



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

**March 21st, 2019
4:30 pm
1ST FLOOR CONFERENCE ROOM, CITY BUILDING
AGENDA**

Meeting called to order – Roll Call

Review of minutes from the December 20th, 2018 meeting

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

Adjudication hearings to consider the following:

1. Donley's, Inc. on behalf of the City of Sandusky, has submitted an application for a variance to allow for a City pavilion within a special flood hazard area at the Jackson Street Pier.
2. Skip Frost, on behalf of Richard Twardzik, has submitted an application for a use variance for relief from the requirements in Chapter 1129.03 of the Planning and Zoning Code for parcel 57-04956.000 on Campbell Street to expand a commercial motorcycle shop in an R2F Two- Family Residential zoning district.

Other Business

Next Meeting: April 18th, 2019

Adjournment

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

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR A VARIANCE TO ALLOW
A PUBLIC STRUCTURE WITHIN A SPECIAL
FLOOD HAZARD AREA ON THE JACKSON
STREET PIER

Reference Number: BZA-01-19

Date of Report: March 14, 2019

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



City of Sandusky, Ohio

Board of Zoning Appeals Report

BACKGROUND INFORMATION

Donley's, on behalf of the City of Sandusky, has submitted an application for variances for relief from Chapter 1157.04 of the City's Planning and Zoning Code for structures on the Jackson Street Pier at 233 E. Shoreline Drive.

Applicant: Donley's
5430 Warner Rd.
Cleveland, OH 44125

Owner: City of Sandusky
222 Meigs St.
Sandusky, OH 44870

Site Location: Jackson Street Pier – 233 E. Shoreline Dr.

Zoning: DBD – Downtown Business

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1157.04 – Flood Damage Reduction

Variances Requested: **Flood Protection Elevation Requirement**
1) Pavilion: Request to build below city's flood protection elevation
2) Ticket House: Request to build below city's flood protection elevation

SITE DESCRIPTION

The two variances requested are for the proposed pavilion and ticket house on the Jackson Street Pier. For the pavilion, the Flood Protection Elevation (FPE) at this part of the property is 579' and the proposed finish floor elevation is 577.15'. The variance would be for 1.85'. For the ticket house, the flood protection elevation at this part of the property is 578' and the proposed finish floor elevation is 577.15'. The variance would be

for 0.85'. The Flood Protection Elevation is a measure in the city's Planning and Zoning Code that is 2' above FEMA's Base Flood Elevation.

STAFF COMMENTS

Variance Request for Pavilion

Engineering Comments:

The applicant has requested a variance for the **Pavilion**. The BFE (Base Flood Elevation) is 577, based on the current Flood Insurance Rate Map 39043C0079D (FIRM) effective 8/28/2008. The FPE (Flood Protection Elevation) will be 579 with a proposed finish floor elevation of 577.15'. A variance for **1.85' from the 2' Flood Protection Elevation is being requested**. The proposed structure will have a gross area of 3,200 sf. The first floor elevation will be above the current BFE of 577.

Staff has reviewed and supports the variance request for the **Pavilion**, based on the structure not being used for habitation, the Pier not being open during flooding events and no impact to the Base Flood Elevation is anticipated based on this additional structure.

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

Planning Comments:

Staff believes that the proposed location of the pavilion is important because it provides for increased view sheds of the water as well giving it the ability to be more effectively programmed with events. The current site plan was approved by the Planning Commission via a public process. The applicant also stated that the lower portion of the walls of the structure will be constructed with FEMA-recommended materials.

Variance Request for Ticket House

Engineering Comments:

The applicant has requested a **variance** for the **Ticket House**. The Proposed BFE (Base Flood Elevation) is 576 (this is based on the Preliminary Revisions to the FIRM which are pending and will be issued for Final Determination in the future) the FPE (Flood Protection Elevation) at this part of the property will be 578 and the proposed finish floor elevation is 577.15'. A variance for **0.85' from the 2' Flood Protection Elevation is being requested**. The proposed structure will use a perimeter footer which will address buoyancy issues. The proposed structure will have a gross area of 318 sf. The first floor elevation will be above the Preliminary BFE of 576.

Staff has reviewed and supports the variance request for the **Ticket House**, based on the structure not being used for habitation, the Pier not being open during flooding events and no impact to the Base Flood Elevation is anticipated based on this additional structure.

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

Planning Comments:

The proposed location of the ticket house is important because it needs to be located in close proximity to the boat dock. The current site plan was approved by the Planning Commission via a public process.

CONCLUSION/RECOMMENDATION

In conclusion, engineering staff recommends approval of the following.

Variance Request for Ticket House

Engineering staff recommends **approval of the Ticket House variance of 0.85' of the 2' Flood Protection Elevation.** Staff and Donley's have been coordinating on the Ticket House, and if required, we will review any changes that could impact this variance request.

Variance Request for Pavilion

Engineering staff recommends **approval of the Pavilion variance of 1.85' of the 2' Flood Protection Elevation.** Staff and Donley's have been coordinating on the Pavilion, and if required, we will review any changes that could impact this variance request.



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: City of Sandusky

Property Owner Address: 222 Meigs Street

Sandusky, OH 44870

Property Owner Telephone: 419.627.5844

Contact Person: Aaron Klein

Authorized Agent Name: Donley's

Authorized Agent Address: 5430 Warner Road

Cleveland, OH 44125

Authorized Agent Telephone: 216.524.6800

Contact Person: Dan Gess

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: Jackson Street Pier (233 E Shoreline Dr, Sandusky, OH 44870)

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

Parcel: 56-61357.000

Zoning District: DBD - Downtown Business

VARIANCE INFORMATION:

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

1157.04(e)(2)

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

#1 Pavilion:

Proposed finish floor elevation of 577.15 which is below the flood protection elevation.

#2 Ticket House:

Proposed finish floor elevation of 577.15 which is below the flood protection elevation

DETAILED SITE INFORMATION:

Land Area of Property: 170,500 SF (sq. ft. or acres)

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

Building #1: 3,200 SF (in sq. ft.) Building #2: 360 SF

Building #3: _____ Additional: _____

Total Building Coverage (as % of lot area): 2.09%

Proposed Building Height (for any new construction): Pavilion: 24'
Ticket House: 12'

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

Number of Accessory Buildings: None

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

See attached drawings and information, including:

- * Overall Site Plan with building locations and BFE outline and elevations
- * Floor plans of both the Pavilion and Ticket House
- * Elevations and Sections of the Pavilion
- * FEMA recommended materials to be used (due to close proximity to potential water)

Request variance to locate FFE below city flood protection level. FFE is above BFE=577.

The Pavilion is not intended for habitation; the parking and pavement area to the west, the majority of Jackson Street Pier, and Shoreline Drive are all below the Pavilion's finish floor elevation; and the East property line of the pier will have a grade drop to the adjacent property which will limit surface water travel towards the Pavilion. Lower portions of the wall could be constructed with FEMA recommended materials as additional precaution. As such, request variance to allow Pavilion to remain as intended in project design concept.

The Ticket House is not intended for habitation; the parking and pavement area to the east, the majority of Jackson Street Pier, and Shoreline Drive are all below the Pavilion's finish floor elevation. Lower portions of the wall could be constructed with FEMA recommended materials as additional precaution. As such, request variance to allow Ticket House to remain as intended in project design concept.

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):

Not obtaining these variances would require substantial modification (both potentially building location(s) and elevation(s)) to the city commission-approved JSP Redevelopment design concept.

APPLICATION AUTHORIZATION:

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




Signature of Owner or Agent

3/15/2019

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

03-15-19

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: _____



Flood Damage-Resistant Materials Requirements

for Buildings Located in Special Flood Hazard Areas in
accordance with the National Flood Insurance Program

Technical Bulletin 2 / August 2008



FEMA

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Revision to Table 2 footnote (*) made in October 2010.

Comments on the Technical Bulletins should be directed to:

Department of Homeland Security
FEMA Federal Insurance and Mitigation Administration
500 C Street, SW.
Washington, D.C. 20472

Technical Bulletin 2-08 replaces Technical Bulletin 2-93, *Flood-Resistant Materials Requirements for Buildings Located in Special Flood Hazard Areas in accordance with the National Flood Insurance Program*.

Introduction

Protecting buildings that are constructed in special flood hazard areas (SFHAs) from damage caused by flood forces is an important objective of the National Flood Insurance Program (NFIP). In support of this objective, the NFIP regulations include minimum building design criteria that apply to new construction, repair of substantially damaged buildings, and substantial improvement of existing buildings in SFHAs. The base flood is used to delineate SFHAs on Flood Insurance Rate Maps (FIRMs) prepared by the NFIP. The base flood is the flood that has a 1-percent chance of being equaled or exceeded in any given year (commonly called the “100-year” flood). Certain terms used in this Technical Bulletin are defined in the Glossary.

The NFIP regulations require the use of construction materials that are resistant to flood damage. The lowest floor of a residential building must be elevated to or above the base flood elevation (BFE), while the lowest floor of a non-residential building must be elevated to or above the BFE or dry floodproofed to the BFE.

All construction below the BFE is susceptible to flooding and must consist of flood damage-resistant building materials. The purpose of this Technical Bulletin is to provide current guidance on what constitute “materials resistant to flood damage” and how and when these materials must be used to improve a building’s ability to withstand flooding.

Table 1 describes five classes of materials ranging from those that are highly resistant to floodwater damage, to those that have no resistance to flooding. Materials are broadly described as structural materials and finish materials based on how they are used in normal construction practices. Table 2 lists materials by generic names, and notes whether the materials are acceptable or unacceptable for use below the BFE. All building materials are in some way fastened or connected to the structure. Fasteners and connectors, as described in this Technical Bulletin, also must be resistant to flood damage.

A brief description of the process used to identify or determine whether the materials listed are flood damage-resistant is provided, followed by some simplified examples with diagrams to illustrate the use of these materials below the BFE. Three additional circumstances where flood damage-resistant materials are used or recommended are described: accessory structures, limited use of wet floodproofing, and buildings outside of SFHAs.

Questions about use of flood damage-resistant materials should be directed to the appropriate local official, NFIP State Coordinating Office, or one of the Federal Emergency Management Agency’s (FEMA’s) Regional Offices.

Under the NFIP, the “lowest floor” is the floor of the lowest enclosed area of a building. An unfinished or flood-resistant enclosure that is used solely for parking of vehicles, building access, or storage is not the lowest floor, provided the enclosure is built in compliance with applicable requirements.

As used by the NFIP, an “enclosure” is an area that is enclosed on all sides by walls.

The NFIP defines a “basement” as any area that is below-grade on all sides. The regulations do not allow basements to extend below the BFE.

NFIP Regulations

The NFIP regulations for flood damage-resistant materials are codified in Title 44 of the Code of Federal Regulations, in Section 60.3(a)(3), which states that a community shall:

“Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a floodprone area, all new construction and substantial improvements shall... (ii) be constructed with materials resistant to flood damage...”

Proposals for substantial improvement of existing buildings in SFHAs, and proposals to repair those that have sustained substantial damage, must comply with the requirements for new construction. As part of issuing permits, community officials must review such proposals to determine whether they comply with the requirements, including the use of flood damage-resistant materials. Refer to the “Classification of Flood Damage-Resistant Materials” section of this Technical Bulletin for additional details. Further information on substantial improvement and substantial damage is found in *Answers to Questions About Substantially Damaged Buildings* (FEMA 213).

The NFIP Technical Bulletins provide guidance on the minimum requirements of the NFIP regulations. Community or State requirements that exceed those of the NFIP take precedence. Design professionals should contact the community to determine whether more restrictive provisions apply to the building or site in question. All other applicable requirements of the State or local building codes must also be met for buildings in all flood hazard areas.

Required Use of Flood Damage-Resistant Materials

Flood Damage-Resistant Material

“Flood [damage]-resistant material” is defined by the NFIP as “any building product [material, component or system] capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage.” The term “prolonged contact” means at least 72 hours, and the term “significant damage” means any damage requiring more than cosmetic repair. “Cosmetic repair” includes cleaning, sanitizing, and resurfacing (e.g., sanding, repair of joints, repainting) of the material. The cost of cosmetic repair should also be less than the cost of replacement of affected materials and systems. In addition to these requirements, individual materials that are considered flood damage-resistant must not cause degradation of adjacent materials or the systems of which the material is a part.

The *International Building Code* (IBC), by reference to *ASCE 24 Flood Resistant Design and Construction*, and the *International Residential Code* (IRC), require the use of flood damage-resistant materials.

All building materials below the BFE must be flood damage-resistant, regardless of the expected or historic flood duration. For example, buildings in coastal areas that experience relatively short-duration flooding (generally, flooding with a duration of less than 24 hours) must be constructed with flood damage-resistant materials below the BFE. As noted in Table 2, **only Class 4 and Class 5 materials are acceptable for areas below the BFE in buildings in SFHAs.**

In some instances, materials that are not flood damage-resistant materials, such as wiring for fire alarms and emergency lighting, are allowed below the BFE if specifically required to address life safety and electric code requirements for building access and storage areas.

How Flood Damage-Resistant Materials Affect Flood Insurance Rates

Life Safety electrical exceptions

Careful attention to compliance with the NFIP regulations for flood damage-resistant materials is important during design, plan review, construction, and inspection. Compliance influences both the building's vulnerability to flood damage and the cost of NFIP flood insurance. Flood insurance will not pay a claim for finish materials located in basements or in enclosed areas below the lowest floor of elevated buildings, even if such materials are considered to be flood damage-resistant. NFIP claims for damage below the BFE are limited to utilities and equipment, such as furnaces and water heaters.

