

## Board of Zoning Appeals

240 Columbus Ave  
Sandusky, Ohio 44870

419.627.5715

[www.cityofsandusky.com](http://www.cityofsandusky.com)

**August 22<sup>nd</sup>, 2019**  
**4:30 pm**  
**City Commission Chamber**  
**Agenda**

1. Meeting called to order – Roll Call
2. Review of minutes from the July 18<sup>th</sup>, 2019 meeting
3. Swear in audience and staff members that will offer testimony on any agenda items

**Adjudication hearings to consider the following:**

1) 320 Cement Ave.

Steven B. Truax has submitted an application to construct a 192 square foot wood shed on the vacant lot at 320 Cement Ave in a “R1-40” Single-Family Residential zoning district. The owner is seeking a variance for relief from the strict application of the following section of the Sandusky Codified Ordinances:

- Section 1129.03 which states that the main building on a lot in a R1-40 zoning district must be a single-family dwelling and the owner is proposing to build only an accessory building.

2) 416 Columbus Ave.

Justin Harris, as an authorized agent of Christopher Romick and Mary Mischler, has submitted an application to construct a 12-foot fence in the rear yard of 416 Columbus Ave. in a “GB” General Business zoning district. The owner is seeking a variance for relief from the strict application of the following section of the Sandusky Codified Ordinances:

- Section 1133.14 which states that the height of fences in business districts cannot exceed 6 feet and the owner is proposing to build to a height of 12 feet.

Other Business

Next Meeting: September 19<sup>th</sup>, 2019

Adjournment

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



# BOARD OF ZONING APPEALS REPORT

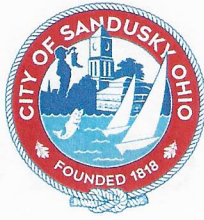
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APPLICATION FOR A USE VARIANCE TO  
CONSTRUCT AN ACCESSORY STRUCTURE ON A LOT  
WITHOUT A MAIN STRUCTURE AT 320 CEMENT  
AVE.

Reference Number: PVAR19-0011

Date of Report: August 15, 2019

Report Author: Thomas Horsman, Assistant Planner



## City of Sandusky, Ohio Board of Zoning Appeals Report

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### BACKGROUND INFORMATION

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Steven Truax has submitted an application to construct a 192 square foot shed on a vacant lot without constructing a primary structure. The following information is relevant to this application:

