



Board of Zoning Appeals

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5715

www.cityofsandusky.com

**July 18th, 2019
4:30 pm
City Commission Chamber
Agenda**

1. Meeting called to order – Roll Call
2. Review of minutes from the May 16th, 2019 meeting
3. Swear in audience and staff members that will offer testimony on any agenda items

Adjudication hearings to consider the following:

4. Cedar Point Sports Center, Cleveland Rd., Parcel 57-01824.004
OSports, as an authorized agent of Cedar Point Park, LLC, has submitted an application to construct an LED video board on the south façade of the Cedar Point Sports Center. The appellant is seeking a variance for relief from the strict application of the following section of the Sandusky Codified Ordinances:
 - Section 1143.08 which states that the square footage of signage on the south façade cannot exceed 1,179 square feet and the appellant is proposing to build 1,834 square feet.
5. 413 Perry Street
Noble Grohe, Jr has submitted an application to construct a 6-foot fence in a side yard at 413 Perry Street. The owner is seeking a variance for relief from the strict application of the following section of the Sandusky Codified Ordinances:
 - Section 1145.17 which states that the height of fences in side yards cannot exceed 4-feet and the owner is proposing to build to a height of 6-feet.

Other Business

Next Meeting: August 15th, 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 AN AREA VARIANCE TO EXCEED
THE ALLOWABLE SQUARE FOOTAGE FOR EXTERIOR
WALL SIGNAGE AT THE CEDAR POINT SPORTS
CENTER ON PARCEL 57-01824.004

Reference Number: PVAR19-0009

Date of Report: July 9, 2019

Report Author: Tom Horsman, Assistant Planner



City of Sandusky, Ohio Board of Zoning Appeals Report

BACKGROUND INFORMATION

OSports has submitted an application for a variance to allow for the construction of a video board that would exceed the allowable signage requirements on the south facade of the Cedar Point Sports Center building. The following information is relevant to this application:

Applicant: OSports
1100 Superior Ave.
Suite 300
Cleveland, OH 44114

Property Owner: Cedar Point Park LLC
One Cedar Point Rd.
Sandusky, Ohio 44870

Site Location: Cleveland Road, Parcel 57-01824.004
Sandusky, Ohio 44870

Zoning: "CR" - Commercial Recreation

Surrounding Zoning: North, South, East West: "CR" - Commercial Recreation
South: Perkins Township I-1 Light Industrial

Surrounding Uses: Recreation

Existing Use: Under construction

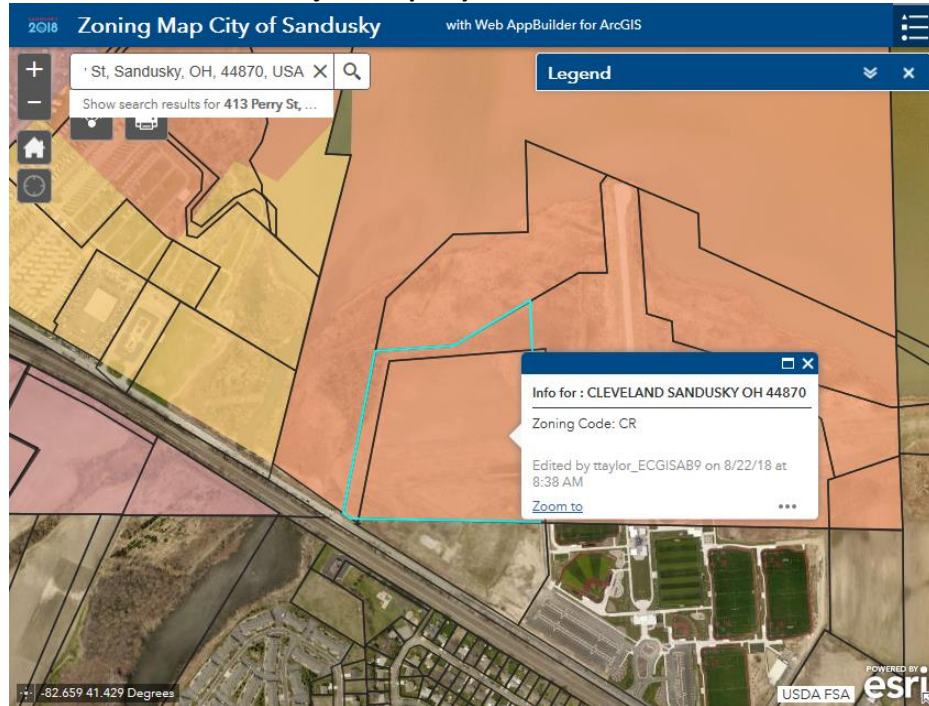
Proposed Use: Indoor sports facility

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1143 – Sign Regulations

Variance Requested: 1) A variance to grant the maximum area of 1,834 square feet for all signage on the south façade, where only 1,179 square feet is allowed

SITE DESCRIPTION

Subject Property Outlined in Blue



Aerial View (Picture taken 4/16/2019)



DEPARTMENT OF PLANNING COMMENTS

The Cedar Point Sports Center complex is currently being constructed on Cleveland Road. The building straddles the border of the city of Sandusky and Perkins Township, with the majority of the building (including the location of the proposed video board) residing in Sandusky. Other signage for the building was previously approved, which maxed out the amount of wall signage allowed for the south façade. The proposed video board will also be going before the Planning Commission for a Conditional Use Permit. The Planning Commission will determine whether the video board itself is appropriate for the building, whereas the Board of Zoning Appeals will be determining whether the total square footage for all the signage should be allowed to be exceed the required maximum. The current signage maximum is 1,179 square feet and the applicant is request a variance to allow the maximum to go up 1,834 square feet, a difference of 655 square feet.

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

Section 1111.06(c)(1)

A. Whether the variance is substantial;

The variance sought in this case is not substantial.

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 variance would not substantially alter the character of the neighborhood, nor would adjoining property suffer a substantial detriment.

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;

Yes, the property was purchased with knowledge of the restrictions.

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

In order for all the proposed signage to be installed, the applicant must receive a variance.

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

The granting of the variance would not significantly violate 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 property can still yield a reasonable return without a variance.

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

The granting of the variance will not be contrary to the general purpose, intent and objective of the zoning code, nor the comprehensive plan.

CONCLUSION/RECOMMENDATION

Staff believes that the Cedar Point Sports Center is a unique facility in that its size is substantially larger than comparable buildings in Commercial Recreation zoning districts. Also, Cleveland Road has a 55 MPH speed limit at this location, and the incremental signage mass factor restrictions in the Zoning Code only go up to 45 MPH. The building is also set back from the street substantially, which could necessitate an increase in the size of signage to make it visible. For these reasons, staff believes that the strict application of the Zoning Code would cause a practical difficulty for the applicant and recommends the approval of the variance.

In order for the board to be installed, the Planning Commission must also approve a Conditional Use Permit and the applicant must also obtain a Sign Permit from the Building Department.