Classification of Flood Damage-Resistant Materials

The information in this Technical Bulletin was initially developed based on information in the U.S. Army Corps of Engineers' *Flood Proofing Regulations* (1995), and has been updated based on additional information from FEMA-funded studies and reports, technical experts, and industry and trade groups. Table 1 classifies building materials according to their ability to resist flood damage.

Adopt Class 4 & 5 materials for Pavilion and Ticket House

Table 1. Class Descriptions of Materials

NFIP	Class	Class Description
ACCEPTABLE	5	Highly resistant to floodwater ¹ damage, including damage caused by moving water. ² These materials can survive wetting and drying and may be successfully cleaned after a flood to render them free of most harmful pollutants. ³ Materials in this class are permitted for partially enclosed or outside uses with essentially unmitigated flood exposure.
	4	Resistant to floodwater ¹ damage from wetting and drying, but less durable when exposed to moving water. ² These materials can survive wetting and drying and may be successfully cleaned after a flood to render them free of most harmful pollutants. ³ Materials in this class may be exposed to and/or submerged in floodwaters in interior spaces and do not require special waterproofing protection.
UNACCEPTABLE	3	Resistant to clean water ⁴ damage, but not floodwater damage. Materials in this class may be submerged in clean water during periods of flooding. These materials can survive wetting and drying, but may not be able to be successfully cleaned after floods to render them free of most ³ harmful pollutants.
	2	Not resistant to clean water ⁴ damage. Materials in this class are used in predominantly dry spaces that may be subject to occasional water vapor and/or slight seepage. These materials cannot survive the wetting and drying associated with floods.
	1	Not resistant to clean water ⁴ damage or moisture damage. Materials in this class are used in spaces with conditions of complete dryness. These materials cannot survive the wetting and drying associated with floods.

Notes:

1. Floodwater is assumed to be considered "black" water; black water contains pollutants such as sewage, chemicals, heavy metals, or other toxic substances that are potentially hazardous to humans.
2. Moving water is defined as water moving at low velocities of 5 feet per second (fps) or less. Water moving at velocities greater than 5 fps may cause structural damage to building materials.
3. Some materials can be successfully cleaned of most of the pollutants typically found in floodwater. However, some individual pollutants such as heating oil can be extremely difficult to remove from uncoated concrete. These materials are flood damage-resistant except when exposed to individual pollutants that cannot be successfully cleaned.
4. Clean water includes potable water as well as "gray" water; gray water is wastewater collected from normal uses (laundry, bathing, food preparation, etc.).

MODIFIED FROM: USACE 1995 *Flood Proofing Regulations*

Table 2 lists structural materials and finish materials commonly used in construction of floors, walls, and ceilings. For the purpose of this Technical Bulletin, structural materials and finish materials are defined as follows:

- **Structural materials** include all elements necessary to provide structural support, rigidity, and integrity to a building or building component. Structural materials include floor slabs, beams, subfloors, framing, and structural building components such as trusses, wall panels, I-joists and headers, and interior/exterior sheathing.

- **Finish materials** include all coverings, finishes, and elements that do not provide structural support or rigidity to a building or building component. Finish materials include floor coverings, wall and ceiling surface treatments, insulation, cabinets, doors, partitions, and windows.

Notes Regarding Classification of Materials

The classifications in Table 2 are based on the best information available at the time of publication. However, flood damage-resistance is determined by factors that may be a function of the specific application and by the characteristics of the floodwaters. Each situation requires sound judgment and knowledge of probable contaminants in local floodwaters to select materials that are required to resist flood damage. For materials and products that are listed in Table 2, manufacturers' use and installation instructions must be followed to ensure maximum performance. Masonry and wood products used below the BFE must comply with the applicable standards published by the American Society for Testing and Materials (ASTM), the American Concrete Institute (ACI), the Truss Plate Institute (TPI), the American Forest & Paper Association (AF&PA), and other appropriate organizations.

1. **Materials Not Listed:** Table 2 does not list all available structural materials and finish materials. For materials and products not listed, manufacturers' literature (i.e., specifications, materials safety data sheets, test reports) should be evaluated to determine if the product meets flood damage-resistance requirements. Materials and products that are not listed in Table 2 may be used if accepted by the local official. Acceptance should be based on sufficient evidence, provided by the applicant, that the materials proposed to be used below the BFE will resist flood damage without requiring more than cosmetic repair and cleaning.

2. **Unacceptable Materials:** Class 1, 2, and 3 materials are unacceptable for below-BFE applications for one or more of the following reasons:

- Normal adhesives specified for above-grade use are water soluble or are not resistant to alkali or acid in water, including groundwater seepage and vapor.
- The materials contain wood or paper products, or other materials that dissolve or deteriorate, lose structural integrity, or are adversely affected by water.
- Sheet-type floor coverings (linoleum, rubber tile) or wall coverings (wallpaper) restrict drying of the materials they cover.
- Materials are dimensionally unstable.
- Materials absorb or retain excessive water after submergence.

Will provide supporting literature for materials not defined on Table 2

3. **Impact of Material Combinations:** In some cases, the combination of acceptable structural and finish materials can negatively impact the classification of individual materials. This is illustrated by the following examples:

- Vinyl tile with chemical-set adhesives is an acceptable finish flooring material when placed on a concrete structural floor. However, when the same vinyl tile is applied over a plywood structural floor, it is no longer considered acceptable because the vinyl tile must be removed to allow the plywood to dry.
 - Polyester-epoxy or oil-based paints are acceptable wall finishes when applied to a concrete structural wall. However, when the same paint is applied to a wood wall, it is no longer considered acceptable. Recent FEMA-supported studies by Oak Ridge National Laboratory have found that low-permeability paint can inhibit drying of the wood wall.
4. **Impact of Long-Duration Exposure and/or Contaminants:** The classifications of materials listed in Table 2 do not take into account the effects of long-duration exposure to floodwaters or contaminants carried by floodwaters. This is illustrated by the following examples:
- Following Hurricane Katrina, FEMA deployed a Mitigation Assessment Team (MAT) to examine how building materials performed after long-duration exposure (2 to 3 weeks) to floodwaters (FEMA 549). The field survey revealed that some materials absorbed floodborne biological and chemical contaminants. However, it is not known at this time if a shorter duration flood event would have significantly altered the absorption rates of those contaminants.
 - Building owners, design professionals, and local officials should consider potential exposure to floodborne contaminants when selecting flood damage-resistant materials. For example, Table 2 lists cast-in-place concrete, concrete block, and solid structural wood (2x4s, etc.), as acceptable flood damage-resistant materials. However, experience has shown that buildings with those materials can be rendered unacceptable for habitation after being subjected to floodwaters with significant quantities of petroleum-based products such as home heating oil. Commonly used cleaning and remediation practices do not reduce the “off-gassing” of volatile hydrocarbons from embedded oil residues to acceptable levels that are established by the U.S. Environmental Protection Agency. Other materials, when exposed to these types of contaminants, may also not perform acceptably as flood damage-resistant materials.

- ✓ Acceptable FEMA materials used in Project
- ✓ Unacceptable FEMA materials used only above or outside BFE line in Project

Table 2. Types, Uses, and Classifications of Materials

Types of Building Materials	Uses of Building Materials		Classes of Building Materials				
	Floors	Walls/ Ceilings	Acceptable		Unacceptable		
			5	4	3	2	1
Structural Materials (floor slabs, beams, subfloors, framing, and interior/exterior sheathing)							
Asbestos-cement board		■	■				
Brick							
Face or glazed		■	■				
Common (clay)		■		■			
Cast stone (in waterproof mortar)		■	■				
Cement board/fiber-cement board		■	■				
Cement/latex, formed-in-place	■			■			
Clay tile, structural glazed		■	■				
Concrete, precast or cast-in-place	■	■	■				
Concrete block ¹		■	■				
Gypsum products							
Paper-faced gypsum board		■			■	Use above BFE only	
Non-paper-faced gypsum board		■		■			
Greenboard		■				■	Use above BFE only
Keene's cement or plaster		■			■		
Plaster, otherwise, including acoustical		■				■	
Sheathing panels, exterior grade		■			■		
Water-resistant, fiber-reinforced gypsum exterior sheathing		■		■			
Hardboard (high-density fiberboard)							
Tempered, enamel or plastic coated		■				■	
All other types		■					■
Mineral fiberboard		■					■
Oriented-strand board (OSB)							
Exterior grade	■	■				■	Use above BFE only
Edge swell-resistant OSB	■	■				■	
All other types	■	■					■
Particle board	■						■
Plywood							
Marine grade	■	■	■				
Preservative-treated, alkaline copper quaternary (ACQ) or copper azole (C-A)	■	■		■			

- ✓ Acceptable FEMA materials used in Project
- ✓ Unacceptable FEMA materials used only above or outside BFE line in Project

Table 2. Types, Uses, and Classifications of Materials (continued)

Types of Building Materials	Uses of Building Materials		Classes of Building Materials				
	Floors	Walls/ Ceilings	Acceptable		Unacceptable		
			5	4	3	2	1
Structural Materials (floor slabs, beams, subfloors, framing, and interior/exterior sheathing)							
✓ Preservative-treated, Borate ²	■	■	■	←	Use above BFE only		
Exterior grade/Exposure ¹ (WBP – weather and boil proof)	■	■		■			
All other types	■	■					■
Recycled plastic lumber (RPL)							
Commingled, with 80-90% polyethylene (PE)	■		■				
Fiber-reinforced, with glass fiber strands	■		■				
High-density polyethylene (HDPE), up to 95%	■		■				
Wood-filled, with 50% sawdust or wood fiber	■				■		
Stone							
Natural or artificial non-absorbent solid or veneer, waterproof grout	■	■	■				
All other applications		■				■	
Structural Building Components							
Floor trusses, wood, solid (2x4s), decay-resistant or preservative-treated	■	■		■			
Floor trusses, steel ³	■		■				
Headers and beams, solid (2x4s) or plywood, exterior grade or preservative-treated		■		■			
Headers and beams, OSB, exterior grade or edge-swell resistant		■				■	
Headers and beams, steel ³		■	■				
I-joists	■					■	
Wall panels, plywood, exterior grade or preservative-treated		■		■			
Wall panels, OSB, exterior grade or edge-swell resistant		■				■	
Wall panels, steel ³		■		■			

- ✓ Acceptable FEMA materials used in Project
- ✓ Unacceptable FEMA materials used only above or outside BFE line in Project

Table 2. Types, Uses, and Classifications of Materials (continued)

Types of Building Materials	Uses of Building Materials		Classes of Building Materials				
	Floors	Walls/ Ceilings	Acceptable		Unacceptable		
			5	4	3	2	1
Structural Materials (floor slabs, beams, subfloors, framing, and interior/exterior sheathing)							
Wood							
✓ Solid, standard, structural (2x4s)		■		■			
Solid, standard, finish/trim		■			■		
Solid, decay-resistant ⁴	■	■	■				
Solid, preservative-treated, ACQ or C-A		■		■			
Solid, preservative-treated, Borate ²		■		■			
Finish Materials (floor coverings, wall and ceiling finishes, insulation, cabinets, doors, partitions, and windows)							
Asphalt tile ⁵							
With asphaltic adhesives	■				■		
All other types	■						■
Cabinets, built-in							
✓ Wood		■				■	
Particle board		■					■
Metal ³		■		■			
Carpeting	■						■
Ceramic and porcelain tile							
With mortar set	■	■		■			
With organic adhesives	■	■				■	
Concrete tile, with mortar set	■		■				
Corkboard		■				■	
Doors							
Wood, hollow		■				■	
Wood, lightweight panel construction		■				■	
Wood, solid		■				■	
Metal, hollow ³		■		■			
Metal, wood core ³		■		■			
Metal, foam-filled core ³		■		■			
✓ Fiberglass, wood core		■		■			
Epoxy, formed-in-place	■		■				

Use outside BFE zone

- ✓ Acceptable FEMA materials used in Project
- ✓ Unacceptable FEMA materials used only above or outside BFE line in Project

Table 2. Types, Uses, and Classifications of Materials (continued)

Types of Building Materials	Uses of Building Materials		Classes of Building Materials				
	Floors	Walls/ Ceilings	Acceptable		Unacceptable		
			5	4	3	2	1
Finish Materials (floor coverings, wall and ceiling finishes, insulation, cabinets, doors, partitions, and windows)							
✓ Glass (sheets, colored tiles, panels)		■		■			
Glass blocks		■	■				
Insulation							
Sprayed polyurethane foam (SPUF) or closed-cell plastic foams	■	■	■				
✓ Inorganic – fiberglass, mineral wool: batts, blankets, or blown	■	■			■		
All other types (cellulose, cotton, open-cell plastic foams, etc.)	■	■				■	
Linoleum	■						■
Magnesite (magnesium oxychloride)	■						■
Mastic felt-base floor covering	■						■
Mastic flooring, formed-in-place	■		■				
Metals, non-ferrous (aluminum, copper, or zinc tiles)		■			■		
Metals							
Non-ferrous (aluminum, copper, or zinc tiles)		■			■		
Metals, ferrous ³		■		■			
Paint							
✓ Polyester-epoxy and other oil-based waterproof types		■		■			
Latex		■		■			
Partitions, folding							
Wood		■				■	
Metal ³		■		■			
Fabric-covered		■					■
Partitions, stationary (free-standing)							
Wood frame		■		■			
Metal ³		■		■			
Glass, unreinforced		■		■			
Glass, reinforced		■		■			
Gypsum, solid or block		■					■

Use above and outside BFE only

- ✓ Acceptable FEMA materials used in Project
- ✓ Unacceptable FEMA materials used only above or outside BFE line in Project

Table 2. Types, Uses, and Classifications of Materials (continued)