Applicant: Steven B. Truax  
2473 Whitney Ave  
Ontario, OH 44906

Site Location: 320 Cement Ave.  
Sandusky, Ohio 44870

Zoning: "R1-40" - Single-Family Residential

Surrounding Zoning: "R1-40" - Single-Family Residential

Surrounding Uses: Residential

Existing Use: Vacant lot

Proposed Use: Lot with an accessory structure

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1129.03

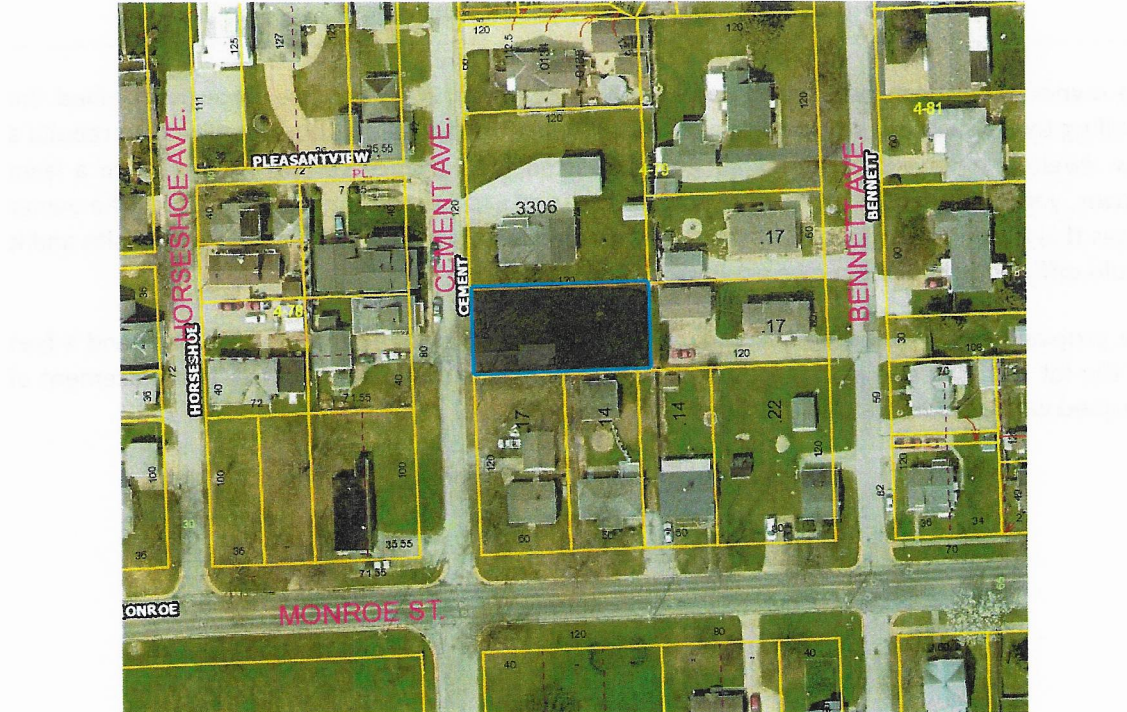
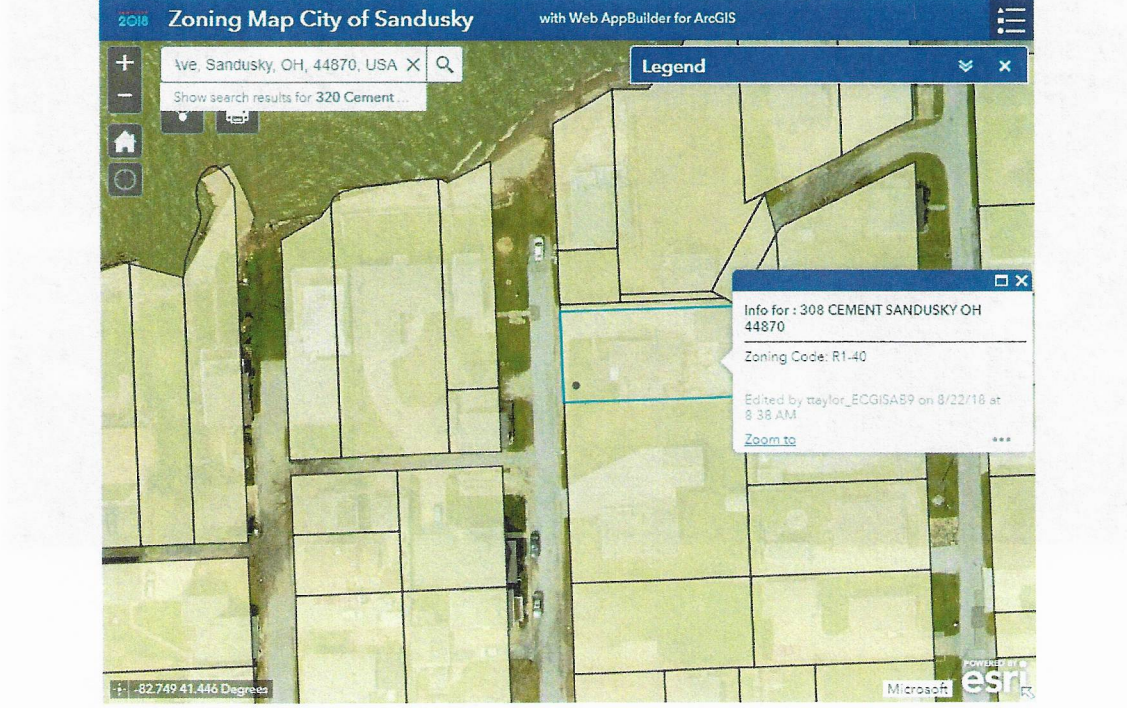
Variance Requested: 1) A variance to allow construction of an accessory structure on a vacant lot without also constructing a primary structure.

Variance Proposed: 1) The applicant proposes to construct a 192 square foot wood shed.