CITY OF SANDUSKY
PLANNING DEPARTMENT
222 Meigs St., Sandusky, Ohio 44870
Phone 419-627-5891

APPLICATION FOR BOARD OF ZONING APPEALS

Address of Subject Property: ADDRESS IS PENDING

Applicant Name: OSPTS

Applicant Address: 1100 SUPERIOR AVENUE, SUITE #300
CLEVELAND, OH 44114

Applicant Phone: 216.861.2020

Applicant Email: NBRADAC@OSBORN-ENG.COM

Property Owner Name: CEDAR POINT PARK, LLC

Property Owner Address: ONE CEDAR POINT ROAD
SANDUSKY, OH 44870

Property Owner Phone: 419.609.5770

Property Owner Email:

VARIANCE INFORMATION:

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

1143.08: ALLOWABLE SIGNAGE

Variance(s) Requested:

REQUESTING A VARIANCE TO GRANT A MAXIMUM AREA OF 1,834 SF
FOR ALL SIGNAGE, INCLUDING LED VIDEO BOARD ON SOUTH FACADE.

Description of Proposal:

THE INTENT OF THIS PROPOSAL IS TO RECEIVE APPROVAL TO EXCEED THE
ALLOWABLE SIGNAGE FOR THE MAIN FACADE OF THE COMPLEX BY 655 SF

PRACTICAL DIFFICULTIES (for ALL variance requests):

According to Chapter 1111.06(c)(1) of the Sandusky Code of Ordinances, the Board of Zoning Appeals must determine that a "practical difficulty" exists in order to approve a variance. The Board must consider the following factors. Please completely fill out all sections:

- 1) Would the variance be substantial?

****PLEASE SEE ATTACHED DOCUMENT WITH APPROPRIATE RESPONSES
FOR PRACTICAL DIFFICULTIES (FOR ALL VARIANCE REQUESTS).**

- 2) Would the variance substantially alter the character of the neighborhood or would adjoining property owners suffer a substantial detriment because of the variance?

- 3) Would the variance adversely affect the delivery of government services (e.g. water, sewer, fire, police)?

- 4) Was the property purchased with the knowledge of the zoning restrictions?

- 5) Can the property owner's predicament be resolved through some method other than a variance?

- 6) Would the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance?

- 7) Would the property yield a reasonable return or can there be a beneficial use of the property without a variance?

- 8) Would the granting of the variance be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City?

UNNECESSARY HARDSHIP (for USE variance requests only):

According to Chapter 1111.06(c)(2) of the Sandusky Code of Ordinances, the Board of Zoning Appeals must determine that an "unnecessary hardship" exists in order to approve a use variance. The Board must determine that ALL of the following conditions have been met. Please completely fill out all sections:

- 1) 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 be an action or actions of the property owner or the applicant.

N/A

- 2) That the granting of the variance will not adversely affect the rights of the adjacent property owners or residents.

- 3) That the strict application of the Zoning Code of which the variance is requested will constitute unnecessary hardship upon the property owner or the applicant.

- 4) That the variance desired will not adversely affect the public health, safety, morals or general welfare.

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

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:

CEDAR POINT SPORTS CENTER

As owner of (ADDRESS IS PENDING) (municipal street address of property), I hereby authorize NICK BRADAC to act on my behalf during the Board of Zoning Appeals approval process.

A. Lovo
Signature of Property Owner

6-5-19
Date

REQUIRED SUBMITTALS:

- 1) Application submitted either as hard copy or electronic copy
- 2) \$100 filing fee
- 3) copy of a site plan (drawn to scale and dimensioned) which shows the following items (as applicable):
 - 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) Elevation drawings for height variances
 - g) Setbacks from lot lines for existing & proposed construction
 - h) Location of other pertinent items (signs, outdoor storage areas, gasoline pump islands, etc.)

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Board of Zoning Appeals Meeting: _____

PRACTICAL DIFFICULTIES (for ALL variance requests)

1. *Would the variance be substantial?*

The proposed signage area, which includes the LED Video Board is 655 sf above the allowable area in a CR-Commercial Recreational District.

2. *Would the variance substantially alter the character of the neighborhood or would adjoining property owners suffer a substantial detriment because of the variance?*

No, the variance would not alter the character of the neighborhood. The character of the neighborhood is commercial entities on the north side of Route 6 and a parallel right of way railway is to the south side of Route 6.

3. *Would the variance adversely affect the delivery of government services (e.g. water, sewer, fire, police)?*

No, the variance would not affect the delivery of government services.

4. *Was the property purchased with the knowledge of the zoning restrictions?*

Yes, the property was purchased with the knowledge of the zoning restrictions.

5. *Can the property owner's predicament be resolved through some method other than a variance?*

The current size of the signage correlates with the distance between the south façade of the building to the road; due to the setbacks and building placement, the size of the signs and LED Video Board is relative to the distance and speed of traffic along Route 6.

6. *Would the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance?*

Yes, justice would be done by the granting of the variance. The parcel on which this building sits was vacant for some time, but granting this variance would allow those passing by to be aware of what the complex has to offer the community, residents or visitors of Sandusky.

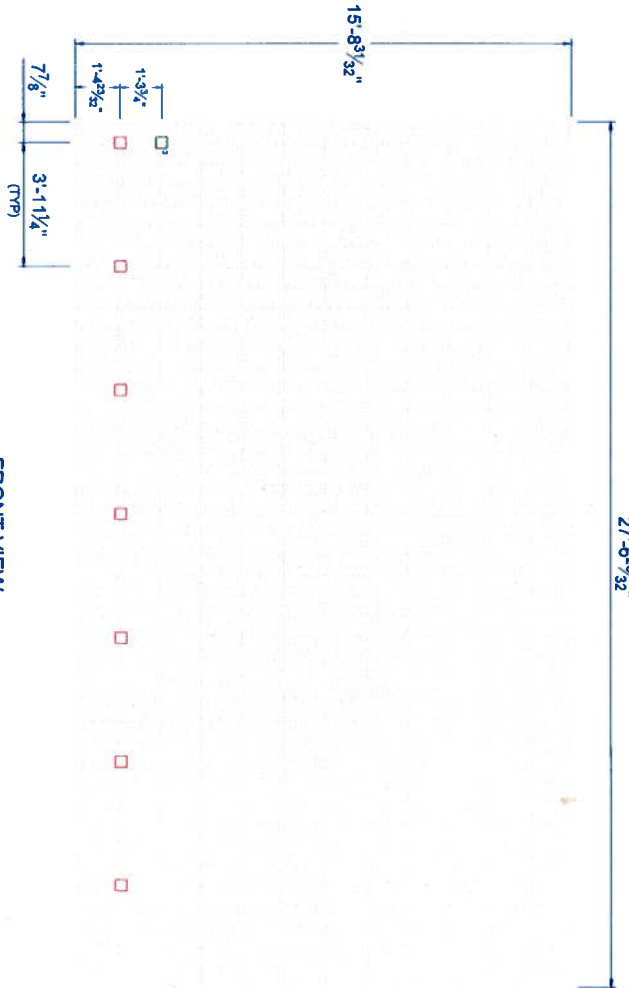
7. *Would the property yield a reasonable return or can there be a beneficial use of the property without a variance?*

The property does yield a reasonable return with the variance because of the extension of the Sports Force Park. The addition to this facility provides more of a year-round use of supporting amenities, such as hotels, restaurants, etc.