Types of Building Materials	Uses of Building Materials		Classes of Building Materials				
	Floors	Walls/ Ceilings	Acceptable		Unacceptable		
			5	4	3	2	1
Finish Materials (floor coverings, wall and ceiling finishes, insulation, cabinets, doors, partitions, and windows)							
Polyurethane, formed-in-place	■		■				
Polyvinyl acetate (PVA) emulsion cement	■						■
Rubber							
✓ Moldings and trim with epoxy polyamide adhesive or latex-hydraulic cement		■		■			
All other applications		■					■
Rubber sheets or tiles ⁵							
With chemical-set adhesives ⁶	■		■				
All other applications	■						■
Silicone floor, formed-in-place	■		■				
Steel (panels, trim, tile)							
With waterproof adhesives ³		■	■				
With non-waterproof adhesives		■				■	
Terrazo	■			■			
Vinyl asbestos tile (semi-flexible vinyl) ⁵							
With asphaltic adhesives	■		■				
All other applications	■						■
Vinyl sheets or tiles (coated on cork or wood product backings)	■						■
Vinyl sheets or tiles (homogeneous) ⁵							
✓ With chemical-set adhesives ⁶	■			■			
All other applications	■						■
Wall coverings							
Paper, burlap, cloth types		■					■
Vinyl, plastic, wall paper		■					■
Wood floor coverings							
Wood (solid)	■						■
Engineered wood flooring	■					■	
Plastic laminate flooring	■					■	
Wood composition blocks, laid in cement mortar	■					■	
Wood composition blocks, dipped and laid in hot pitch or bitumen	■					■	

Notes*:

- 1 Unfilled concrete block cells can create a reservoir that can hold water following a flood, which can make the blocks difficult or impossible to clean if the floodwaters are contaminated.
 - 2 Borate preservative-treated wood meets the NFIP requirements for flood damage-resistance; however, the borate can leach out of the wood if the material is continuously exposed to standing or moving water.
 - 3 Not recommended in areas subject to salt-water flooding.
 - 4 Examples of decay-resistant lumber include heart wood of redwood, cedar, and black locust. Refer to Section 2302 of the International Building Code® (IBC®) and Section R202 of the International Residential Code® (IRC®) for guidance.
 - 5 Using normally specified suspended flooring (i.e., above-grade) adhesives, including sulfite liquor (lignin or "linoleum paste"), rubber/asphaltic dispersions, or "alcohol" type resinous adhesives (culmar, oleoresin).
 - 6 Examples include epoxy-polyamide adhesives or latex-hydraulic cement.
- * In addition to the requirements of TB 2 for flood damage resistance, building materials must also comply with any additional requirements of applicable building codes. For example, for wood products such as solid 2x4s and plywood, applicable building code requirements typically include protection against decay and termites and will specify use of preservative-treated or decay-resistant wood for certain applications. Applications that require preservative-treated or decay-resistant species include wood in contact with the ground, wood exposed to weather, wood on exterior foundation walls, or wood members close to the exposed ground. In some cases, applicable building code requirements (such as those in ASCE 24-05 and IRC 2006) do not reflect updated guidance in TB 2 and specify that all wood used below the design flood elevation be preservative-treated or naturally decay-resistant regardless of proximity to ground or exposure to weather. (Revision made in October 2010)

Fasteners and Connectors

The term "fasteners" typically refers to nails, screws, bolts, and anchors. The term "connectors" typically refers to manufactured devices used to connect two or more building components. Joist hangers, post bases, hurricane ties and clips, and mud-sill anchors are examples of connectors. Fasteners and connectors are materials and thus must be made of flood damage-resistant materials in order to comply with the NFIP requirements.

Table 2 does not specifically address fasteners and connectors. However, it is clear that the performance of buildings that are exposed to flooding is, at least in part, a function of the fasteners and connectors used to put the components together.

When preservative-treated woods are used, particular attention is required for fasteners and connectors because some treatments are more corrosive than others, which could shorten the service life of the fasteners and connectors. For example, alkaline copper quaternary (ACQ) treatments are more corrosive than traditional acid copper chromate (ACC) treatments. If corrosion occurs, buildings are less likely to withstand flood loads and other loads. Fasteners and connectors made of stainless steel, hot-dipped zinc-coated galvanized steel, silicon bronze, or copper are recommended for use with preservative-treated wood.

Specifications for fasteners and connectors used in buildings in SFHAs are in ASCE 24, a standard referenced by the IBC. Chapter 23 of the IBC has specific requirements for connections and fasteners used with wood, including preservative-treated wood. Similar specifications are in Chapter 3 of the IRC.

This Technical Bulletin, consistent with ASCE 24 and the International Code Series, recommends that stainless steel or hot-dip galvanized fasteners and connectors be used below the BFE in both inland (noncorrosive) and coastal (corrosive) areas. In coastal environments where airborne salts contribute to corrosion, it is recommended that corrosion-resistant fasteners and connectors be used throughout the building where they may be exposed. For

additional guidance, see Technical Bulletin 8, *Corrosion Protection for Metal Connectors in Coastal Areas*. Also see TPI/WTCA *Guidelines for Use of Alternative Preservative Treatments with Metal Connector Plates* for further guidance on metal plate connected wood trusses manufactured with preservative treated lumber (<http://www.sbcindustry.com/images/PTWGuidelines.pdf>).

Construction Examples

Buildings in Zones A, AE, A1-A30, AR, A0, and AH

Figure 1 illustrates a solid foundation wall (crawlspace) elevated to meet the minimum requirement that the lowest floor be at the BFE. Figure 2 illustrates framed walls that may be used for enclosures below the BFE that are used for parking of vehicles, building access, and storage.

To maximize allowable use of enclosures below the BFE, it is a common practice to extend the foundation a full story, even though that puts the lowest floor well above the BFE. In such cases, while the NFIP requirement is that flood damage-resistant materials be used only below the BFE, it is strongly recommended that such materials be used for all construction below the lowest floor. This will reduce flood damage to the enclosed area in the event flooding exceeds the BFE. For additional guidance on enclosures in A zones, see Technical Bulletin 1, *Openings in Foundation Walls and Walls of Enclosures Below Elevated Buildings in Special Flood Hazard Areas*.

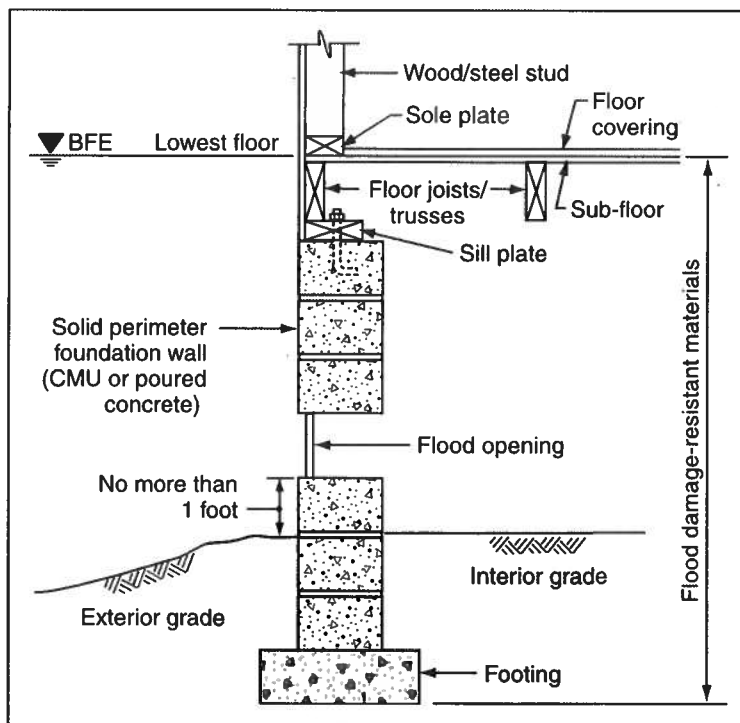


Figure 1. Building elevated on solid foundation walls meeting the minimum NFIP requirements for Zones A, AE, A1-A30, AR, A0, and AH

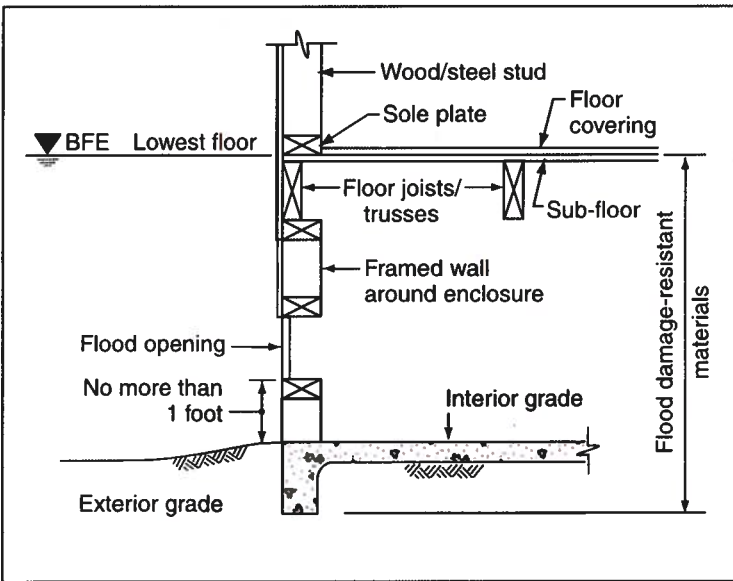


Figure 2. Framed enclosure under building elevated in accordance with NFIP requirements for Zones A, AE, A1-A30, AO, and AH

Buildings in Zones V, VE, and V1-V30

The NFIP regulations require that the bottom of the lowest horizontal structural member of the lowest floor (usually the floor beam or girder) of buildings in Zones V, VE, and V1-V30 be at or above the BFE. Therefore, all materials below the bottom of those members must be flood damage-resistant materials. This requirement applies to lattice work and screening, and also to materials used to construct breakaway walls that enclose areas below the lowest floor. Depending on the design parameters selected, breakaway walls may remain in place during low-level floods and must be flood damage-resistant so that they can be readily cleaned and not deteriorate over time due to wetting. Figure 3 illustrates the requirement. For additional guidance on breakaway walls used to enclose areas under buildings in V zones, see Technical Bulletin 9, *Design and Construction Guidance for Breakaway Walls Below Elevated Coastal Buildings*.

Additional Uses of Flood Damage-Resistant Materials

Accessory Structures

Accessory structures may be allowed in SFHAs provided they are located, installed, and constructed in ways that comply with NFIP requirements. Some communities allow accessory structures that are limited to the uses specified for enclosures below the BFE: parking of vehicles and storage. As with other buildings, accessory structures below the BFE are required to be constructed with flood damage-resistant materials. In addition, accessory structures must be anchored to resist flotation, collapse, and lateral movement and comply with other requirements based on the flood zone. For additional information and requirements, contact the appropriate community permitting office.

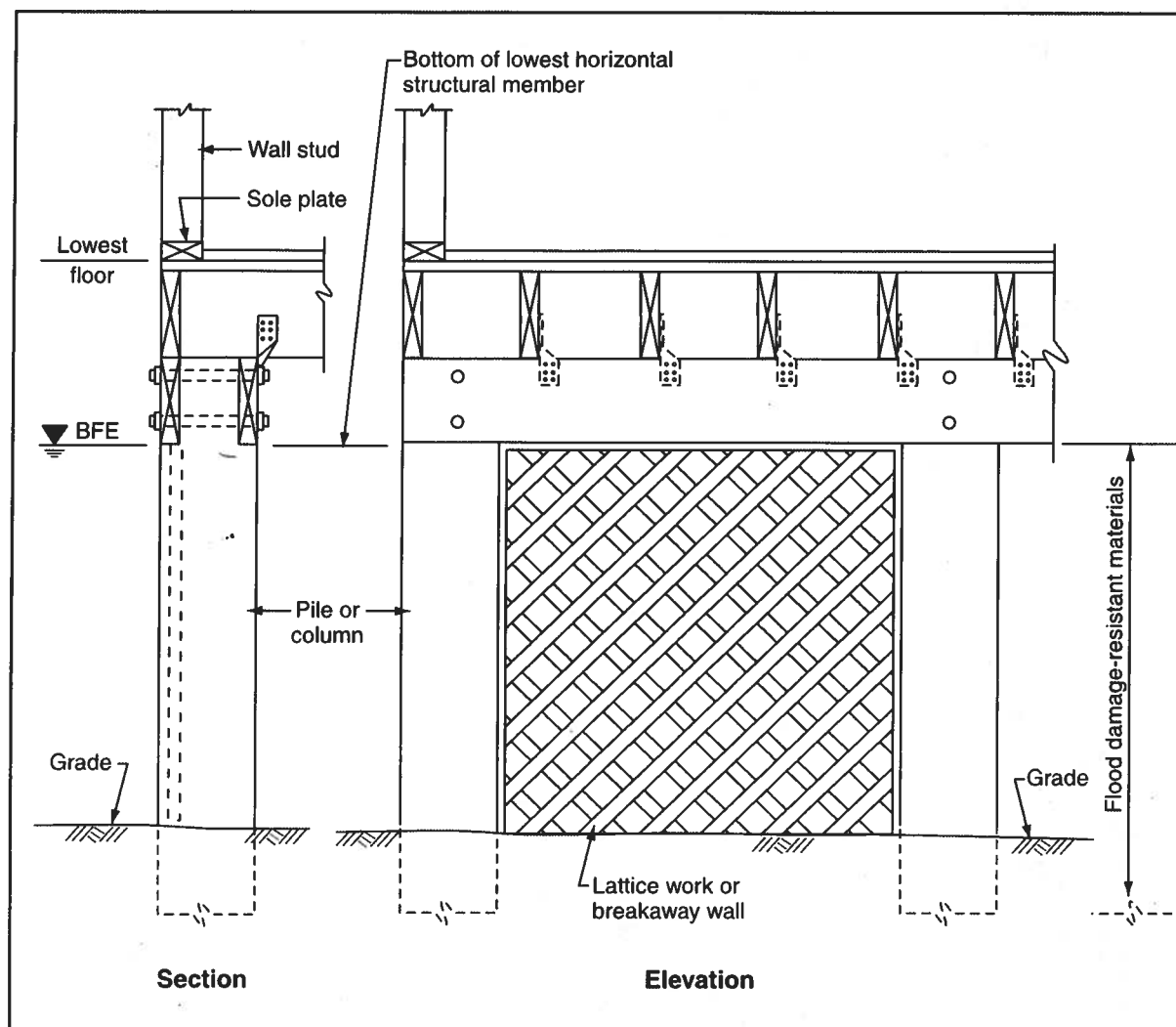


Figure 3. Flood damage-resistant building material requirements for buildings elevated in accordance with NFIP requirements for Zones V, VE, and V1-V30

Wet Floodproofing

Wet floodproofing is a method to reduce damage that typically involves three elements: allowing floodwaters to enter and exit to minimize structural damage, using flood damage-resistant materials, and elevating utility service and equipment. When a building is retrofitted to be wet floodproofed, non-flood damage-resistant materials that are below the BFE should be removed and replaced with flood damage-resistant materials. This will reduce the costs of repair and facilitate faster recovery.