### SITE DESCRIPTION

**Subject Property Outlined in Blue**





### Aerial View (Proposed shed location in Red)



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#### DEPARTMENT OF PLANNING COMMENTS

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The owner purchased the property at 320 Cement Ave in 2013 and has since demolished the dwelling that previously stood on that lot. The owner has stated that his intention is to rebuild a new dwelling on the lot. The owner has requested the variance so that he can store a lawn mower, yard tools, and a trimmer to upkeep the yard until a dwelling is constructed. The owner states this is due to the fact that his current residence is over 50 miles away from the site and it would difficult to haul lawn care equipment back and forth.

The proposed shed would be 192 square feet and placed along the side of the yard and 4-feet off the lot line. The site plan is included in the application materials. The size and placement of the shed would conform with the City's Zoning regulations.

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 likely substantially alter the character of the neighborhood.

**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 would need a variance to construct an accessory structure.

**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 would not be contrary to the intent and objective of the Zoning Code.

Other conditions that the Zoning Board of Appeals must determine have been met for use variances include the following:

Section 1111.06(c)(2):

- A. That the variance requested arises from such a condition which is unique and which is not ordinarily found in the same zoning district and is created by the Zoning Code and not by an action or actions of the property owner or the applicant;**

The variance does not arise from a unique situation.

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

The granting of the variance would not likely adversely affect the rights of adjacent property owners.

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

The strict application of the Zoning Code would not constitute unnecessary hardship upon the property owner.

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

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

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

The intent of the Zoning Code, in summary, is to protect the character and value of property, to locate buildings with regard to streets, traffic, and utilities, and to promote and protect health, safety, convenience, and general welfare of the community. Granting the variance would not be opposed to the general spirit and intent of the Zoning Code.

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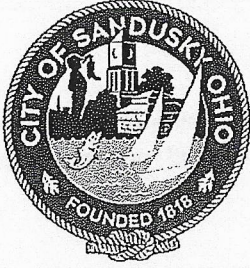
**CONCLUSION/RECOMMENDATION**

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Staff recognizes the importance of maintaining property in the city, as well as constructing new housing on vacant lots. Staff also understands the predicament of the applicant and recognizes that having a shed on the property would make maintenance of the property easier. However, staff does not believe that there is a unique attribute to this property where the strict application of the Zoning Code would constitute an unnecessary hardship, thus staff is unable to recommend in favor of the variance. Staff is not strongly opposed to the variance though due to the fact that the shed would be small in size, that it would allow for easier maintenance of the parcel, and the owner has expressed a desire to construct a dwelling in the near future.







## 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: 320 CEMENT, SANDUSKY, OH 44870

Applicant Name: STEVEN B. TRUAX

Applicant Address: 2473 Whitney Ave, Ontario, OH 44906

Applicant Phone: 419-295-0099

Applicant Email: STRUAX1961@AOL.COM

Property Owner Name: STEVEN B. TRUAX

Property Owner Address: 2473 Whitney Ave, Ontario, OH 44906

Property Owner Phone: 419-295-0099

Property Owner Email: STRUAX1961@AOL.COM

#### VARIANCE INFORMATION:

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

\_\_\_\_\_

#### Variance(s) Requested:

Zoning Permission to SET A 12 x 16 WOOD SHED ON Subject Property prior to the Construction of our future House.

#### Description of Proposal:

PROPOSED WOODEN SHED WOULD BE USED TO STORE LAWN MOWER, YARD TOOLS AND TRIMMER. THIS EQUIPMENT IS NEEDED TO MAINTAIN PROPERTY UNTIL HOUSE CONSTRUCTION IS COMPLETED.



**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?

This Variance request is NOT Substantial.  
The Subject Shed retail value is \$6,500.00  
see ATTACHED picture of Shed model Proposed.

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

THE Subject property would be Improved  
by the Addition of said structure.

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

Proposed shed location is on the south  
side. NO Government services ARE Located  
on the South Side of this property.

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

NO, I purchased the property to Remove the  
existing House, with the intention to Build.

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

NO, I would have to continue to haul RIDING LAWN  
MOWER AND push mower, TIMMER FROM  
Ontario to Sandusky weekly to maintain property

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

yes

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

UNKNOWN

- 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



**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.

it is an unnecessary hardship to transport  
lawn care equipment 120 miles (round trip)  
just to maintain the property in a manner  
pleasing to the City and adjacent residents.

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

The proposed location of subject shed  
would be done in accordance to zoning  
off set dimensions, and would in no  
way affect rights of adjacent 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.