8. *Would the granting of the variance be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City?*

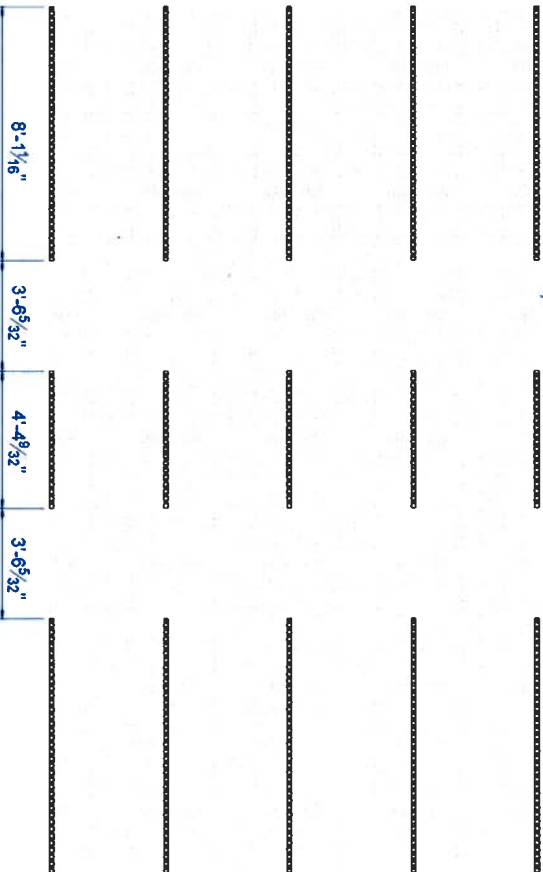
The granting of this variance is consistent with the nature of the surrounding context of the CR-Commercial Recreational Zoning District.

27'-6³/₃₂"



FRONT VIEW

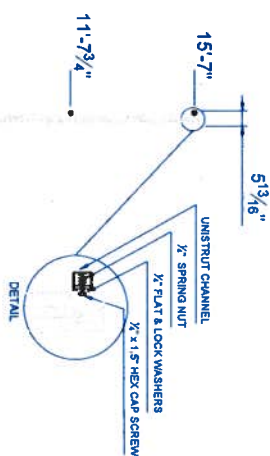
GAPS IN STRUT FOR AIR FLOW



REAR VIEW

NOTES:

1. LED SCREEN CONSISTS OF (28) LED CABINETS - (7) CABINETS WIDE BY (4) CABINETS TALL OF FLEXstorm UP SERIES. EACH CABINET IS 1200mm X 1200mm.
2. POWER CONSUMPTION IS APPROX 19,600W MAX 6,533W AVG. REQUIRES (7) 208V 20A CKTS ON BARE LEADS WITHIN WEATHERPROOF J-BOXES LOCATED WHERE SHOWN.
3. LED SCREEN REQUIRES A MIN OF (3) CAT5e UTP CABLES ON RJ45 JACKS WITHIN WEATHERPROOF J-BOX LOCATED WHERE SHOWN.
4. TOTAL SCREEN WEIGHT IS APPROX 2850lbs INCLUDING STRUT CHANNEL.
5. ☐ = (1) 208V 20A CKT ON BARE LEADS WITHIN WEATHERPROOF J-BOX.
5. ☐ = (3) CAT5e SOLID UTP CABLES ON RJ45 JACKS WITHIN A WEATHERPROOF J-BOX BACK TO SENDER.