Wet floodproofing is not allowed in lieu of complying with the lowest floor elevation requirements for new residential buildings (or dry floodproofing of nonresidential buildings in A zones). The exception is accessory structures, as noted on the previous page. Wet floodproofing may also be used to voluntarily retrofit buildings that are older than the date of the community's first FIRM (commonly referred to as "pre-FIRM"), provided the requirement to

bring such buildings into compliance is not triggered (called “substantial improvement”). Figure 4 illustrates some suggested retrofitting of interior walls in a pre-FIRM building. However, please note that the techniques illustrated in Figure 4 cannot be used to bring a substantially damaged or substantially improved building into compliance with the NFIP. For additional information on wet floodproofing, see Technical Bulletin 7, *Wet Floodproofing Requirements*.

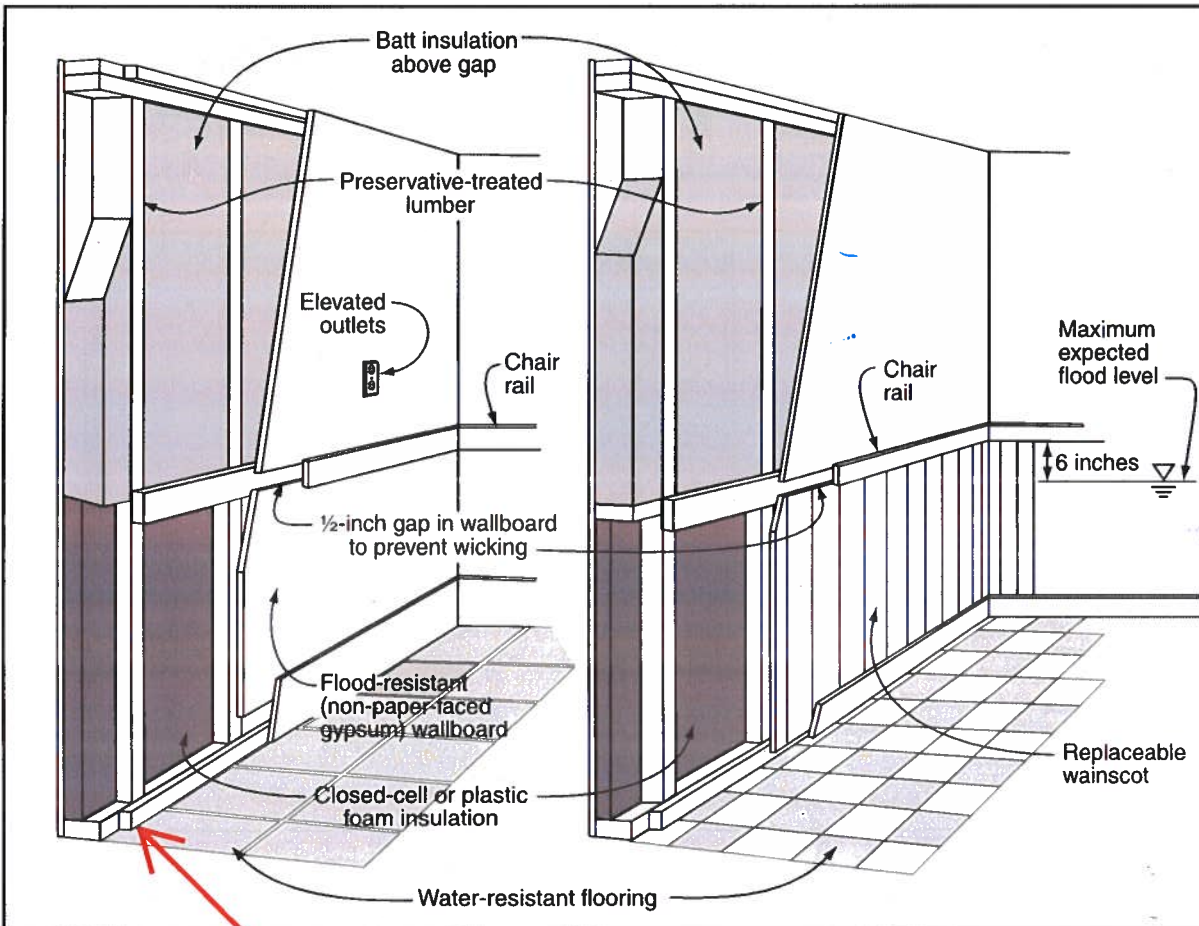


Figure 4. Partial wet floodproofing technique using flood damage-resistant materials for finished wall construction.

Left wall will be adopted for interior partitions

Buildings Outside of SFHAs

FEMA reports that up to 25 percent of NFIP flood insurance claims are paid on buildings that are outside of the mapped SFHA. This occurs for many reasons, including out-of-date maps and local drainage problems. In areas known to be prone to flooding that are not subject to the NFIP requirements, it is recommended that flood damage-resistant materials be used for construction of new buildings and for repair or renovation of existing buildings. Figure 4 illustrates some options.

The NFIP

The U.S. Congress established the NFIP with the passage of the National Flood Insurance Act of 1968. The NFIP is a Federal program enabling property owners in participating communities to purchase insurance as protection against flood losses, in exchange for State and community floodplain management regulations that reduce future flood damages. Participation in the NFIP is based on an agreement between communities and the Federal Government. If a community adopts and enforces adequate floodplain management regulations, FEMA will make flood insurance available within the community.

Title 44 of the U.S. Code of Federal Regulations contains the NFIP criteria for floodplain management, including design and construction standards for new and substantially improved buildings located in SFHAs identified on the NFIP's FIRM's. FEMA encourages communities to adopt floodplain management regulations that exceed the NFIP criteria. As an insurance alternative to disaster assistance, the NFIP reduces the escalating costs of repairing damage to buildings and their contents caused by floods.

NFIP Technical Bulletins

This is one of a series of Technical Bulletins that FEMA has produced to provide guidance concerning the building performance requirements of the NFIP. These requirements are contained in Title 44 of the U.S. Code of Federal Regulations at Section 60.3. The bulletins are intended for use by State and local officials responsible for interpreting and enforcing the requirements in their floodplain management regulations and building codes, and by members of the development community, such as design professionals and builders. New bulletins, as well as updates of existing bulletins, are issued periodically, as necessary. The bulletins do not create regulations; rather, they provide specific guidance for complying with the requirements of existing NFIP regulations. Users of the Technical Bulletins who need additional guidance should contact their NFIP State Coordinator or the appropriate FEMA regional office. *The User's Guide to Technical Bulletins* (<http://www.fema.gov/pdf/fima/guide01.pdf>) lists the bulletins issued to date.

Ordering Technical Bulletins

The quickest and easiest way to acquire copies of FEMA's Technical Bulletins is to download them from the FEMA website (<http://www.fema.gov/plan/prevent/floodplain/techbul.shtm>).

Technical Bulletins also may be ordered free of charge from the FEMA Distribution Center by calling 1-800-480-2520, or by faxing a request to 1-240-699-0525, Monday through Friday between 8 a.m. and 5 p.m. EST. Please provide the FEMA publication number, title, and quantity of each publication requested, along with your name, address, zip code, and daytime telephone number. Written requests may be submitted by email to: FEMA-Publications-Warehouse@dhs.gov

Further Information

The following publications provide further information concerning the use of flood damage-resistant materials.

Algan, H. and Wendt, R. 2005. *Pre-Standard Development for the Testing of Flood-Damage-Resistant Residential Envelope Systems, Comparison of Field and Laboratory Results - Summary Report*, Oak Ridge National Laboratory, June 2005.

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American Society of Civil Engineers, Structural Engineering Institute. 2005. *Minimum Design Loads for Buildings and Other Structures*, ASCE/SEI 7-05.

Brick Institute of America, n.d. *Technical Notes for Brick Construction*, Brick Institute of America, McLean, Virginia.

California Integrated Waste Management Board, 2004. "Recycled Plastic Lumber," California Integrated Waste Management Board, web page, last updated June 22, 2004 (<http://www.ciwmb.ca.gov/Plastic/Recycled/Lumber>).

Department of Energy. 2005. *Energy-Efficient Flood-Damage-Resistant Home Reconstruction*, (http://www.ornl.gov/sci/res_buildings/FEMA-attachments/Flood_damage-reconstruction.pdf).

FEMA. 1991. *Answers to Questions About Substantially Damaged Buildings*, FEMA 213.

FEMA. 1993. *Wet Floodproofing Requirements*, Technical Bulletin 7-93, FIA-TB-7.

FEMA. 1996. *Corrosion Protection for Metal Connectors in Coastal Areas*, Technical Bulletin 8-96, FIA-TB-8.

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FEMA. 2005. *Home Builder's Guide to Coastal Construction: Technical Fact Sheet Series*, FEMA 499.

FEMA. 2006. *Mitigation Assessment Team Report: Hurricane Katrina in the Gulf Coast*, FEMA 549.

FEMA. 2007. *National Flood Insurance Program: Flood Insurance Manual*, Revised October 2007.

International Code Council, Inc. 2006. *International Building Code®*, IBC® 2006.

International Code Council, Inc. 2006. *International Residential Code®*, IRC® 2006.

Simpson Strong-Tie. 2008. *Technical Bulletin: Preservative-Treated Wood*, Simpson Strong-Tie T-PTWOOD08-R, July 2008 (<http://www.strongtie.com/ftp/bulletins/T-PTWOOD08-R.pdf>).

TPI/WTCA. 2004. *TPI/WTCA Guidelines for Use of Alternative Preservative Treatments with Metal Connector Plates*, updated June 4, 2007, (<http://www.sbcindustry.com/images/PTWGuidelines.pdf>).

U.S. Army Corps of Engineers. 1984. *Flood Proofing Systems and Techniques*, U.S. Army Corps of Engineers, December 1984.

U.S. Army Corps of Engineers. 1995. *Flood Proofing Regulations*, Chapters 9 and 10, U.S. Army Corps of Engineers, EP 1165-2-314.

Wood Truss Council of America (WTCA). 2005. *The Load Guide: Guide to Good Practice for Specifying and Applying Loads to Structural Building Components*, (<http://www.sbcindustry.com/loads.php>).

World Floor Covering Association (WFCA). n.d., Anaheim, California (<http://www.wfca.org/index.html>).

Glossary

Accessory structure — A structure that is on the same parcel of property as a principal structure, the use of which is incidental to the use of the principal structure.

Base flood — The flood having a 1-percent chance of being equaled or exceeded in any given year, commonly referred to as the “100-year flood.” The base flood is the national standard used by the NFIP and all Federal agencies for the purposes of requiring the purchase of flood insurance and regulating new development.

Base flood elevation (BFE) — The height of the base (1-percent annual chance or 100-year) flood in relation to a specified datum, usually the National Geodetic Vertical Datum of 1929, or the North American Vertical Datum of 1988.

Basement — Any area of a building having its floor subgrade (below ground level) on all sides.

Enclosure or enclosed area — Areas created by a crawlspace or solid walls that fully enclose areas below the BFE.

Federal Emergency Management Agency (FEMA) — The Federal agency that, in addition to carrying out other activities, administers the National Flood Insurance Program.

Federal Insurance and Mitigation Administration (FIMA) — The component of FEMA directly responsible for administering the flood hazard identification and floodplain management aspects of the NFIP.

Flood Insurance Rate Map (FIRM) — The official map of a community on which FEMA has delineated both the special flood hazard areas (SFHAs) and the risk premium zones applicable to the community.

Floodprone area — Any land area susceptible to being inundated by floodwater from any source.

Lowest floor — The lowest floor of the lowest enclosed area of a building, including a basement. Any NFIP-compliant unfinished or flood-resistant enclosure usable solely for parking of vehicles, building access, or storage (in an area other than a basement) is not considered a building's lowest floor, provided the enclosure does not render the structure in violation of the applicable design requirements of the NFIP.

Registered Design Professional — An individual who is registered or licensed to practice their respective design profession as defined by the statutory requirements of the professional registration laws of the State or jurisdiction in which the project is to be constructed.

Special Flood Hazard Area (SFHA) — An area delineated on a FIRM as being subject to inundation by the base flood and designated as Zone A, AE, A1-A30, AR, AO, AH, A99, V, VE, or V1-V30.

Substantial damage — Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Structures that are determined to be substantially damaged are considered to be substantial improvements, regardless of the actual repair work performed.