NOT allowing an structure to store  
lawn equipment without a home on  
the property is creating an unnecessary  
hardship.

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

The granting of this variance would not  
affect the public health, safety morals  
or general welfare of adjacent  
property owners or the public.

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

The requested variance would be allowed  
for a reasonable time or until a  
building permit for a home be submitted  
for construction. IF such time is not  
met, then the allowed shed must then be



**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.

Steven B. Trump 7-1-19  
Signature of Owner or Agent Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

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

N/A  
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: \_\_\_\_\_



OWNER:

Steven TRUAX  
2473 Whitney Ave  
Ontario, OH  
44906

Ph. 419-295-0099

Address: 320 CEMENT, SANDUSKY  
OH. 44870

36" HT  
Chain Link  
Fence  
Approx 80' FT  
Length

PARCEL:  
60-00437.000

EXISTING  
GAS LINE

EXISTING  
Maple tree  
30" DIA.

EXISTING  
WATER Line

60'

26'

25'

12'

16'

16'

60' x 120'  
.165 A

EXISTING BOARD ON  
BOARD Fence 6 FT.  
HT.

PROPOSED LOCATION  
OF WOODEN SHED.  
12' x 16' ON  
4" STONE BASE

4' FT. (MIN.)

36" HT. Chain  
Link Fence  
100' LENGTH

EXISTING Concrete  
Slab 16' x 23'

EXISTING  
DRIVE, Concrete  
16' x 36'

CEMENT Street

Site Plan



NORTH

SCALE 1/4" = 5' FT.

DATE: 7-1-19





10 x 16 Somerset (Serial #63117/K)  
Smartside painted Soft White with Butternut accents  
Teak Shingles  
33" x 72" Single door  
(2) Aluminum thresholds  
(3) 24" x 36" SH Aluminum windows  
Crossbar Shutters  
SALE \$4,805.00  
Good Till 7-6-19  
  
Delivery \$135.00

# BOARD OF ZONING APPEALS REPORT

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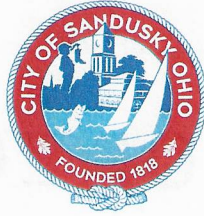
APPLICATION FOR AN AREA VARIANCE TO  
CONSTRUCT A 12-FOOT FENCE IN A BUSINESS  
DISTRICT AT 416 COLUMBUS AVE.

Reference Number: PVAR19-0012

Date of Report: August 15, 2019

Report Author: Thomas Horsman, Assistant Planner





## City of Sandusky, Ohio Board of Zoning Appeals Report

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### BACKGROUND INFORMATION

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Justin Harris, on behalf of Christopher Romick and Mary Mischler has submitted an application to construct a 12-foot fence in Business District at 416 Columbus Ave. The following information is relevant to this application:

Applicant: Justin Harris  
237 W. Washington Row  
Sandusky, OH 44870

Owner: Christopher Romick and Mary Mischler  
3980 Galloway Rd.  
Sandusky, OH 44870

Site Location: 416 Columbus Ave.  
Sandusky, Ohio 44870

Zoning: "GB"- General Business

Surrounding Zoning: "GB"- General Business

Surrounding Uses: North: Residential (vacant); East: Residential; South: Business; West: Public Facility

