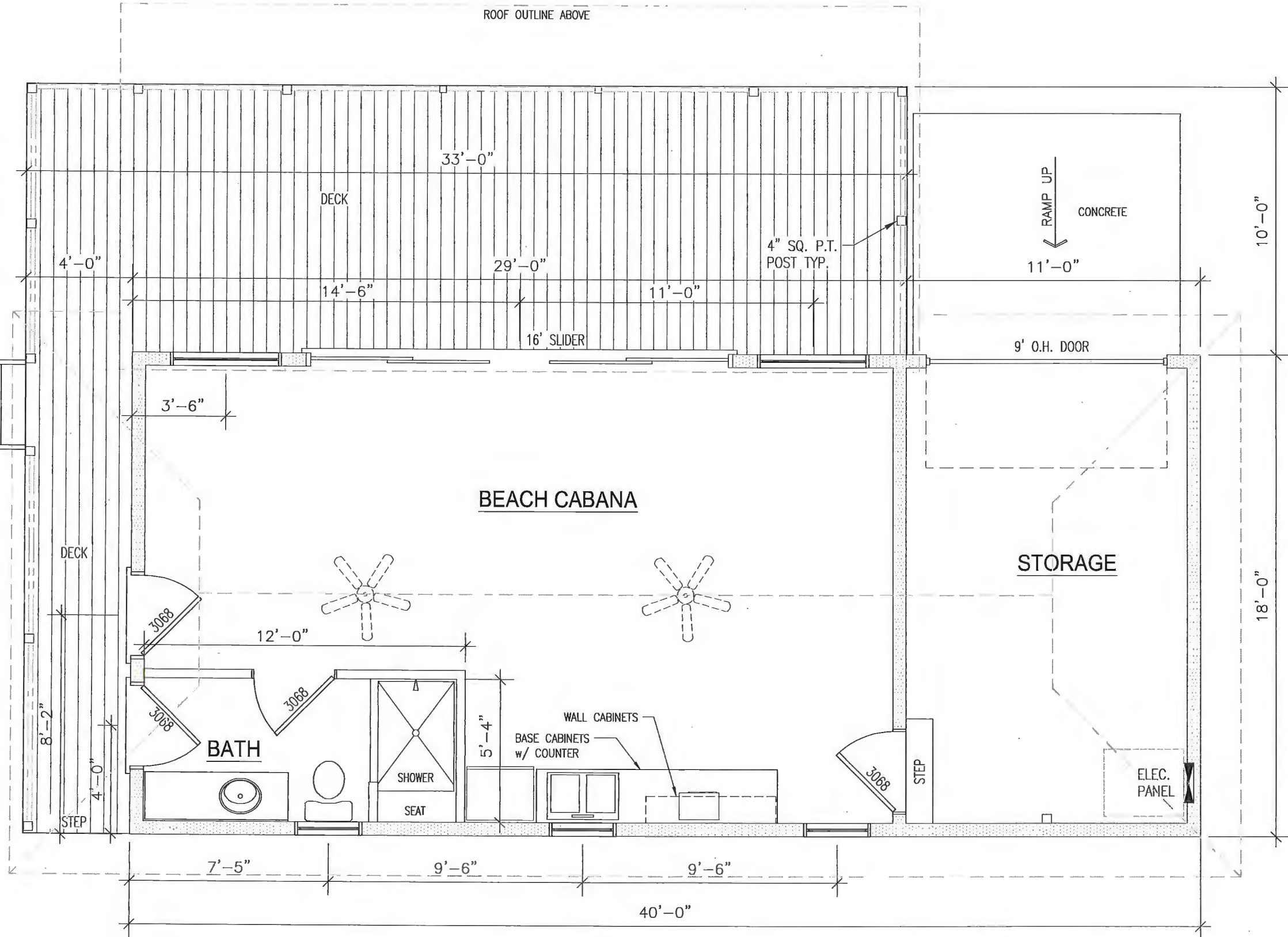
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 ENGINEERING
 CONSTRUCTION
 MANAGEMENT

TITLE: PARTIAL SITE PLAN
 PROPOSED BEACH HOUSE FOR:
 ALI BEACH CABANA
 ZIMMERMAN CONSTRUCTION
 811 CEDAR POINT ROAD SANDUSKY, OH