Substantial improvement — Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure (or smaller percentage if established by the community) before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage," regardless of the actual repair work performed.

PAVILION**ASSUMPTIONS**

	The building operates all year round
	The building is likely classified as A-2 or A-3 "Assembly" use group and Class VB construction
	The building is currently designed with no automatic sprinkler system
	The building is designed for 100% accessibility
	The building designed for perimeter strip footing to frost line.
	Signage: Individual letters, non-illuminated, but front-source lit;
	Structure: Foundation: TBD: investigating mat foundation; Walls: CMU-reinforced; 2 x 6 wood studs with LVL beams; Roof: pre-fabricated wood trusses, heavy-timber glu-lam trusses and intermediate rafters
	Mechanical: Forced air heating/cooling system
	Electrical: Voltage and Amperage (est. 200 A)
	Electrical: All receptacles shall be mounted 4'-0" A.F.F., above BFE line and the City of Sandusky Ordinance.
	Safety: Smoke and fire alarm system
	Lighting: LED source - exterior and interior; recessed lighting for support spaces; pendants for Pavilion Hall
O	Data: Hard-wired cable into Pavilion Hall space; wi-fi capability (Equipment by Owner) All materials adopt FEMA-acceptable materials U.N.O.

EXTERIOR

	Wall: 8" Concrete Masonry Units w/insulated core inserts; 2" rigid insulation w/wood nailing battens. Interior furring: non-paper-faced below BFE and regular gypsum wall board above BFE line. 4" pitch "Shiplap" fiber cement siding with PVC corner edges, 5" pitch accepted
	Doors (Overhead): Aluminum-framed with segmented full lite insulated glazing (E & W) - motorized. 6 total. (4) 10'H x 12'W and (2) 10'H x 8'W
	Doors (Exterior): Aluminum-framed with full lite insulated glazing (N & S) - motorized
	Doors (Exterior): Insulated + wood core fiberglass (West)
	Doors (Interior): Aluminum-framed with full lite with 1/4" tempered glazing
	Doors (Interior): Hollow metal door, painted; closers @ restroom doors
	Non-structural standing seam roofing: Steel with 3-coat fluoropolymer coating
	Gutters & downspouts: pre-finished steel with fluoropolymer coating
	Insulation envelope to meet ASHRAE 2010 standards

SPACE PROGRAM, MATERIALS AND AMENITIES			
#	DESCRIPTION	AREA	
1	Vestibule Hall	157 s.f.	Falls outside BFE line
	Floor: Concrete w/sealer		
	Base: Resilient coved - 6"		
	Walls: Gypsum wallboard (4 sides)		
	Ceiling: Suspended acoustical ceiling (2' x 2')		
2	Miscellaneous Storage	50 s.f.	Falls outside BFE line
	Floor: Concrete w/sealer		
	Base: Resilient coved - 4"		
	Walls: Gypsum wallboard (4 sides)		
	Ceiling: Suspended acoustical ceiling (2' x 2')		
	Shelving: 5-tier shelving using standards and melamine boards - 12" d; 2 sides		
3	Yard Storage	96 s.f.	Falls outside BFE line
	Floor: Concrete w/sealer		
	Base: Resilient coved - 4"		
	Walls: Gypsum wallboard (4 sides)		
	Ceiling: Suspended acoustical ceiling (2' x 2')		
	Shelving: 5-tier shelving using standards and melamine boards - 12" d; 3 sides		
4	Janitor	28 s.f.	Added room
O	Floor: Concrete w/sealer		
O	Base: Resilient coved - 4"		
O	Walls: Gypsum wallboard (4 sides)		
O	Ceiling: Suspended acoustical ceiling (eg. USG Sheetrock panels, Galv. Grid)		
O	Fixtures: One (1) slop sink		
O	Fixtures: One (1) service sink		
O	Accessories: Mop hanger and shelf		
5	Restrooms (2)	272 s.f.	Accessible per ANSI A117.1-2009 standards
	Floor: Concrete/sealer		
	Base: Resilient coved - 6"		
	Walls: FRP panels (1 side by WCs, urinals); Gypsum wallboard-non-paper-faced (3 sides)		
	Ceiling: Suspended acoustical ceiling (2' x 2')		
	One (1) accessible floor-mounted WC with sensor flush		
	One (1) regular floor-mounted WC with sensor flush and urinal (Men's)		
	Two (2) accessible lavatory with automatic sensor (hot & cold water)		
	S.S. grab bars: 42", 36" (horiz.), 18" (vert.)		
	One (1) Dual roll S.S. Toilet Tissue Dispenser ea. WC		
	One (1) built-in semi-recessed tissue dispenser & trash bin each		
	One (1) frameless mirror: sink wall width x 48" h; each restroom		
	One (1) Soap dispenser each sink		
	One (1) continuous vanity light		

SPACE PROGRAM, MATERIALS AND AMENITIES

#	DESCRIPTION	AREA	
6	Powder Rm/Unisex Restrm	96 s.f.	Added room; falls outside BFE line
O	Floor: Sheet vinyl		
O	Base: Resilient coved - 6"		
O	Walls: Gypsum wallboard, painted, semi-gloss		
O	Ceiling: Suspended acoustical ceiling (2' x 2')		
O	One (1) accessible floor-mounted WC with sensor flush		
O	One (1) accessible lavatory with automatic sensor (hot & cold water)		
O	S.S. grab bars: 42", 36" (horiz.), 18" (vert.)		
O	One (1) Dual roll S.S. Toilet Tissue Dispenser		
O	One (1) Portable trash container		
O	One (1) S.S. framed mirror: 18 x 30 (accessible)		
O	One (1) Soap dispenser		
O	Countertop: Solid surfacing top (1/2") w/wood substrate, w/solid surfacing edging; base grade		
O	Intermediate undercounter bracket supports @ 32" - 48" o.c., typ.		
7	Kitchen	151 s.f.	Added room; falls outside BFE line
O	Floor: Sheet vinyl		
O	Base: Resilient coved - 6"		
O	Walls: Gypsum wallboard, painted, semi-gloss		
O	Ceiling: Suspended acoustical ceiling (2' x 2')		
O	Countertop: Stainless steel countertop		
O	Undercounter cupboards: Continuous 30" dbl-leaf non-laminated finish with 2 melamine-coated		
O	Overhead cabinets: Continuous double-leaf 30" w double-swing doors, non-laminated finish		
O	Sink: typical kitchen size		
O	Dishwasher: By owner		
O	Refrigerator: One (1) full-size top freezer (+/- 18 c.f. - by owner)		
O	4-burner Cooktop (no oven): By owner; electric		
O	Microwave: One (1) 1.2 c.f approx. size (by owner)		
O	Fire extinguisher: One (1), no cabinet needed		
8	Pavilion Hall	1,944 s.f.	
	Floor: Concrete/sealer		
	Base: Resilient coved - 6"		
	Walls: Gypsum wallboard, non-paper-faced, painted		
	Ceiling: Sloped, pending structural/framing design		
	Countertop: Solid surfacing serving table		
	Electric water cooler: One (1) pair		
	Additional wall sconces between overhead doors		
	Total Net Area	2,698 S.F.	
	Circulation	502 S.F.	
	Total Gross Area	3,200 G.S.F.	
O	Not in contract - owner-supplied item		

TICKET HOUSE/CONCESSION STAND

ASSUMPTIONS

The building operates during the summer season between May 1 through October 31
 The building will be closed the remainder of the season. All utilities to be shut off
 The building is likely classified as U "Utility" use group and Class VB construction
 The building is designed for 100% accessibility
 The building designed for perimeter footing, not floating
 Signage: Individual letters, non-illuminated, but front-source lit;
 Mechanical: Thru' wall PTAC unit for the entire space (cooling only)
 Electrical: Voltage and Amperage TBD
 Lighting: LED source - exterior and interior;
 Lighting: LED source - exterior and interior;
 All materials adopt FEMA-acceptable materials U.N.O.

EXTERIOR

Pre-Fabricated system
 4" pitch "Shiplap" siding with PVC corner edges
 Single-Hung vinyl windows, insect screens only on non-transactional windows;
 Insulated fiberglass door
 Membrane roofing: EPDM: light-colored
 Insulation envelope to meet ASHRAE 2010 standards

SPACE PROGRAM, MATERIALS AND AMENITIES

#	DESCRIPTION	AREA	
1	Ticketing Area	70 s.f.	
	Floor: Concrete w/sealer		
	Base: Resilient coved - 4"		
	Walls: Gypsum wallboard, non-paper-faced (4 sides)		
	Ceiling: Suspended acoustical ceiling (eg. USG Sheetrock panels, Galv. Grid)		
	Countertop: Solid surfacing top (1/2") w/wood substrate, w/solid surfacing edging; base grade		
	Intermediate undercounter bracket supports @ 32" - 48" o.c., typ.		
	Undercounter cupboards: Two (2) 15" non-laminated finish with 2 melamine-coated shelves		
	Overhead open shelving (south wall; standards up to 3 melamine shelves)		
	Door: Interior fiberglass door		
	Task Chair: One (1)		






























SPACE PROGRAM, MATERIALS AND AMENITIES			
#	DESCRIPTION	AREA	
2	Concession Area	70 s.f.	
	Floor: Concrete w/sealer		
	Base: Resilient coved - 4"		
	Walls: Gypsum wallboard, non-paper-faced (4 sides)		
	Ceiling: Suspended acoustical ceiling (eg. USG Sheetrock panels, Galv. Grid)		
	Countertop: Solid surfacing top (1/2") w/wood substrate, w/solid surfacing edging; base grade		
	Intermediate undercounter bracket supports @ 32" - 48" o.c., typ.		
	Drawers: One vertical stack of 4; 15" wide		
	Undercounter cupboards: Two (2) 15" non-laminated finish with 2 melamine-coated shelves		
	Overhead cabinets: Two (2) 30" w double-swing doors, non-laminated finish		
	Sink: typical kitchen size		
	Refrigerator: One (1) Undercounter (+/- 5 c.f.)		
	Microwave: One (1) 1.2 c.f approx. size		
	Task Chair: One (1)		
	Fire extinguisher: One (1), no cabinet needed		
3	Restroom	41 s.f.	Accessible per ANSI A117.1-2009 standards
	Floor: Concrete w/sealer		
	Base: Resilient coved - 4"		
	Walls: Gypsum wallboard, non-paper-faced, FRP panels (4 sides)		
	Ceiling: Suspended acoustical ceiling (eg. USG Sheetrock panels, Galv. Grid)		
	Door: Hollow metal, pre-primed and painted		
	One (1) accessible floor-mounted WC with sensor flush		
	One (1) accessible lavatory with automatic sensor (hot & cold water)		
	S.S. grab bars: 42", 36" (horiz.), 18" (vert.)		
	One (1) Dual roll S.S. Toilet Tissue Dispenser		
	One (1) Portable trash container		
	One (1) S.S. framed mirror: 18 x 30 (accessible)		
	One (1) Soap dispenser		
	Total Net Area	227 S.F.	
	Circulation	91 S.F.	
	Total Gross Area	318 G.S.F.	
4	Other Amenities		



LEGEND

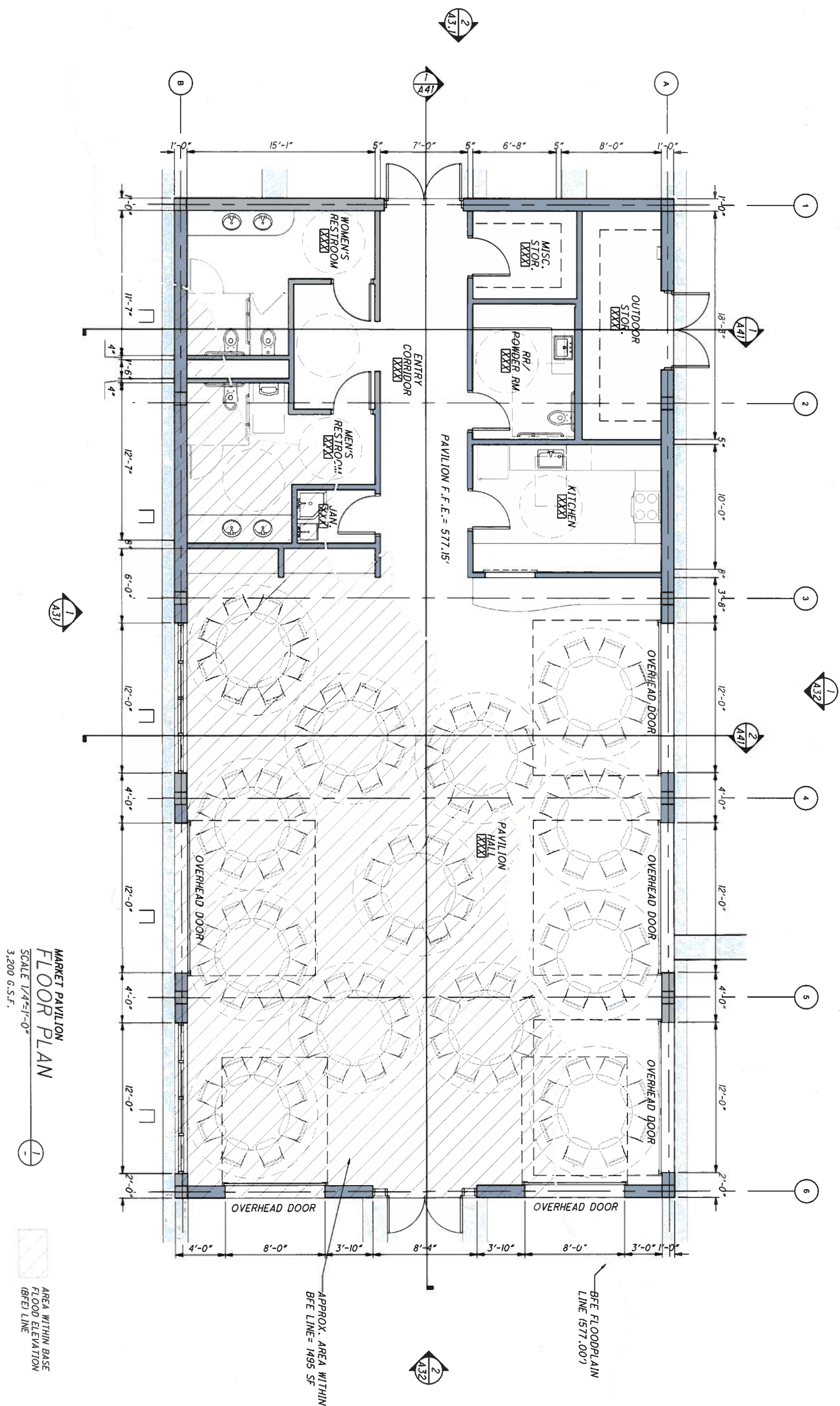
- DETAIL DESIGNATION
- SHIT, WHERE DETAIL LOCATED
(LEFT BLANK IF ON SAME
SHEET)