Existing Use: Transient Rental

Proposed Use: Transient Rental

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1133.14

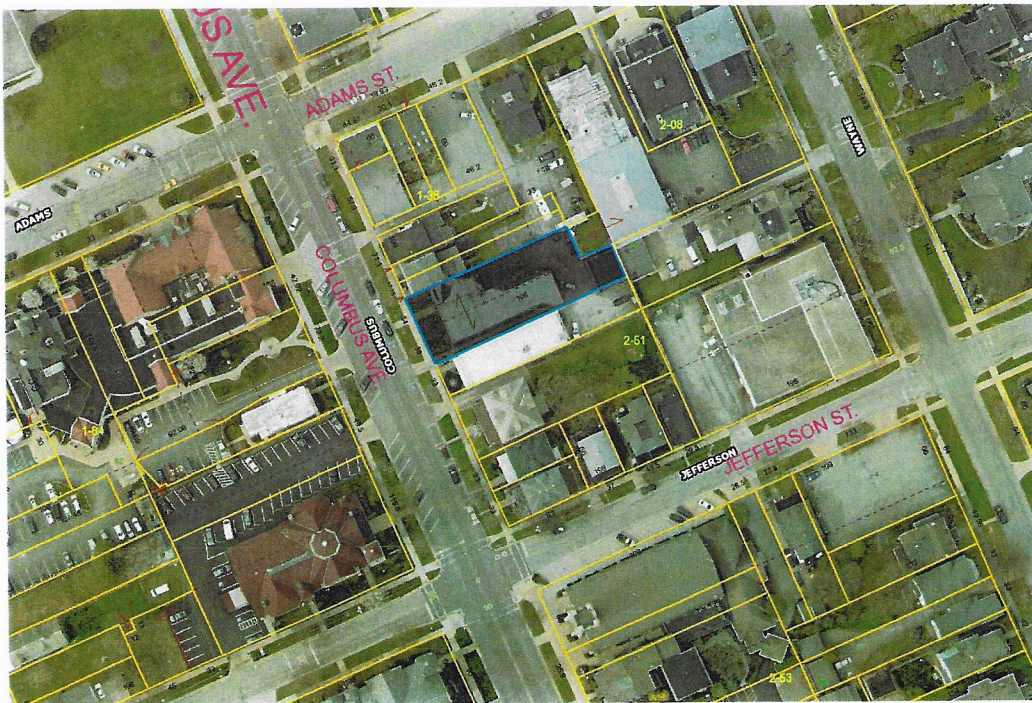
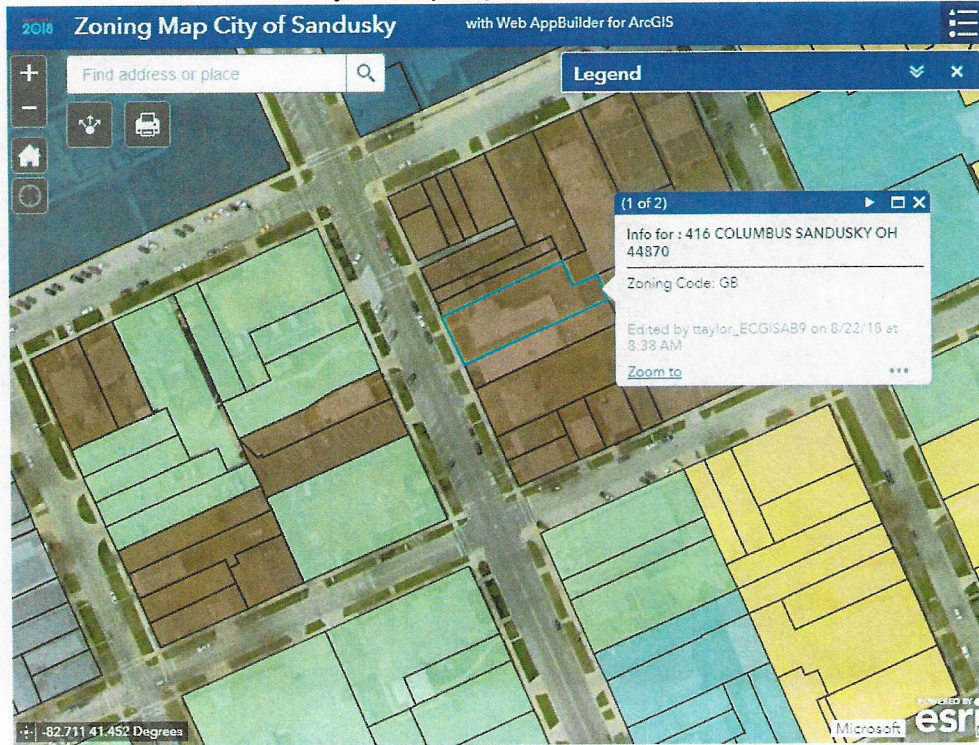
Variance Requested: 1) A variance to allow construction of a 12-foot fence in a Business District where only six feet is allowed.

Variance Proposed: 1) The applicant has constructed a 12-foot fence in the side yard.