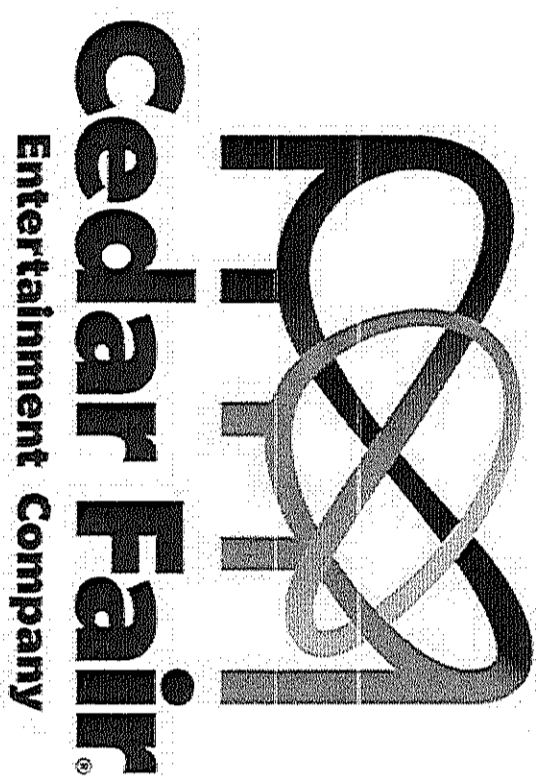
SIDE

PixelFLEX

JL - REFLECT CEDAR FAIR SPORTS CENTER

POWER DATA MECHANICAL DWG
OUTDOOR LED SCREEN
7 x 4 UFSTORM 10mm CABINETS

1 OF 1 NONE



CEDAR POINT SPORTS CENTER

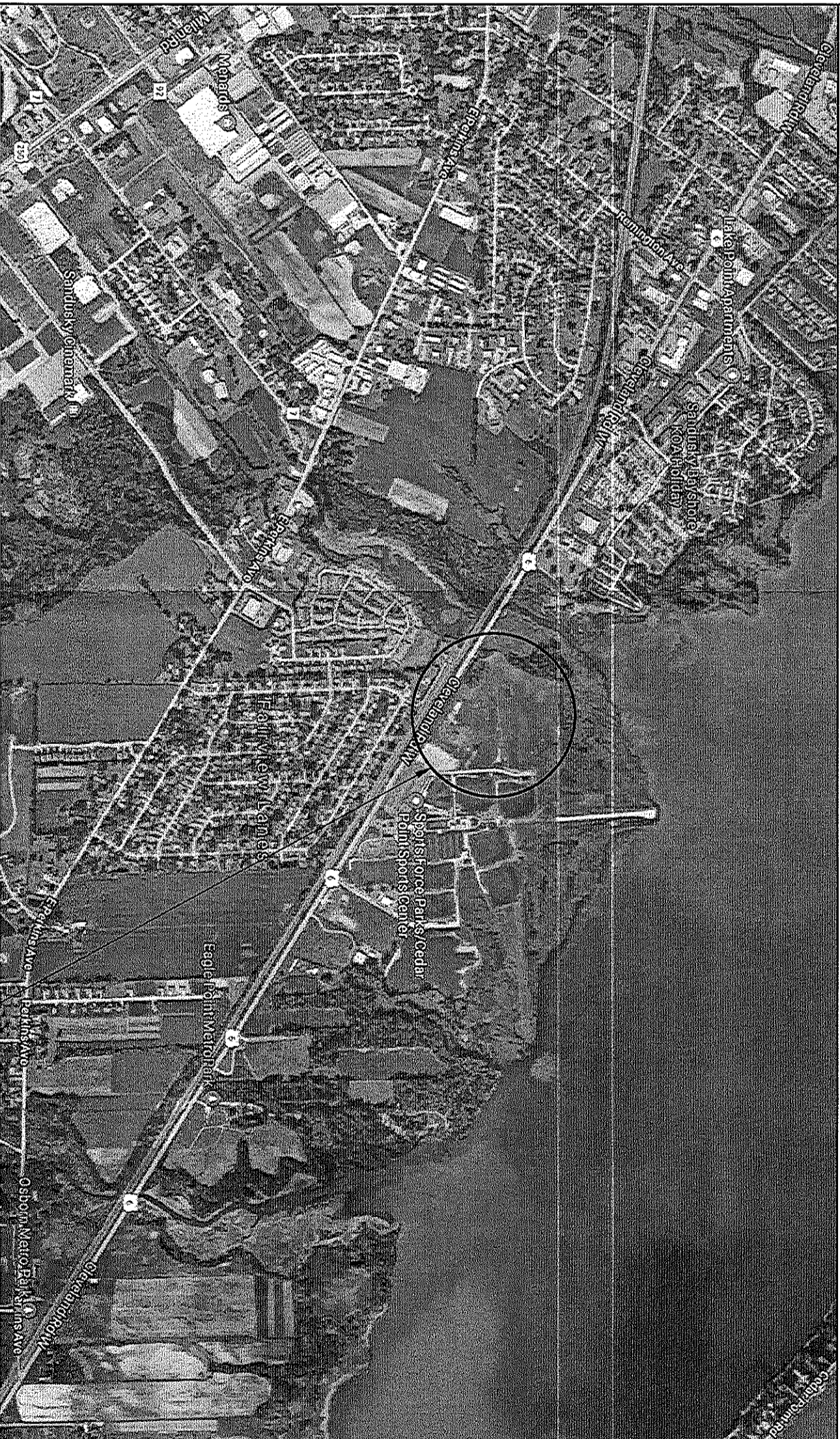
CEDAR FAIR ENTERTAINMENT COMPANY

ONE CEDAR POINT DRIVE
SANDUSKY, OHIO 44870



CONFORMED SET

LOCATION MAP



PROJECT LOCATION

CONTACT INFORMATION

CIVIL
CONTACT: JON ZIEGAN
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ARCHITECTURAL
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PHONE EXT: 3080

STRUCTURAL
CONTACT: JOHN POLLNER
EMAIL: JPOLLNER@OSBORN-ENG.COM
PHONE EXT: 3061

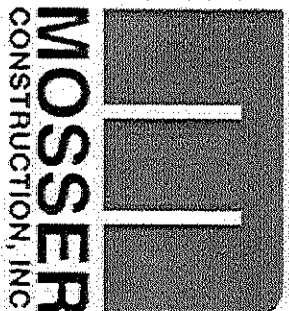
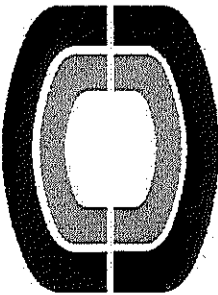
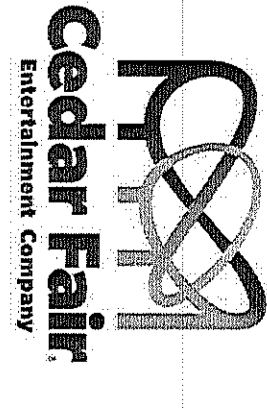
MECHANICAL
CONTACT: DALE VAN LEHN
EMAIL: DVANLEHN@OSBORN-ENG.COM
PHONE EXT: 3055

PLUMBING
CONTACT: DALE VAN LEHN
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FIRE PROTECTION
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ELECTRICAL
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EMAIL: TCARDILINO@OSBORN-ENG.COM
PHONE EXT: 3071



CEDAR POINT
SPORTS
CENTER

CEDAR FAIR
ENTERTAINMENT
COMPANY

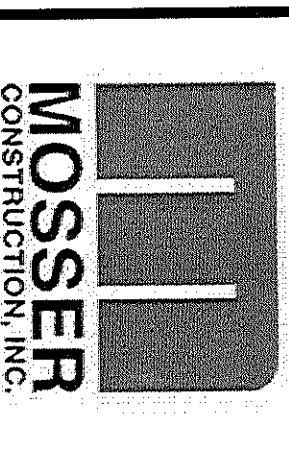
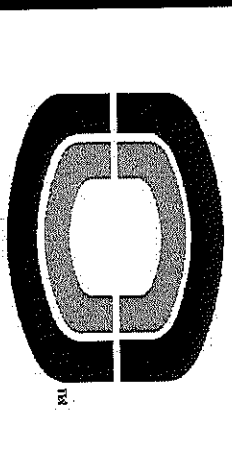
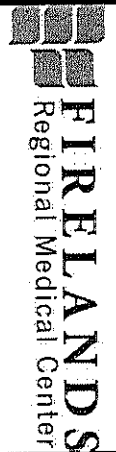
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V	FOUNDATION	07/18/18
W	FOUNDATION	07/18/18
X	FOUNDATION	07/18/18
Y	FOUNDATION	07/18/18
Z	FOUNDATION	07/18/18

Unless otherwise stated in Cedar Fair Entertainment Company drawings, all dimensions are in feet and inches. The user of these drawings is responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The user of these drawings is responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The user of these drawings is responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities.

DRAWN BY: NB & JAK
CHECKED BY: JAK
CLIENT PROJ NO: 120180134.000

TITLE SHEET

DRAWING NO: G0-001



CEDAR POINT
SPORTS
CENTER

CEDAR FAIR
ENTERTAINMENT
COMPANY

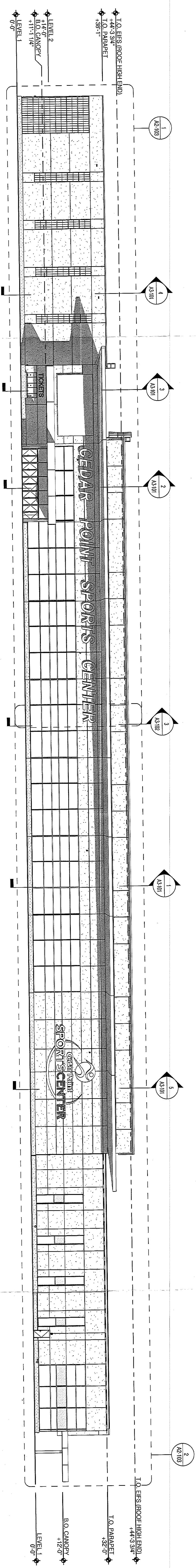
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I	PROGRESS SET	10/02/12
J	PROGRESS SET	10/02/12
K	PROGRESS SET	12/31/12