P1		STANDARD CONCRETE (4\" DEPTH)
P2		STANDARD CONCRETE (8\" DEPTH)
P3		COLOR-ED CONCRETE (A)
P4		COLOR-ED CONCRETE (B)
P5		INTEGRALLY COLOR-ED CONCRETE STAMPED TO MIMIC BOARDWALK TEXTURE

- | | | |
|-----|---|--|
| P6 |  | TEXTURED CONCRETE |
| P7 |  | UNIT PAVERS |
| P8 |  | GRASS SEED MIX |
| P9 |  | LANDSCAPE AREA |
| E1 |  | PEDESTRIAN LIGHT POLE |
| E2 |  | LIGHTED BOLLARD |
| E3 |  | REMOVABLE LIGHTED BOLLARD |
| E4 |  | STRING LIGHTS |
| F1 |  | SUPPORT POSTS |
| F2 |  | FLAG POLE |
| F3 |  | VIEW FINDER (N.I.C., LOCATED FOR COORDINATION) |
| F4 |  | PICNIC TABLE |
| F5 |  | TRASH RECEPTACLE |
| F6 |  | DRINKING FOUNTAIN |
| F7 |  | BENCH |
| F8 |  | SWING |
| F9 |  | BIKE RACK |
| F10 |  | CONCRETE BENCH |
| F11 |  | HISTORY KIOSK |
| F12 |  | RAIL W/ WOOD BAR TOP |
| F13 |  | MARINE SOS RESCUE KIT |
| F14 |  | TRELLIS |
| F15 |  | SECURE AREA BOLLARDS |
| F16 |  | DUMPSTER ENCLOSURE |
| L1 |  | PLANTER A |
| L2 |  | PLANTER B |
| L3 |  | PLANTER POT |
| S1 |  | SANDUSKY ART SIGN |
| S2 |  | GATEWAY SIGN |

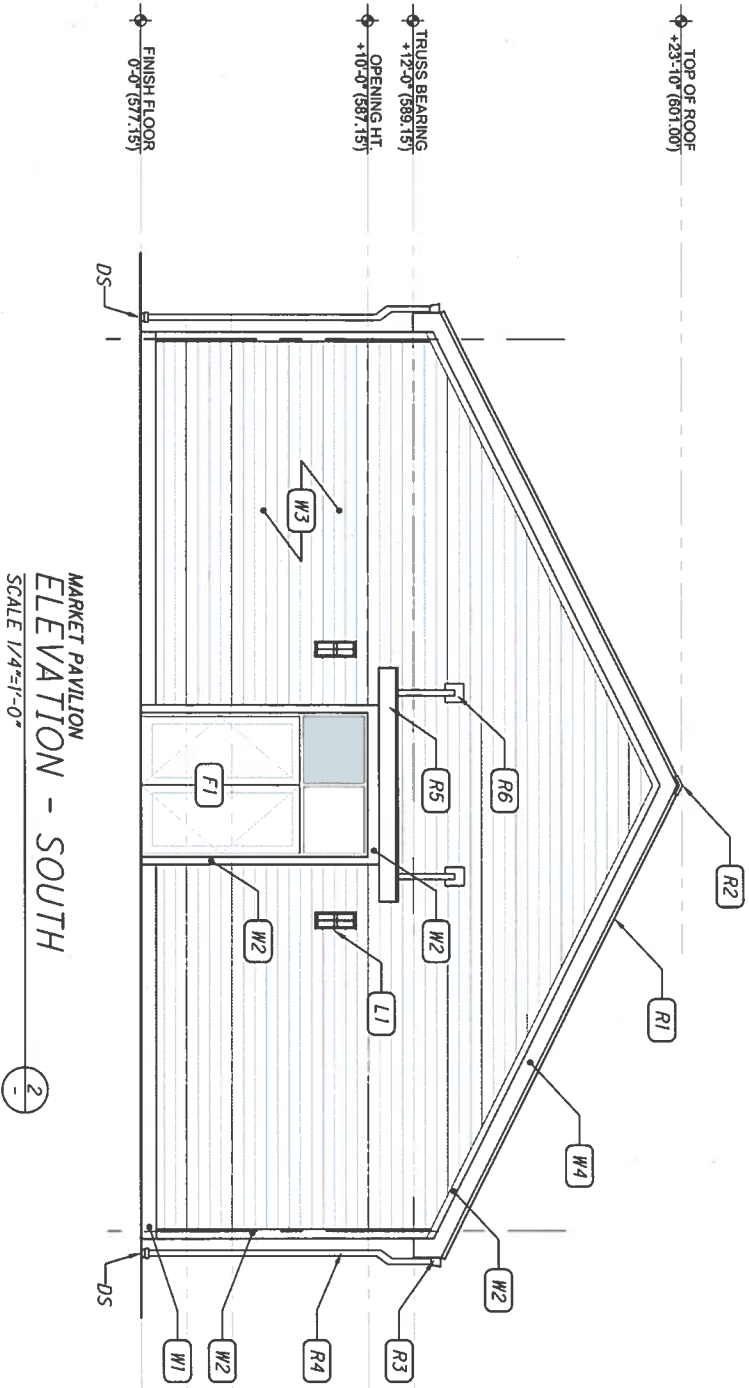
4 SPACES REQUIRED PER OBC
SECTION 1106.1

10 SPACES PROPOSED



NOTE: CONTRACTOR SHALL BRING UTILITIES FROM NEW WATER METER (W-III) AND SANITARY SEWER FROM CLEAN OUT (S3) TO BUILDING.

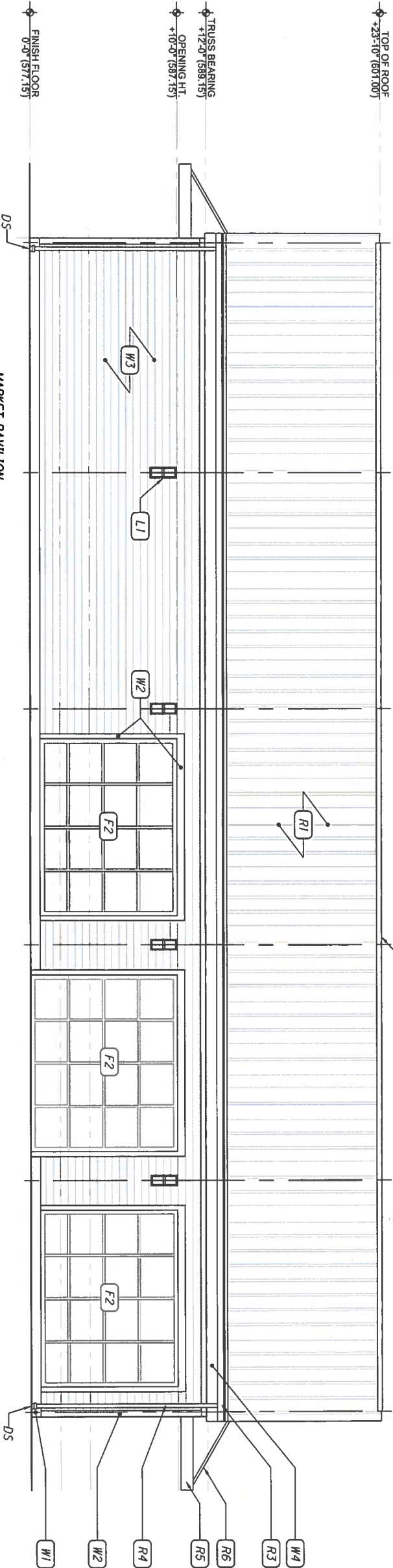
NOTE: DESIGN BUILD TEAM ENGINEER OF RECORD WILL BE RESPONSIBLE FOR THE FOUNDATION DESIGN FOR THE MARKET BUILDING. SEE GEOTECHNICAL REPORT FOR SOIL CONDITIONS AND SUPPORT DATA.



MARKET PAVILLON
ELEVATION - SOUTH

SCALE 1/4"=1'-0"

2

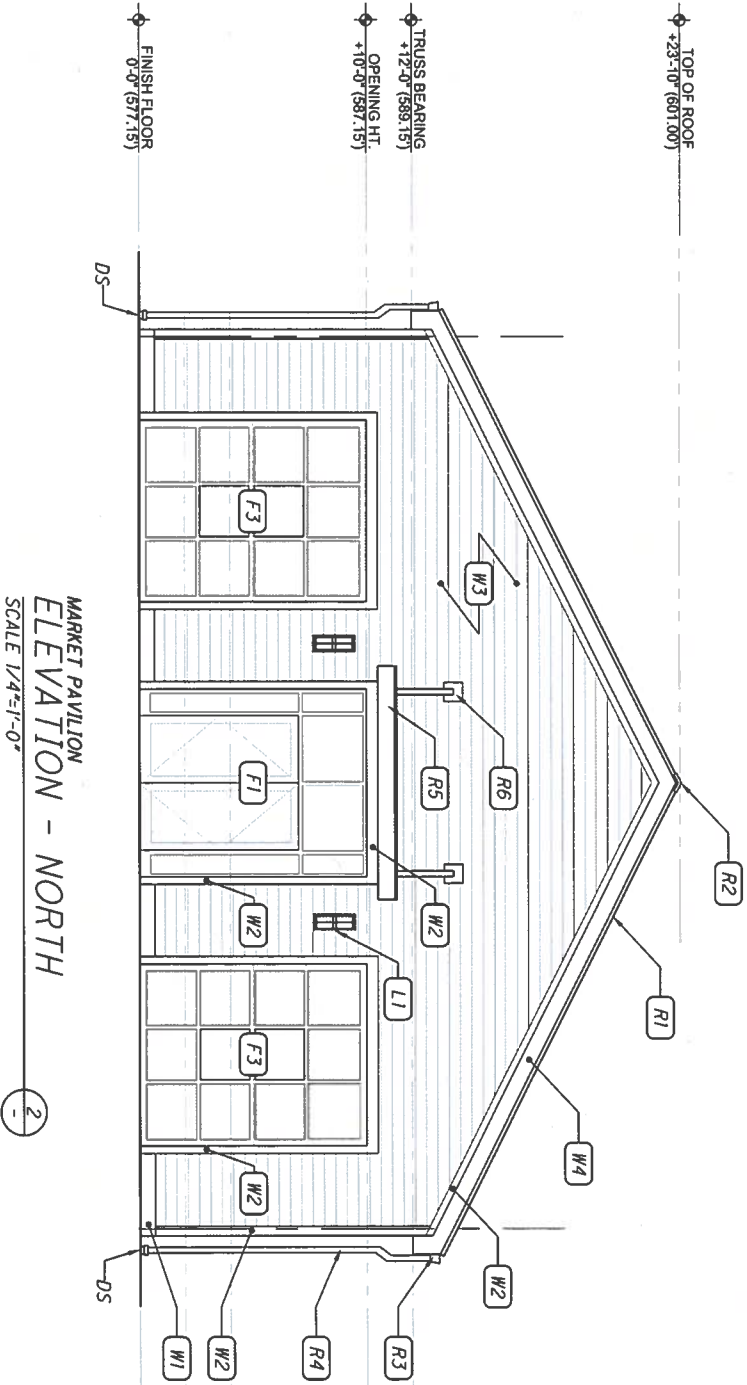


MARKET PAVILLON
ELEVATION - EAST

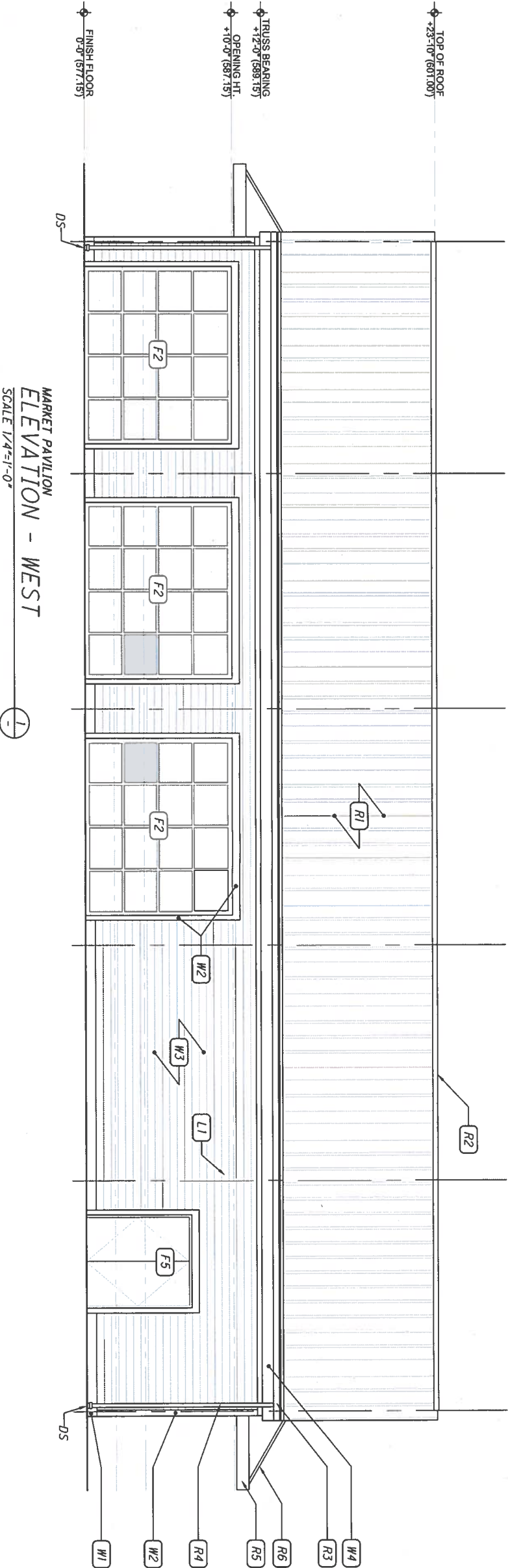
SCALE 1/4"=1'-0"