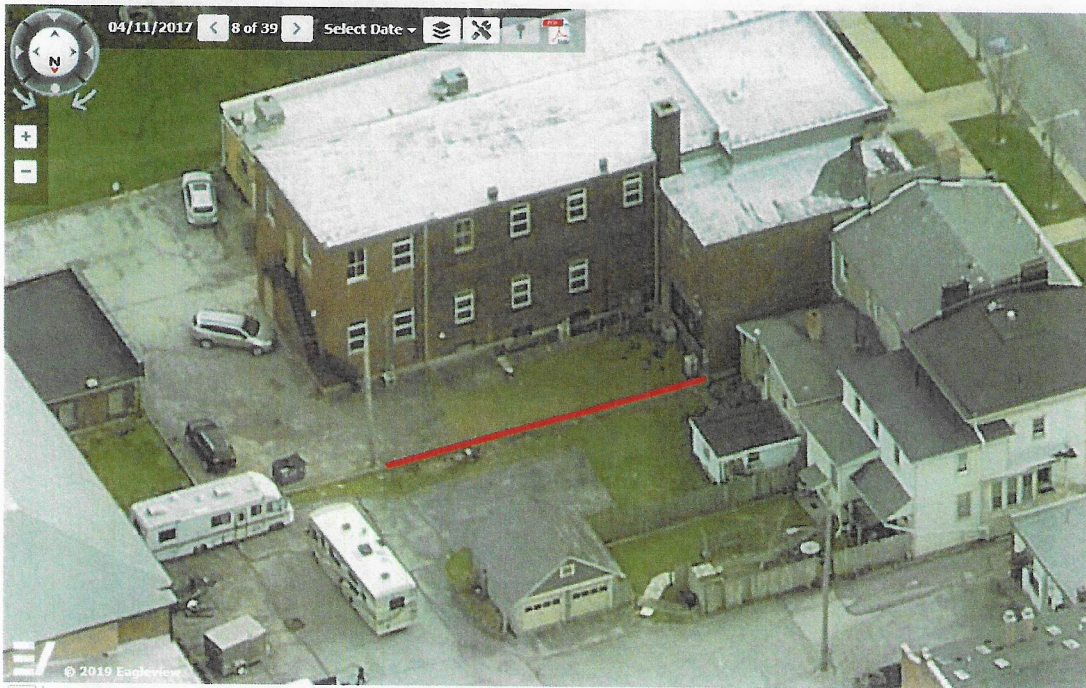
## SITE DESCRIPTION

### Subject Property Outlined in Blue





**Aerial View Taken Prior to Fence Construction (12-foot fence location in Red)**



**Photo of the Property. Photo taken 8/15/2019.**





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**DEPARTMENT OF PLANNING COMMENTS**

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The owner has constructed a 12-foot fence along the side yard of 416 Columbus Ave. According to the diagram submitted by the applicant, the fence extends for 63 feet along the northern property line. This property is currently being used by the owner for transient rentals. Because this property is located in a business district, fences are only allowed to be six feet high.

The applicant is requesting a variance to allow for a 12-foot fence in order to “prevent homeless and vagrants from trespassing and to practically allow vacationers to AirBNB.” The applicant has expressed concern that the neighboring property to the north (412 Columbus Ave) is currently condemned and that a 12-foot fence is necessary to protect the owners property from the condemned property.

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 height is double the height that is allowed by the Zoning Code.

**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 likely substantially alter the character of the neighborhood.

**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's predicament could be resolved via construction of a 6-foot fence.

- 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 observe 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 would be contrary to the intent and objective of the Zoning Code as the fence height is more than double the height allowed.

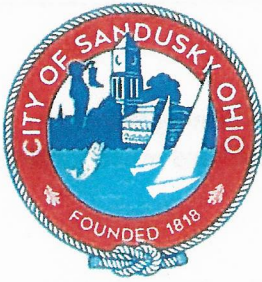
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#### **CONCLUSION/RECOMMENDATION**

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Staff does not believe that a practical difficulty exists for this property that would necessitate a 12-foot fence. The predicament expressed by the applicant could be solved by a 6-foot fence, as allowed by the Zoning Code. Because the applicant has not shown that the strict application of the zoning code would provide a practical difficulty, staff does not recommend 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:** 416 Columbus Ave, Sandusky, OH

**Applicant Name:** CHRISTOPHER ROMICK / MARY B. MISCHLER C/O JUSTIN HARRIS

**Applicant Address:** ROMICK/MISCHLER  
3920 GALLOWAY RD, SANDUSKY, OH 44870 J. HARRIS  
237 W. Washington Ave  
Suite 200  
Sandusky, OH 44870