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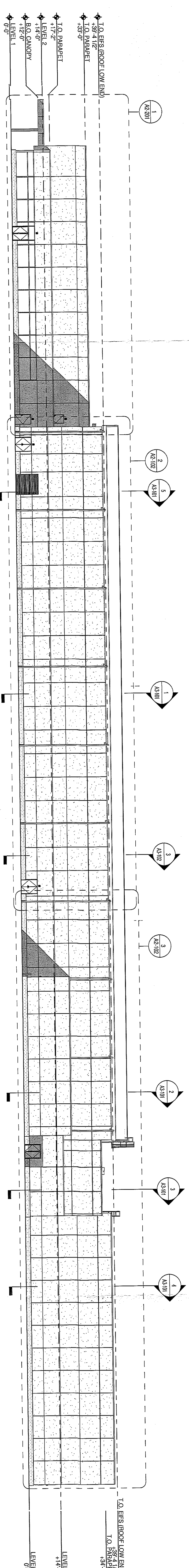
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CLIENT PROJ. NO.: 20110134.003
OSBORN PROJ. NO.: 20110134.003

OVERALL
EXTERIOR
ELEVATIONS

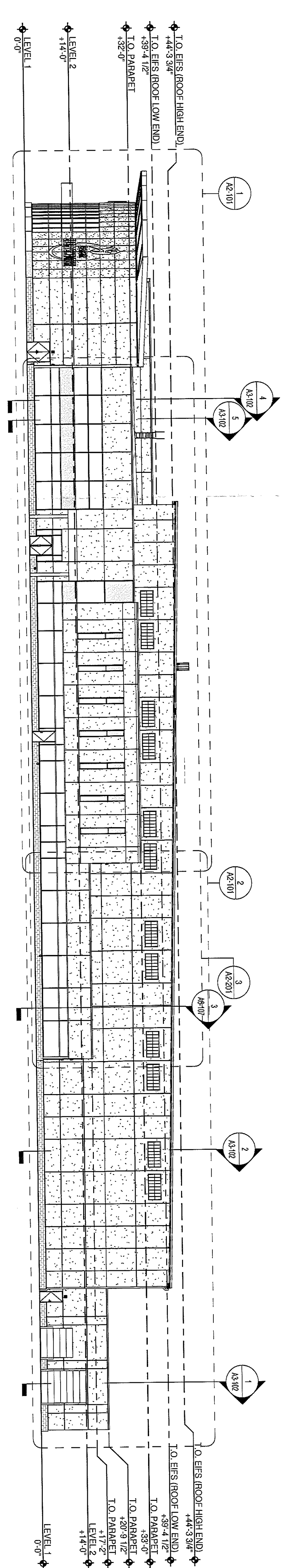
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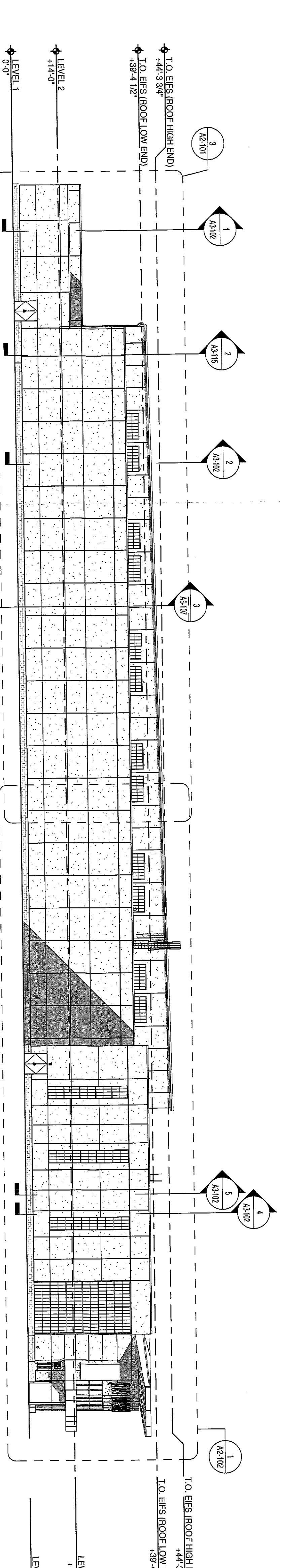
1 SOUTH ELEVATION
SCALE: 1" = 20'-0"



2 NORTH ELEVATION
SCALE: 1" = 20'-0"



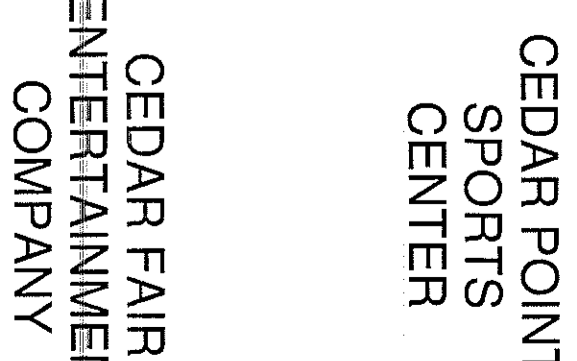
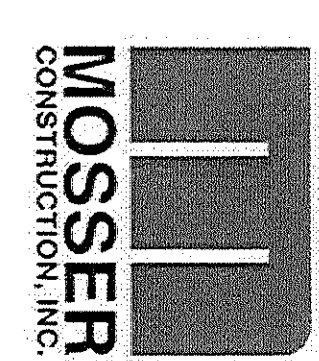
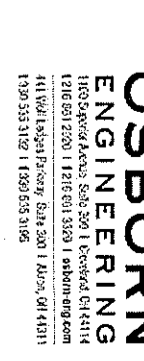
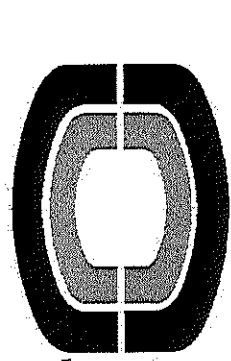
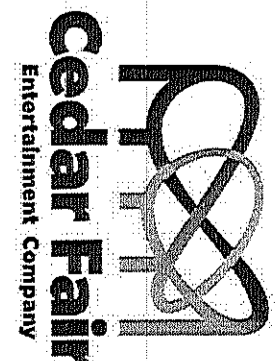
3 EAST ELEVATION
SCALE: 1" = 20'-0"



4 WEST ELEVATION
SCALE: 1" = 20'-0"

SITE PLAN LEGEND

- ASPHALT
- GRASS
- CONCRETE
- NO PARKING
- MULCH
- EXISTING GRAVEL DRIVE TO ACCESS SPORTS FORCE COMPLEX FIELDS
- BO RETENTION - REFER TO CIVIL DRAWINGS
- POULAGE
- FENCE LINE
- EXTENSION POLE LIGHTING - REFER TO ELECTRICAL DRAWINGS