1

MATERIAL LEGEND (PAVILLON)	
	ALL STRUCTURAL ELEMENTS SHALL BE REFERRED BACK TO STRUCTURAL DRAWINGS FOR DETAILS
F1	ALUM./ GLAZED ENTRANCE DOORS WITH TRANSON LIGHTS, TYP.
F2	10'4" X 12' W ALUM./ GLAZED OVERHEAD DOORS, POWERED, TYP.
F3	10'4" X 8' W ALUM./ GLAZED OVERHEAD DOORS, POWERED, TYP.
F4	10'4" X 12' W ALUM./ GLAZED STOREFRONT SYSTEM WITH 1" INSULATED GLAZING, TYP.
F5	(2) 3' X 7' FIBERGLASS DOOR
L1	LIGHT FIXTURE - WALL SCONCES, TYP. (SEE ELEC.)
R1	PRE-FINISHED METAL STANDING SEAM ROOFING, TYP.
R2	PRE-FINISHED METAL RIDGE VENT, TYP.
R3	PRE-FINISHED METAL GUTTER, TYP.
R4	PRE-FINISHED METAL DOWNSPOUT, TYP.
R5	WOOD CANOPY OVERHANG WITH R1 ROOFING, TYP.
R6	1" GALVANIZED STEEL ROD WITH CLEVIS CONNECTION ON BOTH ENDS, TYP. STEEL SUPPORT BRACKET ON WALL, TYP.
W1	CONCRETE MASONRY BASE, BLOCK PRIMED AND PAINTED, TYP.
W2	PVC TRIM, 5" WIDE AT CORNERS, 3 1/2" WIDE AT WINDOW AND DOOR SIDES, TYP.
W3	5" SHIP-LAP FIBER CEMENT SIDING, TYP.
W4	FIBER CEMENT PANEL FASCIA, TYP.



MATERIAL LEGEND (PAVILION)	
	ALL STRUCTURAL ELEMENTS SHALL BE REFERRED BACK TO STRUCTURAL DRAWINGS FOR DETAILS
F1	ALUM./ GLAZED ENTRANCE DOORS WITH TRANSOM LIGHTS, TYP.
F2	10"H X 12"W ALUM./ GLAZED OVERHEAD DOORS, POWERED, TYP.
F3	10"H X 8"W ALUM./ GLAZED OVERHEAD DOORS, POWERED, TYP.
F4	10"H X 12"W ALUM./ GLAZED STOREFRONT SYSTEM WITH 1" INSULATED GLAZING, TYP.
F5	(2) 3' X 7' FIBERGLASS DOOR
L1	LIGHT FIXTURE - WALL SCONCES, TYP. (SEE ELEC.)
R1	PRE-FINISHED METAL STANDING SEAM ROOFING, TYP.
R2	PRE-FINISHED METAL RIDGE VENT, TYP.
R3	PRE-FINISHED METAL GUTTER, TYP.
R4	PRE-FINISHED METAL DOWNSPOUT, TYP.
R5	WOOD CANOPY OVERHANG WITH R1 ROOFING, TYP.
R6	1" GALVANIZED STEEL ROD WITH CLEVIS CONNECTION ON BOTH ENDS, TYP. STEEL SUPPORT BRACKET ON WALL, TYP.
W1	CONCRETE MASONRY BASE, BLOCK PRIMED AND PAINTED, TYP.
W2	PVC TRIM: 5" WIDE AT CORNERS, 3 1/2" WIDE AT WINDOW AND DOOR SIDES, TYP.
W3	5" SHIPLAP FIBER CEMENT SIDING, TYP.
W4	FIBER CEMENT PANEL FASCIA, TYP.

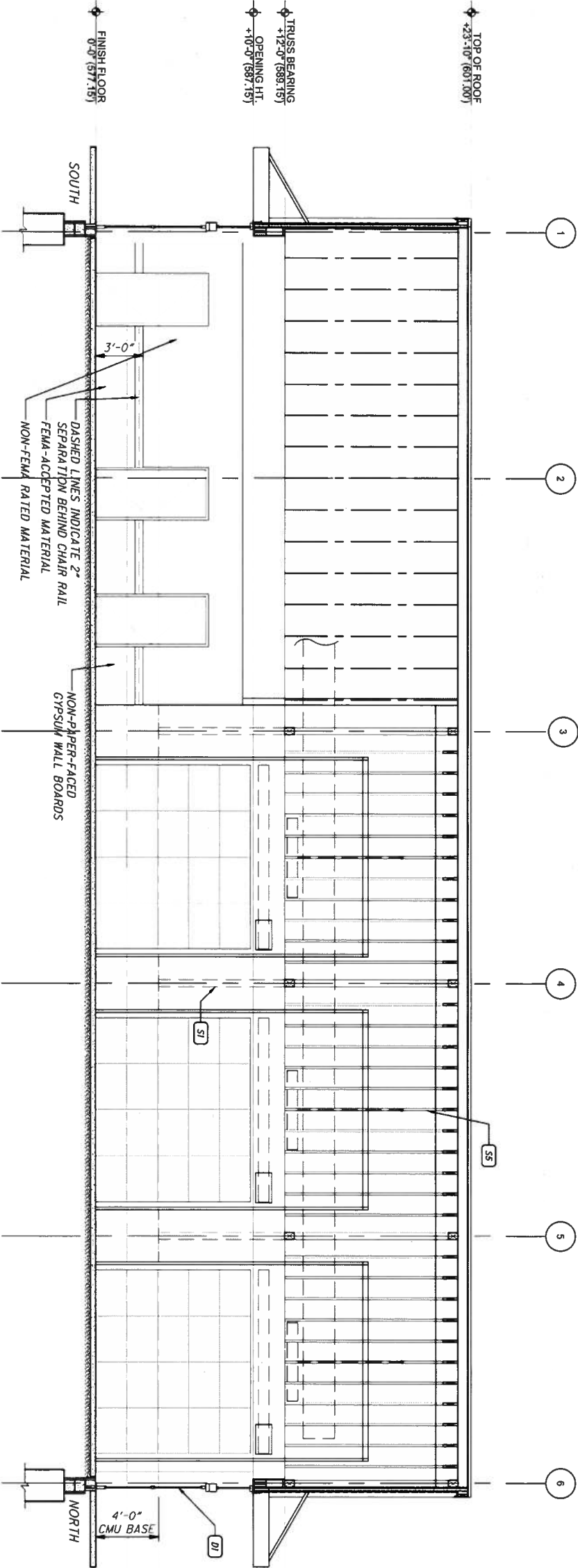


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CP
CHECKED
EB

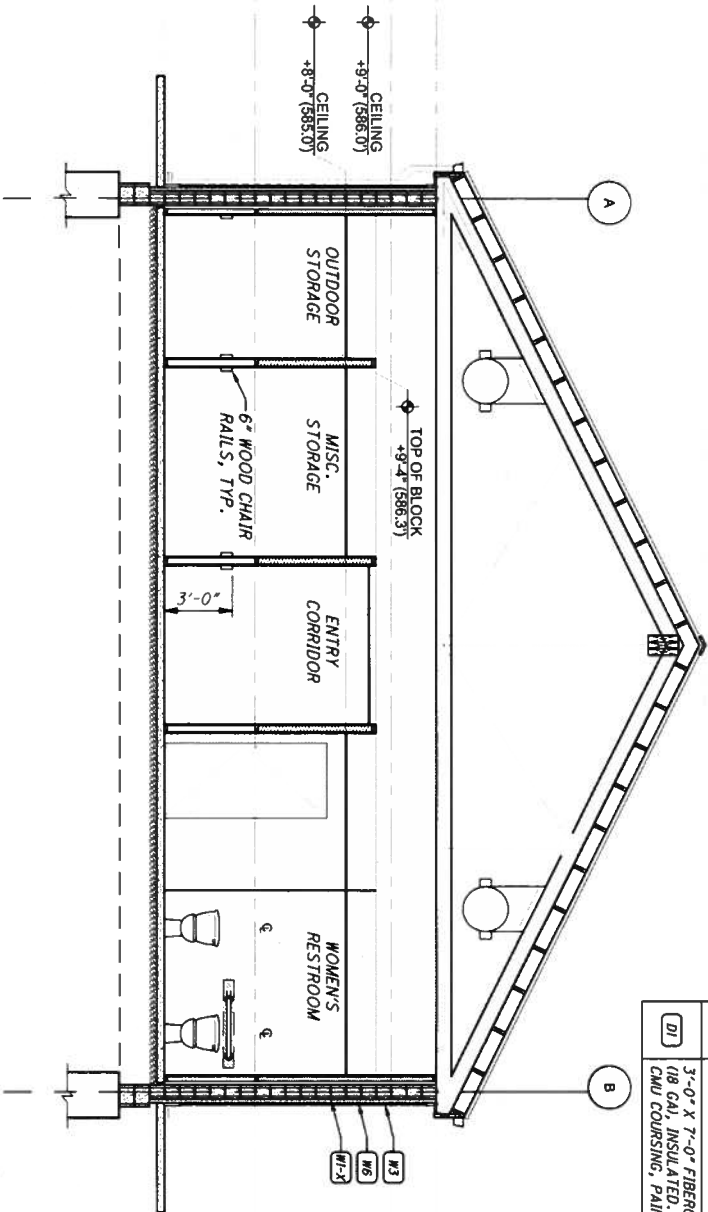
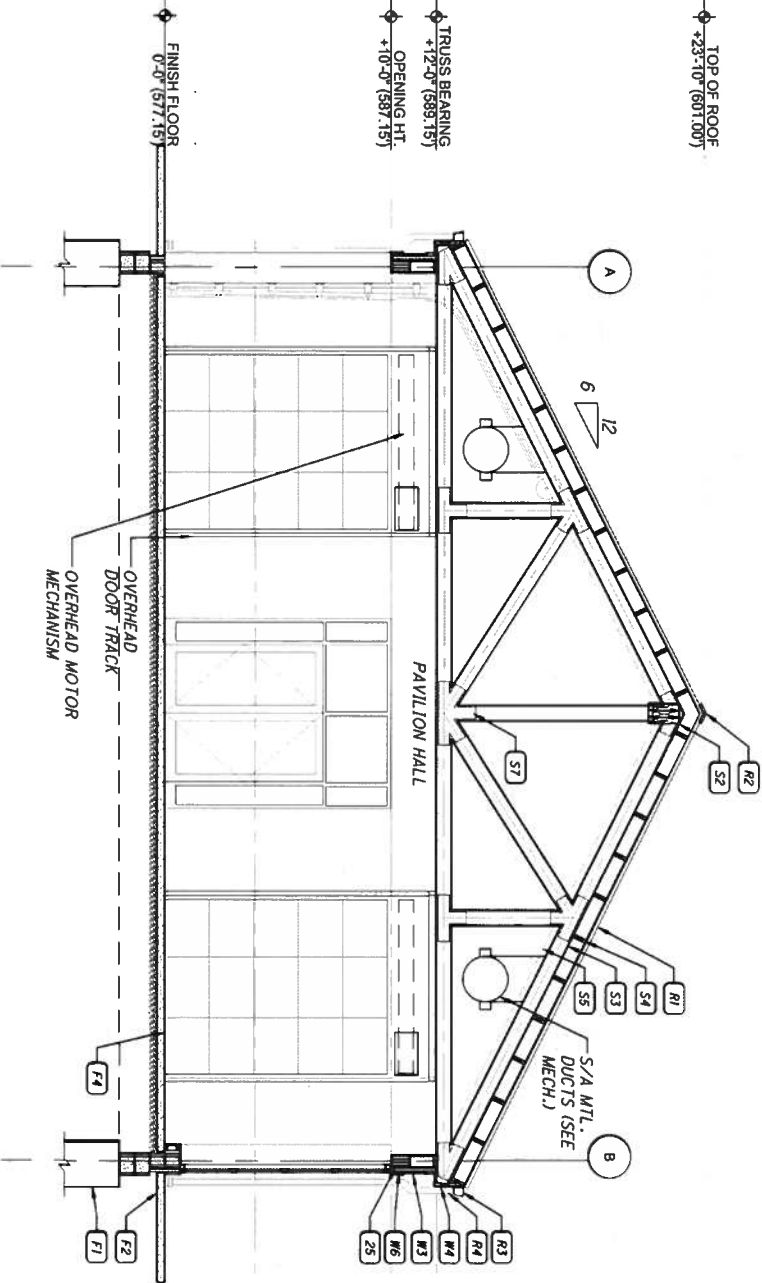
JACKSON STREET PIER REDEVELOPMENT
MARKET PAVILION BUILDING