**Applicant Phone:** JUSTIN HARRIS - 419-515-0258 CELL  
419-609-4234 OFFICE

**Applicant Email:** JUSTIN HARRIS - JHARRIS@REMINGER.COM

**Property Owner Name:** CHRISTOPHER ROMICK / MARY B. MISCHLER

**Property Owner Address:** 3920 GALLOWAY RD

**Property Owner Phone:** CONTACT JUSTIN HARRIS

**Property Owner Email:** CONTACT JUSTIN HARRIS

### VARIANCE INFORMATION:

**Section(s) of Zoning Code under which a variance is requested:**  
SANDUSKY CITY ORDINANCE 1133.14

**Variance(s) Requested:**  
REQUESTING SMALL AREA OF BACKYARD ADJACENT TO BUILDING THAT  
HAS BEEN VACANT FOR OVER 2 YEARS TO HAVE 12 FOOT DECORATIVE  
FENCE TO BE ERECTED TO PREVENT HOMELESS AND VAGRANTS FROM TRESPASSING  
AND TO PRACTICALLY ALLOW VACATIONERS TO AIRBNB  
**Description of Proposal:**  
PROPERTY TO BE PROTECTED FROM VAGRANTS AND  
BUILDING THAT HAS BEEN DETERMINED BY THE  
CITY TO BE FIT AND UNSAFE - OTHERWISE CONDEMNED  
(412 COLUMBUS AVE). REQUEST THAT VARIANCE BE GRANTED  
ADJACENT



**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?

~~NO. PRACTICALITY~~ NO.

- 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?

NO

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

POSSIBLY - THE DEMOLITION OF THE PROPERTY THAT HAS BEEN CONDEMNED FOR THE PAST TWO YEARS AND REMAINS A HAZARD TO ADJACENT PROPERTY

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

YES.

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

NO. WITHOUT THE VARIANCE THERE COULD NOT BE ANY BENEFICIAL USE OF THE PROPERTY AS A VACATION RENTAL UNTIL THE ADJACENT PROPERTY HAS BEEN BROUGHT UP TO CODE

- 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. THE PROPERTY OWNER IS ALLOWED TO USE HIS OR HER PROPERTY FOR THE ALL PERMISSIBLE USES ALLOWED UNDER THE AND FREE BOTH PUBLIC AND PRIVATE NUISANCE(S). 412 COLUMBUS AVE IS BOTH A PUBLIC / PRIVATE NUISANCE.



**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.

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

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- 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.

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

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

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### 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