DATE: MARCH 15, 2018
 PROJ. No. 1718
 SHEET
C1.0

(CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS)

Site topography and elevations are required to determine floor level and stairs



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

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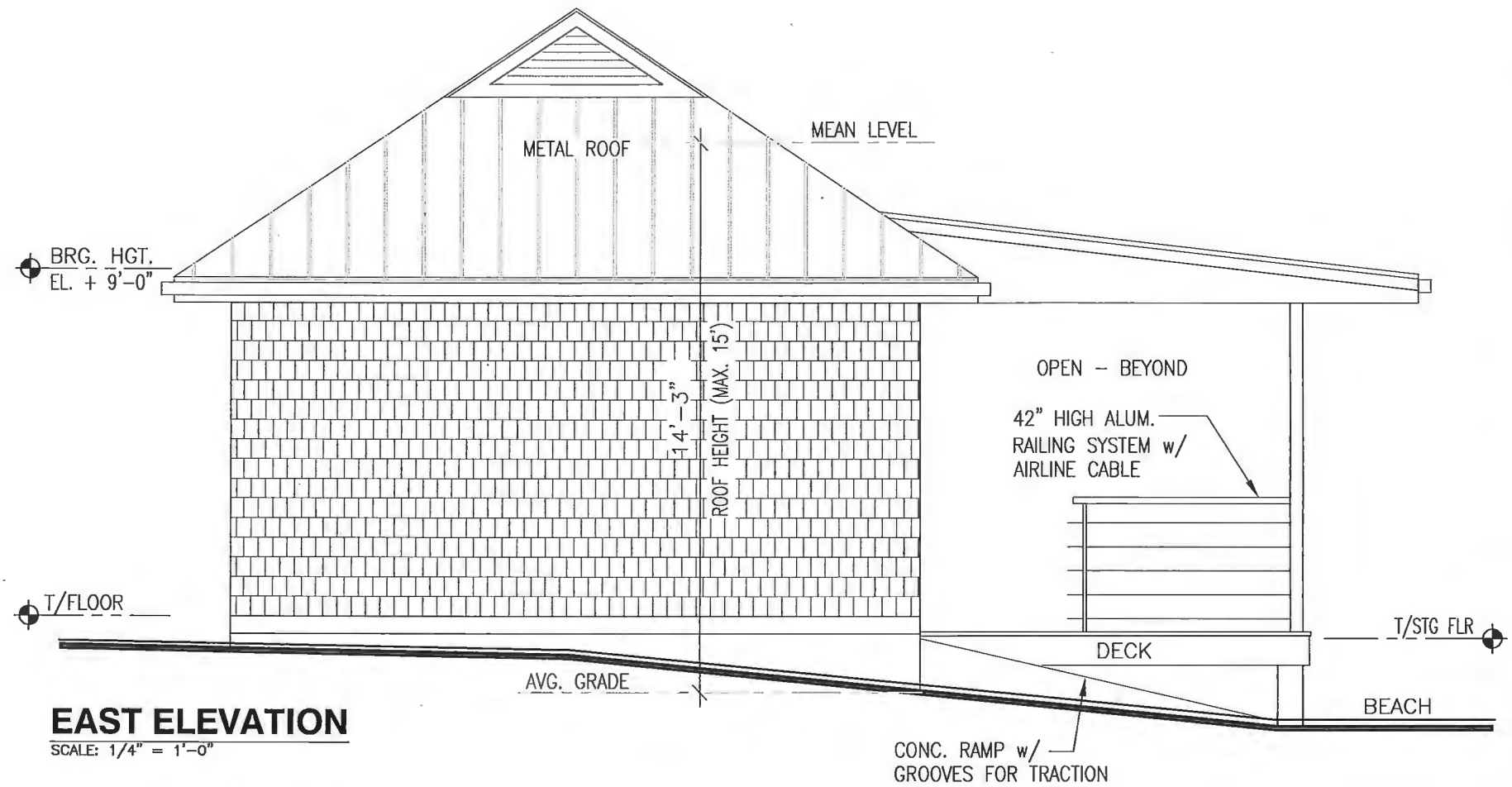