CITY OF SANDUSKY
222 MEIGS STREET
SANDUSKY, OHIO 44870

A32
BU3
314



MATERIAL LEGEND (PAVILION-SECTIONS)	
F1	ALL STRUCTURAL ELEMENTS SHALL BE REFERRED BACK TO STRUCTURAL DRAWINGS FOR DETAILS
F2	STRUCTURAL FOOTING (SEE STRUCT.)
F3	FROST SLAB
F4	4" THICK CONCRETE FLOOR SLAB WITH THICKENED SLAB AT MASONRY WALLS AND TURNED DOWN AT PERIMETER
L2	LED LIGHT PENDANT @ 14'-0" B.O.F., TYP.
S1	6x6 WD POSTS (SEE STRUCT.)
S2	LVL BEAM FULLY-WELDED TO WOOD (SEE STRUCT.)
S3	GLU-LAM TRUSSES WITH GUSSET PLATES @ 6'-7" O.C., TYP.
S4	2x6 WOOD PURLINS @ 24" O.C., TYP.
S5	2x12 WD. RAFTERS @ 16" O.C.; TYP. (SEE STRUCT.)
S6	PROVIDE STEEL ANGLE LINTELS FOR ALL DOOR OPENINGS (3'-4" SPAN), GALVANIZED, PAINTED, TYP.
S7	STEEL DECORATIVE BRACKET @ EVERY TRUSS SPACING ON BOTH SIDES, TYP. ALLOW 8 200 PER BRACKET MATERIAL
R1	18" WIDE STRUCTURAL STANDING SEAM ROOFING (PRE-FINISHED TOP & BOTTOM), TYP.
R2	PRE-FIN. METAL RIDGE VENT, TYP.
R3	6" WIDE NOM. PRE-FINISHED 0.040" ALUMINUM GUTTER ATTACHED TO FASCIA BOARD WRAPPED IN BRKM METAL
R4	375S PRE-FINISHED 0.040" ALUMINUM DOWNSPOUT. CONVERT TO CAST-IRON TO TIE TO U.G. STORM LINE
W1-3	CMU WALL W/REINF. AS REQ'D. 8" THICK = W1-8; 4" THICK = W1-4
W2	5" WIDE PVC TRIM AT CORNERS, PAINTED, TYP.
W3	5" PITCH ENGINEERED FIBER CEMENT SIDING, TYP.
W4	FIBER CEMENT PANEL FASCIA, TYP.
W5	1/2" OSB SHEATHING WITH AIR & MOISTURE BARRIER IT, TYP.
W6	2" RIGID INSULATION
D1	3'-0" X 7'-0" FIBERGLASS DOOR (16 GA) AND JAMB (18 GA), INSULATED. PROVIDE 4" HEAD JAMB PER CMU COURSING, PAINTED, TYP.



MARKET PAVILION
SECTION
SCALE 1/4"=1'-0"

MARKET PAVILION
SECTION
SCALE 1/4"=1'-0"

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR A USE VARIANCE TO
OPERATE A COMMERCIAL AUTOMOTIVE
REPAIR SHOP AT 1214 CAMPBELL STREET

Reference Number: BZA-2-19

Date of Report: March 13, 2019

Report Author: Tom Horsman, Assistant Planner



City of Sandusky, Ohio Board of Zoning Appeals Report

BACKGROUND INFORMATION

Skip Frost, on behalf of Richard Twardzik has submitted an application for a use variance to allow for commercial automotive repair use at the property located on parcel 57-04956.000, aka 1214 Campbell Street. The following information is relevant to this application:

Applicant: Skip Frost
519 Bardshar Rd.
Sandusky, Ohio 44870

Property Owner: Richard Twardzik
1218 Campbell St.
Sandusky, OH 44870

Site Location: Parcel 57-04956.000
Aka 1214 Campbell St.
Sandusky, Ohio 44870

Zoning: "R2F"- Two-Family Residential

Surrounding Zoning: North: "RRB"- Residential Business
South: "R2F"- Two-Family Residential
East: "R1-60" - Single Family Residential
West: "PF" – Public Facilities

Existing Use: Personal Storage

Proposed Use: Commercial

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

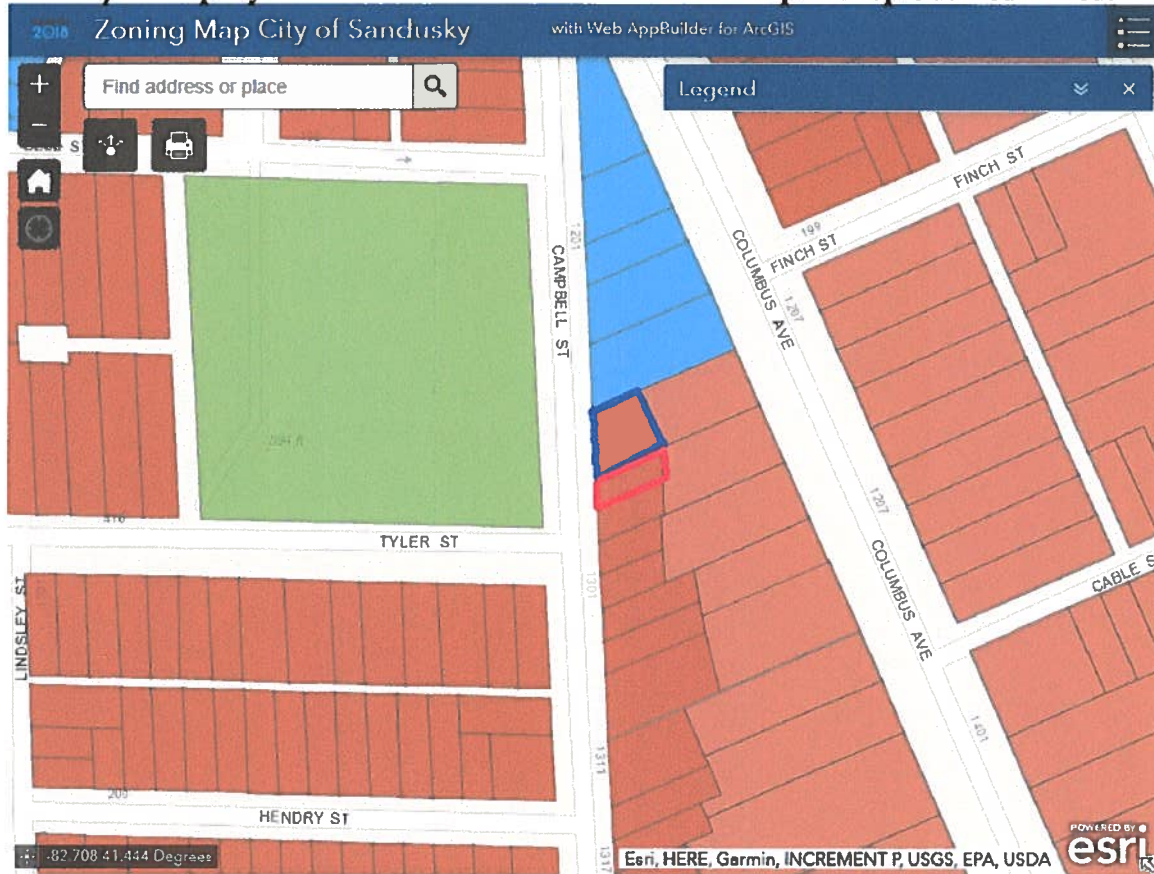
Variance Requested: 1) A variance to permit commercial automotive repair use at 1214 Campbell Street

Variance Proposed: 2) The applicant proposes connecting the structure at 1214 Campbell St. to the structure at 1216 Campbell St. in order to expand the business currently operating at 1216 Campbell St.

SITE DESCRIPTION

The subject property is currently located within a R2F Two-Family Residential zoning district. The zoning to the north is RRB Residential Business, but the use is residential. The zoning to the south is R2F Two-Family Residential. The immediate property to the south is being used as for commercial automotive repair, although it is zoned residential, but the subsequent properties to the south are used as residential. Directly to the east the zoning and use are Single-Family Residential and to the west the zoning is PF Public Facilities and the use is institutional.

Subject Property Outlined in Blue. Current Automotive Repair Shop Outlined in Red.



Subject Property Outlined in and Blue.



View of the Property from Campbell Street

Subject Property & Proposed Expansion

Existing Automotive Repair Shop



PLANNING DEPARTMENT COMMENTS

In 2016, the applicant applied for a substitution of nonconforming use for the property at 1216 Campbell (the property immediately to the south of the subject property). On April 27, 2016, the Planning Commission approved the substitution of nonconforming use to operate a motorcycle, ATV, and repair shop with the following conditions: 1) the applicant provide two customer parking spaces on site, 2) the applicant abide by the City of Sandusky noise ordinance, and 3) the hours of operation shall be from 8am-6pm.

The applicant is proposing to expand his business operations from the building at 1216 Campbell by adding operations to the building at 1214 Campbell. He is proposing a lot combination and constructing an addition that would connect the two buildings. The building at 1216 Campbell is allowed to operate as an automotive repair shop due to its status as a nonconforming use, however, the property at 1214 Campbell is zoned two-family residential, and automotive repair is not an allowable use.

In the applicant's application, the necessity of the variance was stated as follows:

"Business has grown 150% since moving in. Need more space for growing business."

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

A. Whether the variance is substantial;

The variance sought in this case is substantial, as the proposed variance would allow a prohibited use within this residential area.

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;

Due to the nature of the proposed use, and that it is in a residential district, staff believes the variance could alter the character of the neighborhood and could be detrimental to adjoining property.

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

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

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

Unknown.

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

In order for this property to be used for commercial automotive repair, it must either receive a variance or be rezoned.

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

It is the opinion of the Planning staff that allowing a use variance for automotive repair in a residential district would not be in line with the spirit and intent behind the zoning requirement.

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

The sole structure on the property is a garage, but it is staff's opinion that the property could yield a reasonable return and have a beneficial use without receiving a use 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 variance would be contrary to the general purpose, intent or objectives of the Zoning Code or the Comprehensive Plan. As stated, allowing a commercial automotive repair use in a residentially-zoned property would be contrary to the intent and objective of the Zoning Code.

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 parcel is unique in a couple ways. First, the sole structure on the parcel is a garage, which according to the Erie County Auditor, was constructed in 1977. The structure is currently being taxed by the county as "other residential structures." Second, the property is immediately adjacent to a commercial structure that operates

as an automotive repair shop in a residential zoning district, however, that structure operates as such because it received a substitution of nonconforming use.

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

In Planning Staff's opinion, permitting the expansion of a commercial automotive repair business in a residentially zoned district could adversely affect the rights of the adjacent property owners and residents.

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;

Staff does not believe the strict application of the Zoning Code would constitute unnecessary hardship on the property owner.

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

The single proposed use 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.

Granting a use variance for this particular commercial use would be opposed to the general spirit and intent of the zoning ordinance, as it could adversely affect surrounding property owners and residents in the surrounding residentially zoned district.

CONCLUSION/RECOMMENDATION

Staff recognizes that the subject property is unique among other properties in the same zoning district. This is because it does not contain a residential structure, but instead solely contains a garage. Also, the property immediately to the south received a substitution of nonconforming use in 2016, and is currently operating as an automotive repair shop—the same use that is being proposed for this property. However, for a use variance to be granted, **all** of the conditions laid out in Section 1111.06(c)(2) of the City's Planning and Zoning Code must be satisfied. It is staff's opinion that not all the conditions are satisfied, most notably Part B—that the variance will not adversely affect the rights of the adjacent property owners or residents.

Since the applicant stated that their business has expanded by 150%, staff would recommend that the applicant work with the city to locate to allocation that would accommodate the needs of a growing automotive repair shop, on property zoned properly. The city economic development funds that may be available. Because staff believes not all conditions in 1111.06(c)(2) are met, staff does not recommend approval of the variance.



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

_____ Variance to Regulations of the City of Sandusky Zoning Code

APPLICANT/AGENT INFORMATION:

Property Owner Name:

RICHARD TWANOVZIK

Property Owner Address:

1218 CAMPBELL ST.

SANDUSKY OH. 44870

Property Owner Telephone:

419-239-4321

☐ Check if okay to Text

Email

Contact Person:

SKIP FROST

Authorized Agent Name:

SKIP FROST

Authorized Agent Address:

519 BARDSHAW RD

SANDUSKY OH.

Authorized Agent Telephone:

419-357-0917

☒ Check if okay to Text

Email

SALES@FKNPERFORMANCE.COM

Contact Person:

SKIP FROST

Meeting with Staff

DETAILED SITE INFORMATION:

Land Area of Property: 1,651 (sq. ft. or acres)

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

Building #1: 1600 (in sq. ft.) Building #2: 1500

Building #3: _____ Additional: _____

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

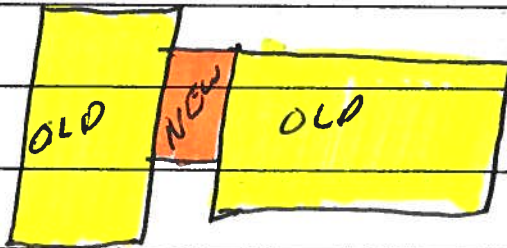
Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): _____

Number of Accessory Buildings: _____

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

COMBINED BOTH LOTS WITH VARIANCE FOR MOTORCYCLE
SHOP. THEN CORRECT BOTH BUILDINGS TOGETHER WITH
A 8' X 20' SPACE



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