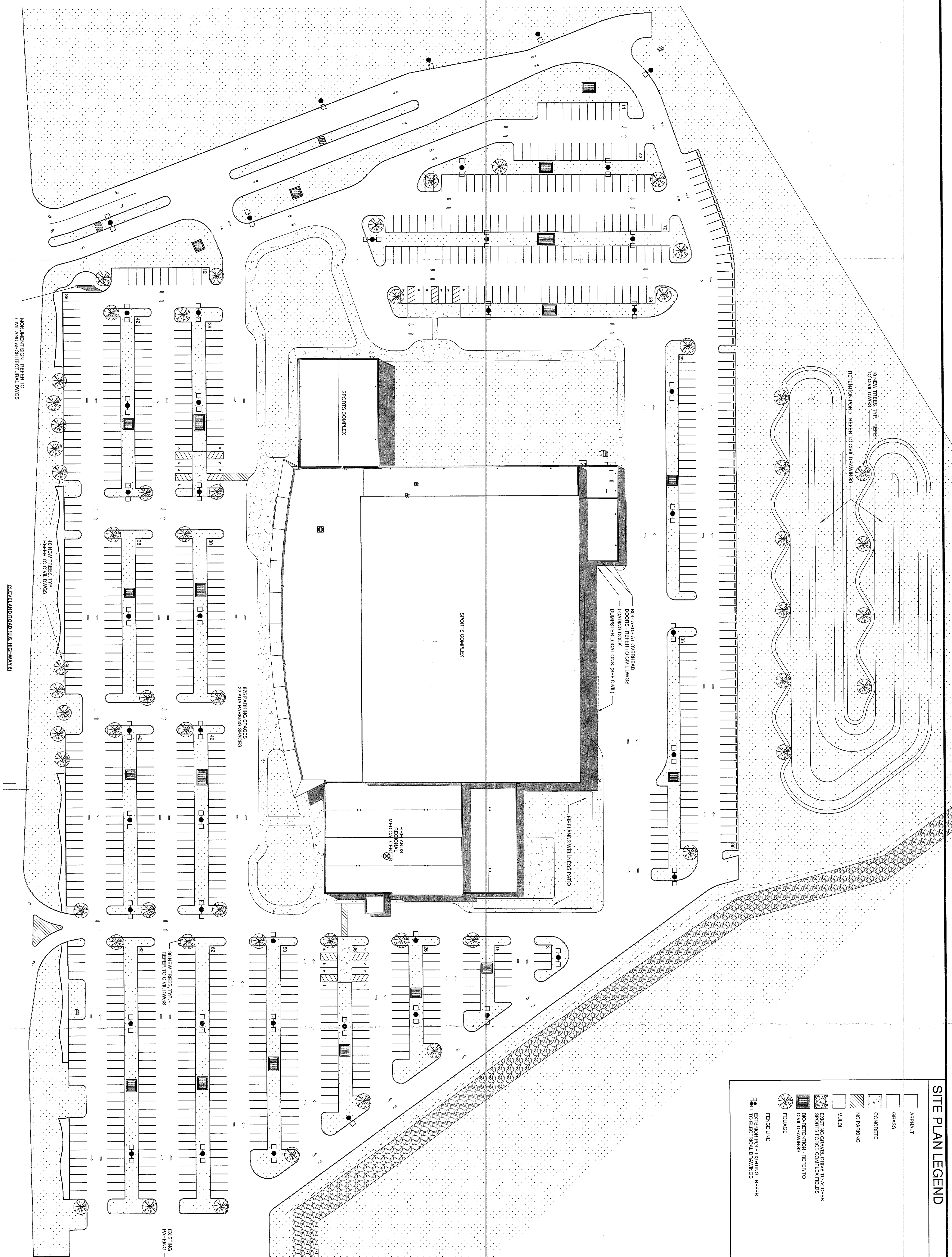


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D	PROGRESS SET	08/01/18
E	ENVELOPE PERMIT	08/17/18
F	BD SET	10/01/18
G	INTERIORS PERMIT	10/23/18
H	CONFORMED SET	12/13/18

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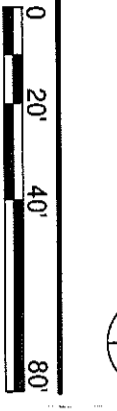
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CHECKED BY GA
CLIENT PROJ NO J20180134.000
ARCHITECTURAL SITE PLAN

DRAWING NO. A1-000



1 SITE PLAN

SCALE: 1" = 40'-0"



BOARD OF ZONING APPEALS REPORT

APPLICATION FOR AN AREA VARIANCE TO
CONSTRUCT A SIX FOOT FENCE ALONG THE SIDE
YARD AT 413 PERRY STREET

Reference Number: PVAR19-0010

Date of Report: July 9, 2019

Report Author: Tom Horsman, Assistant Planner



City of Sandusky, Ohio Board of Zoning Appeals Report

BACKGROUND INFORMATION

Noble Grohe, Jr has submitted an application for a variance to allow for the construction of a 6-foot fence along the side yard at 413 Perry St. The following information is relevant to this application:

Applicant: Noble Grohe, Jr.
9707 Berlin Rd.
Berlin Hts., Ohio 44814

Site Location: 413 Perry St.
Sandusky, Ohio 44870

Zoning: "R2F"- Two-Family Residential

Surrounding Zoning: "R2F"- Two-Family Residential

Surrounding Uses: Single-Family and Two-Family Residential

Existing Use: Vacant Parcel

Proposed Use: Vacant Parcel

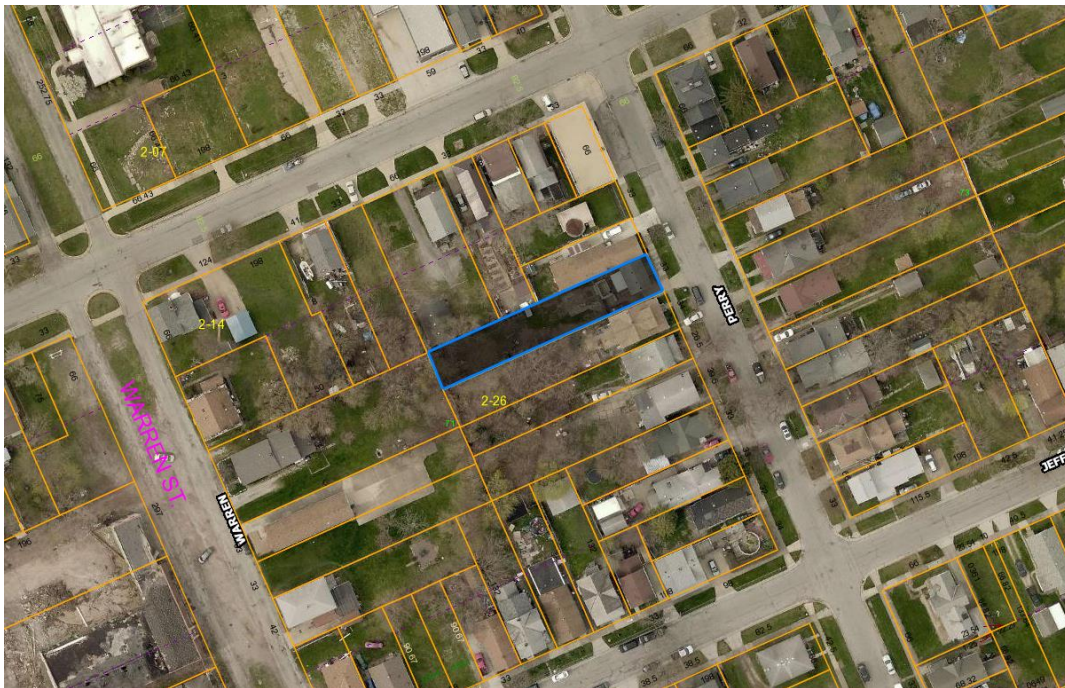
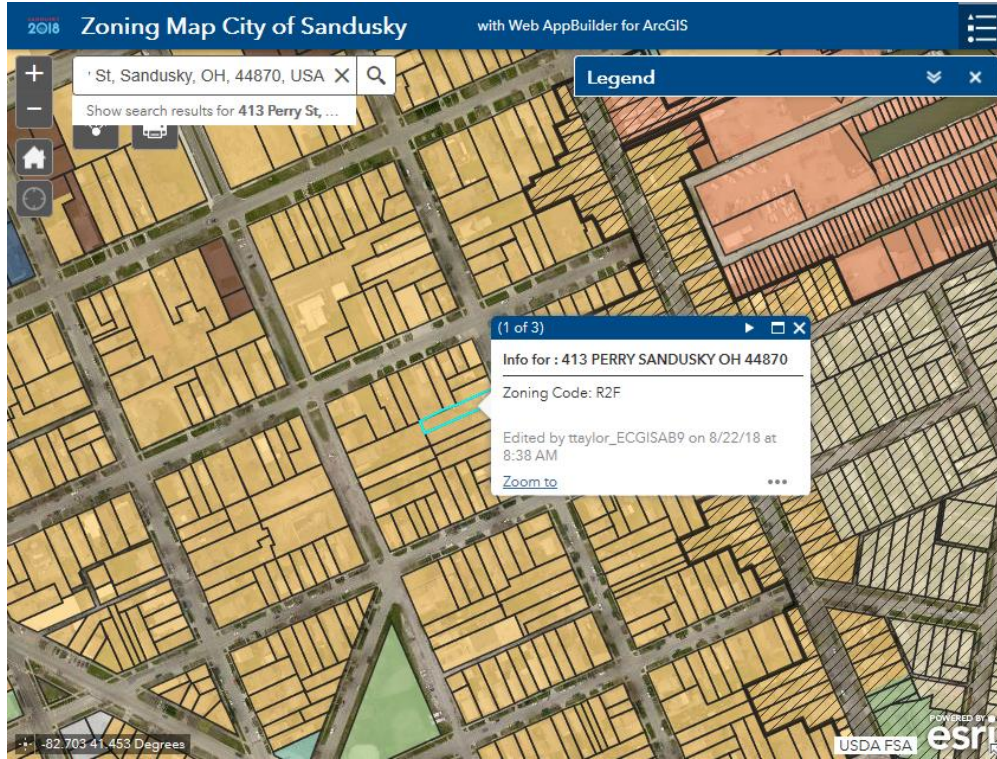
Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1145.17 Fences

Variance Requested: 1) A variance to allow construction of a 6-foot fence along the side yard where only four feet is allowed.

Variance Proposed: 1) The applicant proposes to construct a 6-foot fence along the side yard.

SITE DESCRIPTION

Subject Property Outlined in Blue



Aerial View (Proposed 6-foot fence location in Yellow)

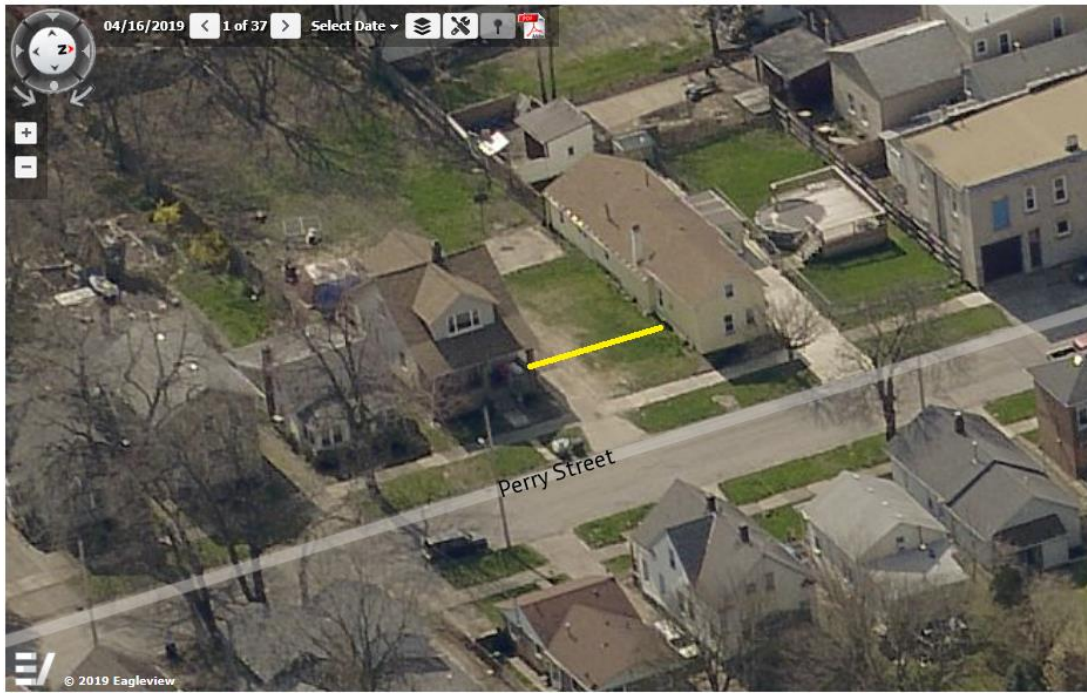


Photo of the Property. Adjacent house at 415 Perry (seen below) is also owned by the applicant. Photo taken 7/9/2019.



DEPARTMENT OF PLANNING COMMENTS

The applicant proposes building a six foot fence in the side yard. The fencing section of the Sandusky Zoning Code only allows for a maximum of four feet in the side yard. The side yard in question is a vacant parcel that was formerly occupied by a house, but has since been torn down. The applicant owns both the vacant parcel and the adjacent house at 415 Perry Street. The applicant has stated that the variance is being requested because a six foot fence would provide more privacy and protection for his grandchildren, who reside at 415 Perry St and utilize the yard space. The applicant has stated he intends to combine the parcels.

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

Section 1111.06(c)(1)

A. Whether the variance is substantial;

The variance sought in this case is not substantial.

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 variance would not substantially alter the character of the neighborhood, nor would adjoining property suffer a substantial detriment.

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;

The property owner stated he was not aware of the zoning restriction.

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

The property owner could construct a 6-foot fence along the lot as long as it was set behind the back line of the adjacent house. This would allow for nearly 10,000 square feet of rear yard space between the lots of 413 and 415 Perry Street.

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

The granting of the variance would not significantly violate 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 property can still yield a reasonable return without a variance.

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

The granting of the variance will not be contrary to the general purpose, intent and objective of the zoning code, nor the comprehensive plan.

CONCLUSION/RECOMMENDATION

Staff does not believe that the variance being requested is substantial, however, the reason for the variance does not demonstrate that a practical difficulty exists due to the fact that there is substantial yard space still available should a 6 foot fence be erected in the “rear” yard. Alternatively, the applicant has the ability to construct a 4 foot fence in the proposed location. The property at hand is not unique in that the strict application of the Zoning Code would create a practical difficulty. For that reason, staff does not recommend the approval of the variance.