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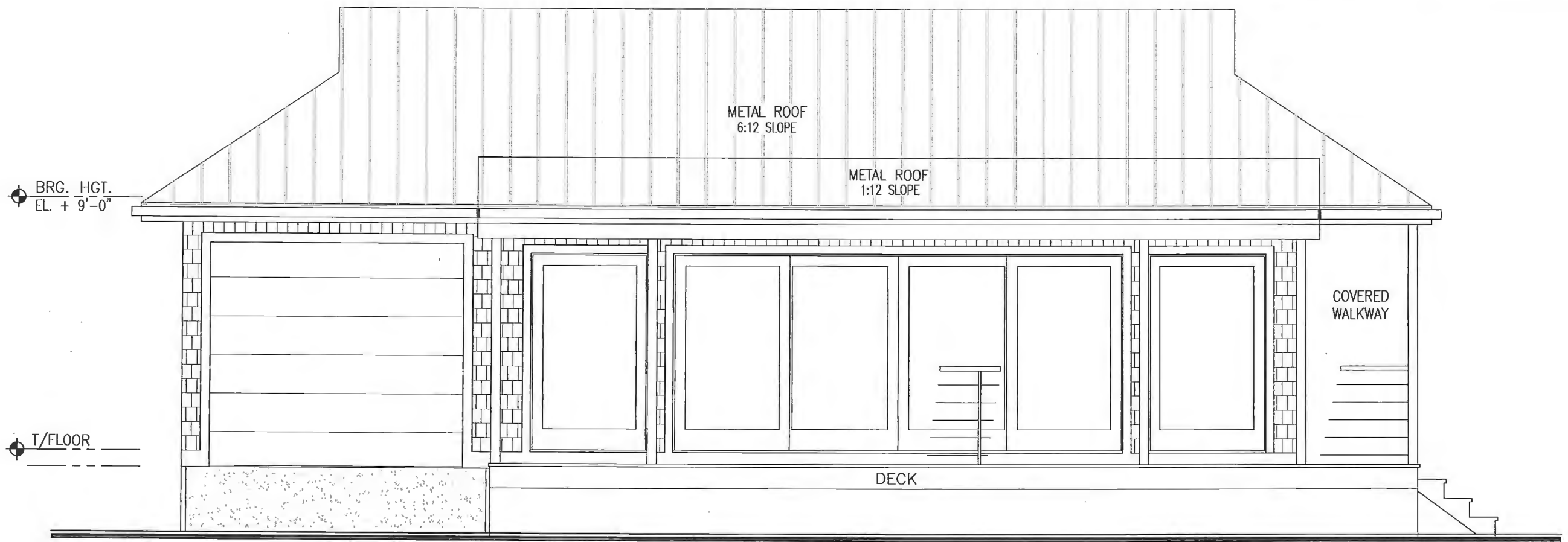
TITLE: FLOOR PLAN AND WINDOW SCHEDULE
PROPOSED BEACH HOUSE FOR:
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ZIMMERMAN CONSTRUCTION
811 CEDAR POINT ROAD SANDUSKY, OH

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EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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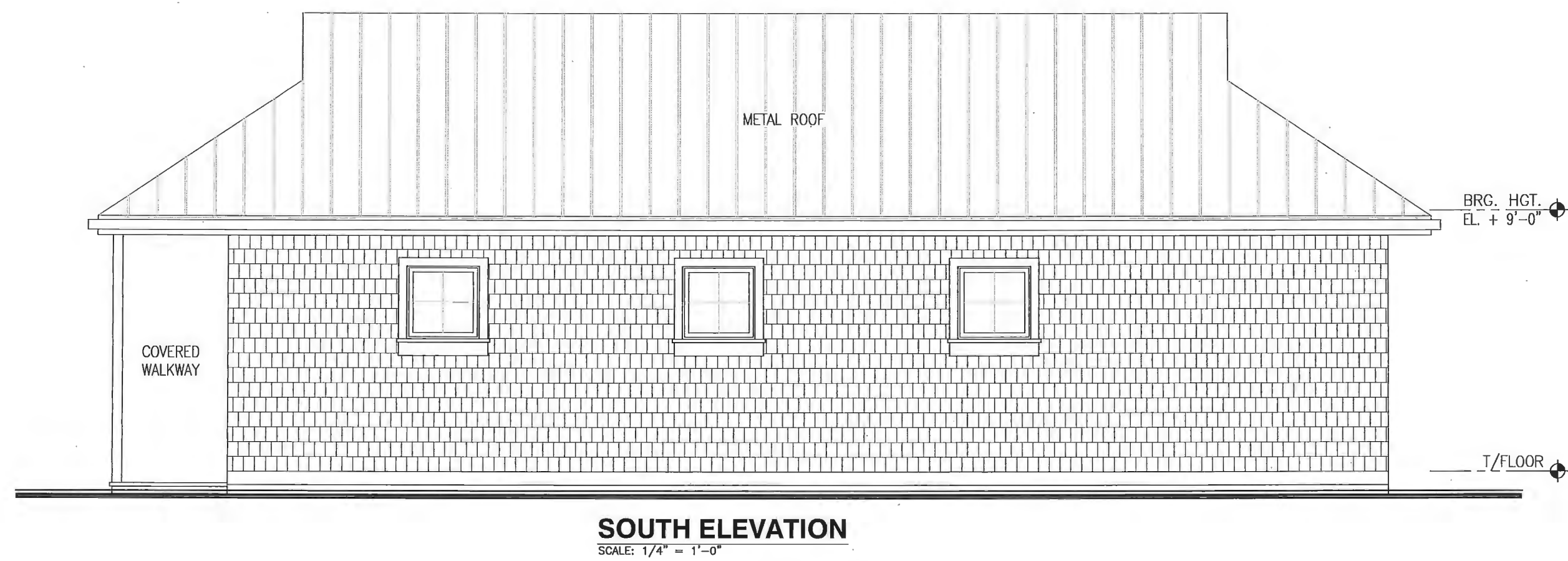
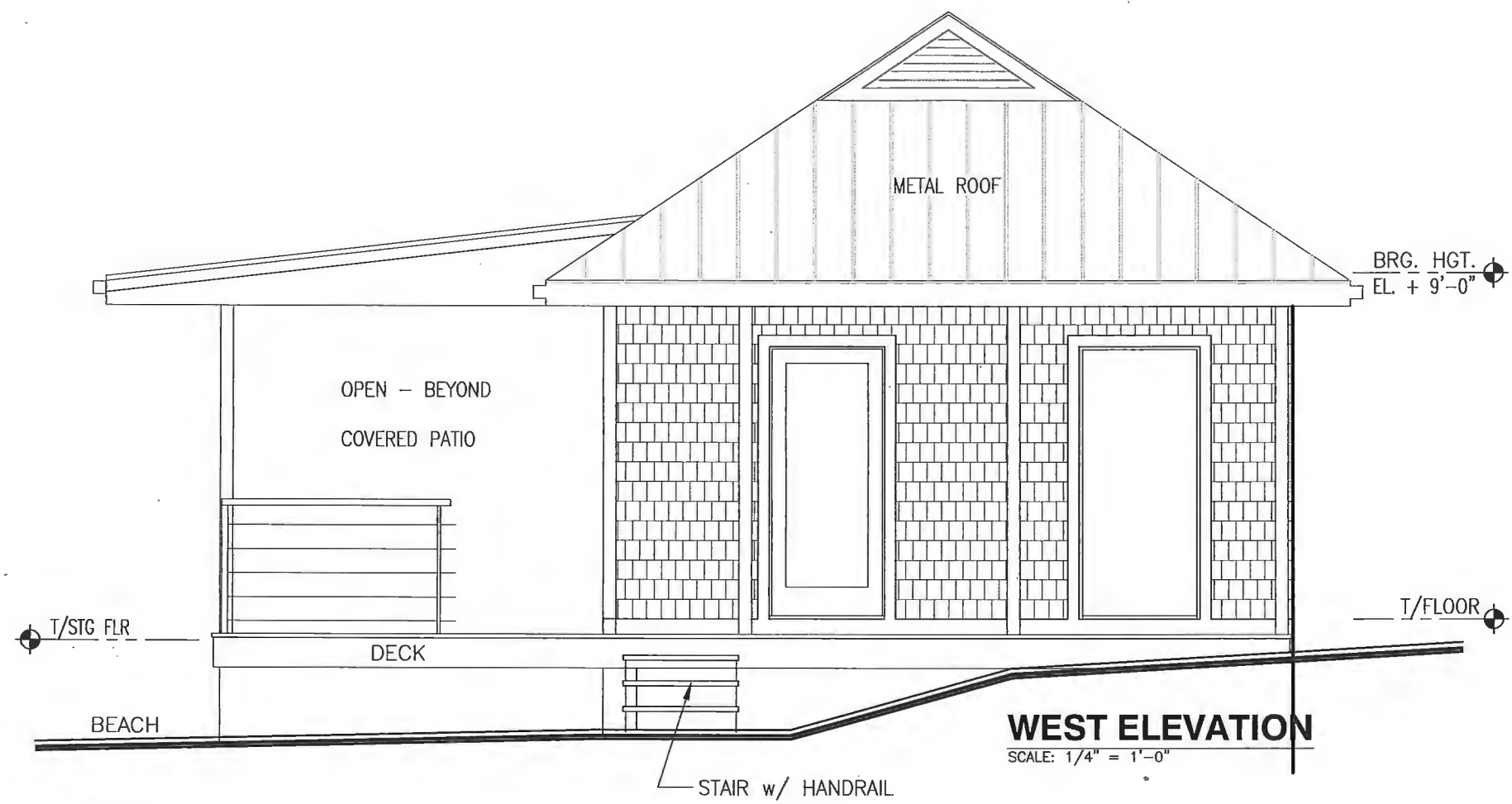
TITLE: ELEVATIONS