CITY OF SANDUSKY

PLANNING DEPARTMENT

222 Meigs St., Sandusky, Ohio 44870

Phone 419-627-5891

APPLICATION FOR BOARD OF ZONING APPEALS

Address of Subject Property: 415 / 413 Perry St.

Applicant Name: Noble Grohe Jr.

Applicant Address: 9707 Berlin Rd

Applicant Phone: 419. 602. 0177

Applicant Email: _____

Property Owner Name: Noble Grohe Jr.

Property Owner Address: 9707 Berlin Rd

Property Owner Phone: 419. 602. 0177

Property Owner Email: _____

VARIANCE INFORMATION:

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

Variance(s) Requested:

fencing

Description of Proposal:

PRACTICAL DIFFICULTIES (for ALL variance requests):

According to Chapter 1111.06(c)(1) of the Sandusky Code of Ordinances, the Board of Zoning Appeals must determine that a "practical difficulty" exists in order to approve a variance. The Board must consider the following factors. Please completely fill out all sections:

- 1) Would the variance be substantial?

Back of house to front of house 18 ft
would gain more yard.

- 2) Would the variance substantially alter the character of the neighborhood or would adjoining property owners suffer a substantial detriment because of the variance?

NO

- 3) Would the variance adversely affect the delivery of government services (e.g. water, sewer, fire, police)?

NO

- 4) Was the property purchased with the knowledge of the zoning restrictions?

not aware of height variations

- 5) Can the property owner's predicament be resolved through some method other than a variance?

NO by law it states I need approval

- 6) Would the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance?

yes safety for my children. Could enclose my side door in fence area

- 7) Would the property yield a reasonable return or can there be a beneficial use of the property without a variance?

yes NO wasted yard unsecure for children

- 8) Would the granting of the variance be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City?

NO city is not going to use yard. 413/415 Perry
will be combined. would secure our personal
property.

UNNECESSARY HARDSHIP (for USE variance requests only):

According to Chapter 1111.06(c)(2) of the Sandusky Code of Ordinances, the Board of Zoning Appeals must determine that an "unnecessary hardship" exists in order to approve a use variance. The Board must determine that ALL of the following conditions have been met. Please completely fill out all sections:

- 1) 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 be an action or actions of the property owner or the applicant.

- 2) That the granting of the variance will not adversely affect the rights of the adjacent property owners or residents.

no it will not affect any other properties

- 3) That the strict application of the Zoning Code of which the variance is requested will constitute unnecessary hardship upon the property owner or the applicant.

putting a fence up will not cause a hardship on any parties it would make my yard safer for my children

- 4) That the variance desired will not adversely affect the public health, safety, morals or general welfare.

NO it will make my yard safer for my own children

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

NO the reasoning for this application is to secure my yard for my children.

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

6-10-19
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

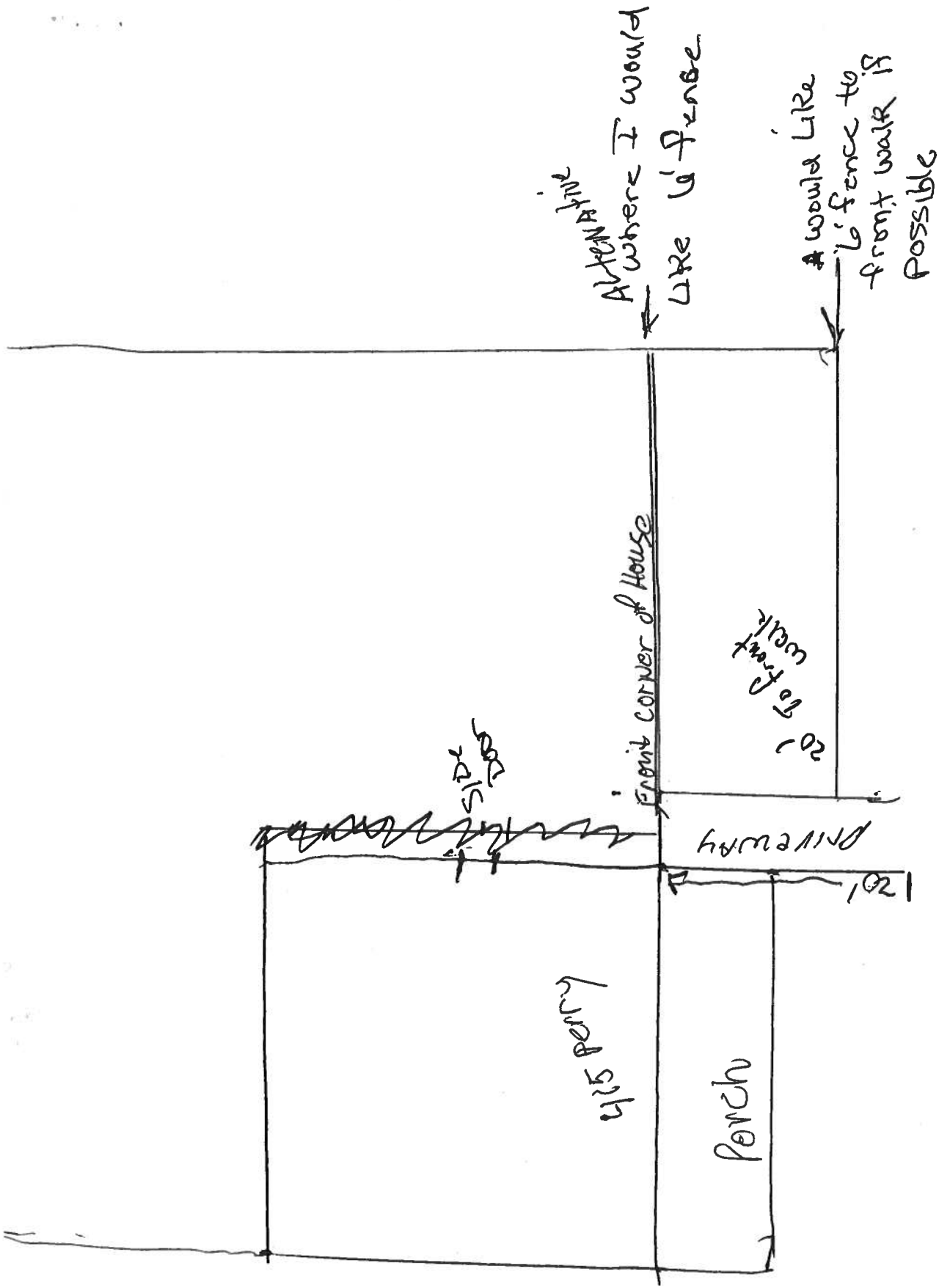
REQUIRED SUBMITTALS:

- 1) Application submitted either as hard copy or electronic copy
- 2) \$100 filing fee
- 3) Copy of a site plan (drawn to scale and dimensioned) which shows the following items (as applicable):
 - 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) Elevation drawings for height variances
 - g) Setbacks from lot lines for existing & proposed construction
 - h) Location of other pertinent items (signs, outdoor storage areas, gasoline pump islands, etc.)

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Board of Zoning Appeals Meeting: _____



This is for
safety of
my grandchildren

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