PROPOSED BEACH HOUSE FOR:
ALI BEACH CABANA
ZIMMERMAN CONSTRUCTION
811 CEDAR POINT ROAD SANDUSKY, OH

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PS
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CONSTRUCTION
MANAGEMENT

TITLE: ELEVATIONS

**PROPOSED BEACH HOUSE FOR:
ALI BEACH CABANA
ZIMMERMAN CONSTRUCTION
811 CEDAR POINT ROAD SANDUSKY, OH**

(CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS)

DATE: MARCH 15, 2018
PROJ. No. 1718
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CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR SEVERAL VARIANCES TO
PLACE AN ACCESSORY BUILDING WITHIN
THE SIDE YARD AT 1607 W. MONROE
STREET.

Reference Number: BZA-12-18

Date of Report: April 11, 2018

Report Author: Casey Sparks, Chief Planner



City of Sandusky, Ohio

Board of Zoning Appeals Report

BACKGROUND INFORMATION

Eric Green has filed an application for a variance to place an accessory building within the side yard. The following information is relevant to this application:

Applicant: Eric Green
1505 Pearl Street
Sandusky, Ohio 44870

Site Location: 1505 Pearl Street

Zoning: "RRB" Residential Business
North: RRB- Residential Business
South: RRB- Residential Business
East: RRB- Residential Business
West: RRB- Residential Business

Existing Use: Business

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

Variances Requested:

1. A variance to allow an accessory structure within the side yard; whereas the code prohibits accessory buildings to project into the side or front yard.
2. A variance of 10' to allow the proposed accessory structure to be 0' from the main structure.

SITE DESCRIPTION

The subject property is located at 1607 W. Monroe Street.; within the "RRB" Residential Business Zoning District. It is currently being utilized as business.

Below is the zoning map and aerial image of the subject property. The subject is pointed out:

1607 W. Monroe Street



	PUBLIC FACILITY		SINGLE-FAMILY RESIDENTIAL		LOCAL BUSINESS		URBAN DOWNTOWN BUSINESS
	RESIDENTIAL SUBURBAN		TWO-FAMILY RESIDENTIAL		ROADSIDE BUSINESS		COMMERCIAL SERVICES
	SINGLE-FAMILY RESIDENTIAL		MULTI-FAMILY RESIDENTIAL		CENTRAL BUSINESS		UNIVERSITY MANUFACTURING
	R-1-60		RESIDENTIAL / BUSINESS		COMMERCIAL AMUSEMENT		CENTRAL MANUFACTURING
	SMALL-FAMILY RESIDENTIAL		AUTO PARKING		COMMERCIAL RECREATION		PLANNED UNIT DEVELOPMENT
	R-1-30						RECALLED SPREADSHEET
	AGRICULTURAL						



DIVISION OF PLANNING COMMENTS

The applicant has proposed to construct an approximate 360 square foot accessory building within the side yard of the property at 1607 W. Monroe Street. The applicant has stated that he would like to utilize a storage container to store inventory for his store. The storage container will be stored behind the front of the building as the main access for the site is along W. Monroe Street; however since this is a corner lot, the proposed location is technically within the side yard. The proposed storage container is proposed to be 7.17' from the side property line, the code requires 3' from the rear and side property lines. The applicant has not indicated the distance to the rear property line.

The applicant has stated that this storage area will give him more area to hold inventory for the business. The storage container is proposed to be directly adjacent to the building, Section 114.15(a) would require 10' from the main structure.

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

"By adding this storage it will give me more room to add onto my business. I will have more space to provide more merchandise for my customers to see and purchase. In the resale business the most important thin is space and inventory."

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 variances sought in this case are not substantial as the accessory structure will be located deep on the lot and well behind the front façade of the adjacent residential property located along Clinton Street.

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 stated the structure will be utilized for storage purposes and will be located behind the front of the building understanding the access is along w. Monroe Street but the street frontage is considered along Clinton Street.

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

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

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

Staff believes the applicant was unaware of the regulations as Mr. Green contacted staff to determine regulations and worked with staff on establishing a proposed location.

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

Due to the current figuration of the lot and the existing structure, there is essentially no rear yard area in which to place the proposed accessory building. Understanding the code prohibits structures in the side and front yard the applicant has no other option but to apply for the variances.

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 variances.

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 however the applicant has indicated that the storage area was needed for the business.

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 variances requested does arise from the unique condition that the existing lot has limited rear yard area in which to place 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 variances will not adversely affect the rights of the adjacent property owners or residents; as the structure will be well behind the front plain of the adjacent residential home and behind the primary structure.

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 the accessory building at the proposed location.

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

The proposed variances 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 applicant does have a hardship as there is limited area within the rear yard. Staff would recommend approval of the requested variances to place an accessory building within the side yard and to locate the storage container 0' from the main structure with the following conditions:

1. All appropriate building and zoning permits shall be obtained
2. The accessory building shall be a **minimum** 3' from any side or rear lot line
3. All federal and state laws shall be observed



**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:

ERIC A. GREEN

Property Owner Address:

1505 Pearl Street (Home)

1607 W. MONROE ST

Property Owner Telephone:

419-239-1313



Check if okay to Text

Email

SomethingGood1607@yahoo.com

Contact Person:

ERIC GREEN

Authorized Agent Name:

Authorized Agent Address:

Authorized Agent Telephone:



Check if okay to Text

Email

Contact Person:

Meeting with Staff

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1407 W. Monroe

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

Permanent Parcel Number: _____

Zoning District: Residential Business

VARIANCE INFORMATION:

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

1145.15(a)

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

To locate an accessory structure in the side yard
vs the required rear yard.

DETAILED SITE INFORMATION:

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

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

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

Building #3: _____ Additional: _____

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

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): _____

Number of Accessory Buildings: _____

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

Looking to Add a Shipping Container to My Property for Extra Storage Space, Due to Business growing to store more inventory. Such as Furniture, Appliances, outdoor items. The Storage Container will be locked & secure with lighting. The length will range from 40' to 50' long, 8' 6" wide by 9' tall. The Storage Container will be stored behind the property. The space between the property and fence measures 16' 10" inches.

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):

By adding this storage will give me more room to add on to my Business. I will have more space to provide more inventory merchandise for my customers to see & purchases. In the resale Business the ~~main~~ most important thing is space & inventory.

APPLICATION AUTHORIZATION:

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

Signature of Owner or Agent

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

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

Signature of Property Owner

Date

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



Idea of What the Storage Container gonna look like behind the Building