BAC NO.  
0078252

July 17, 2019  
Date

### PERMISSION TO ACT AS AUTHORIZED AGENT:

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

  
Signature of Property Owner

7/12/19  
Date

### REQUIRED SUBMITTALS:

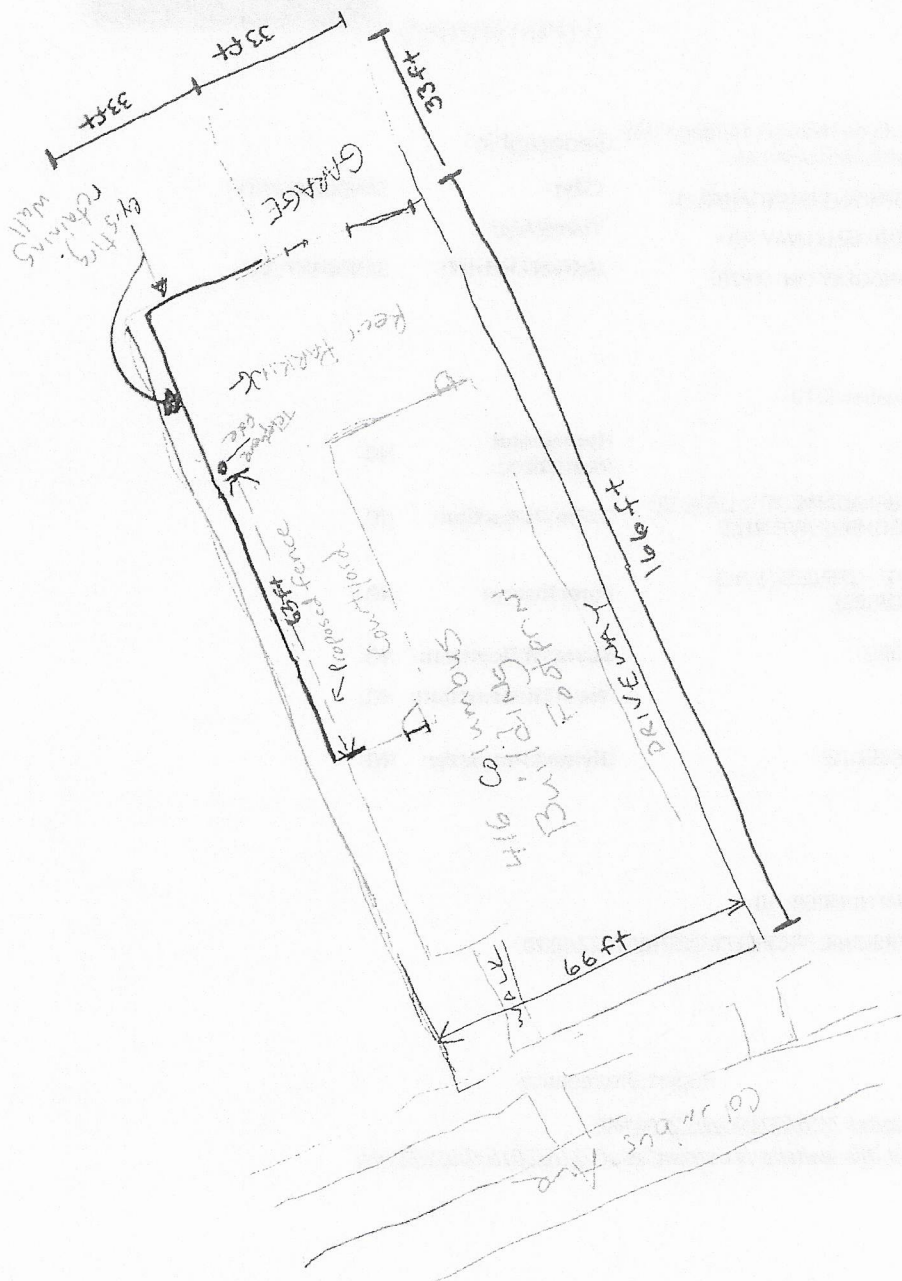
- 1) Application submitted either as hard copy or electronic copy
- 2) \$100 filing fee
- 3) Copy of a site plan (drawn to scale and dimensioned) which shows the following items (as applicable):
  - a) Property boundary lines
  - b) Building(s) location
  - c) Driveway and parking area locations
  - 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: \_\_\_\_\_





# Data For Parcel 56-01378.000

## Base Data

**Parcel:** 56-01378.000  
**Owner:** ROMICK CHRISTOPHER D & MARY B MISCHLER  
**Address:** 416 COLUMBUS SANDUSKY OH 44870



[+] Map this property.

**Tax Mailing Address** If you have a mortgage this may be the mortgage company's address.

**Mailing Name:** ROMICK CHRISTOPHER D  
**Address:** 3920 GALLOWAY RD  
**City State Zip:** SANDUSKY OH 44870

## Geographic

**City:** SANDUSKY CITY  
**Township:**  
**School District:** SANDUSKY SD

## Legal Tax Year 2018 Payable 2019

<b>Legal Acres:</b>	0	<b>Homestead Reduction:</b>	NO
<b>Legal Description:</b>	7-8-9 ADAMS ST S 1/6 & 12 COLUMBUS AVE N1/2	<b>2.5% Reduction</b>	NO
<b>Land Use:</b> <a href="#">Download descriptions.</a>	447 - OFFICES (1 & 2 STORIES)	<b>Foreclosure:</b>	NO
<b>Neighborhood:</b>	45603	<b>Board of Revision:</b>	NO
<b>Number Of Cards:</b>	1	<b>New Construction:</b>	NO
<b>Annual Tax (Does not include delinquencies.):</b>	\$4,851.12	<b>Divided Property:</b>	NO

## Notes

**Notes:** MAP NUMBER: 10  
 PERSONAL PROPERTY DISTRICT: 22-0320

[Report Discrepancy](#)

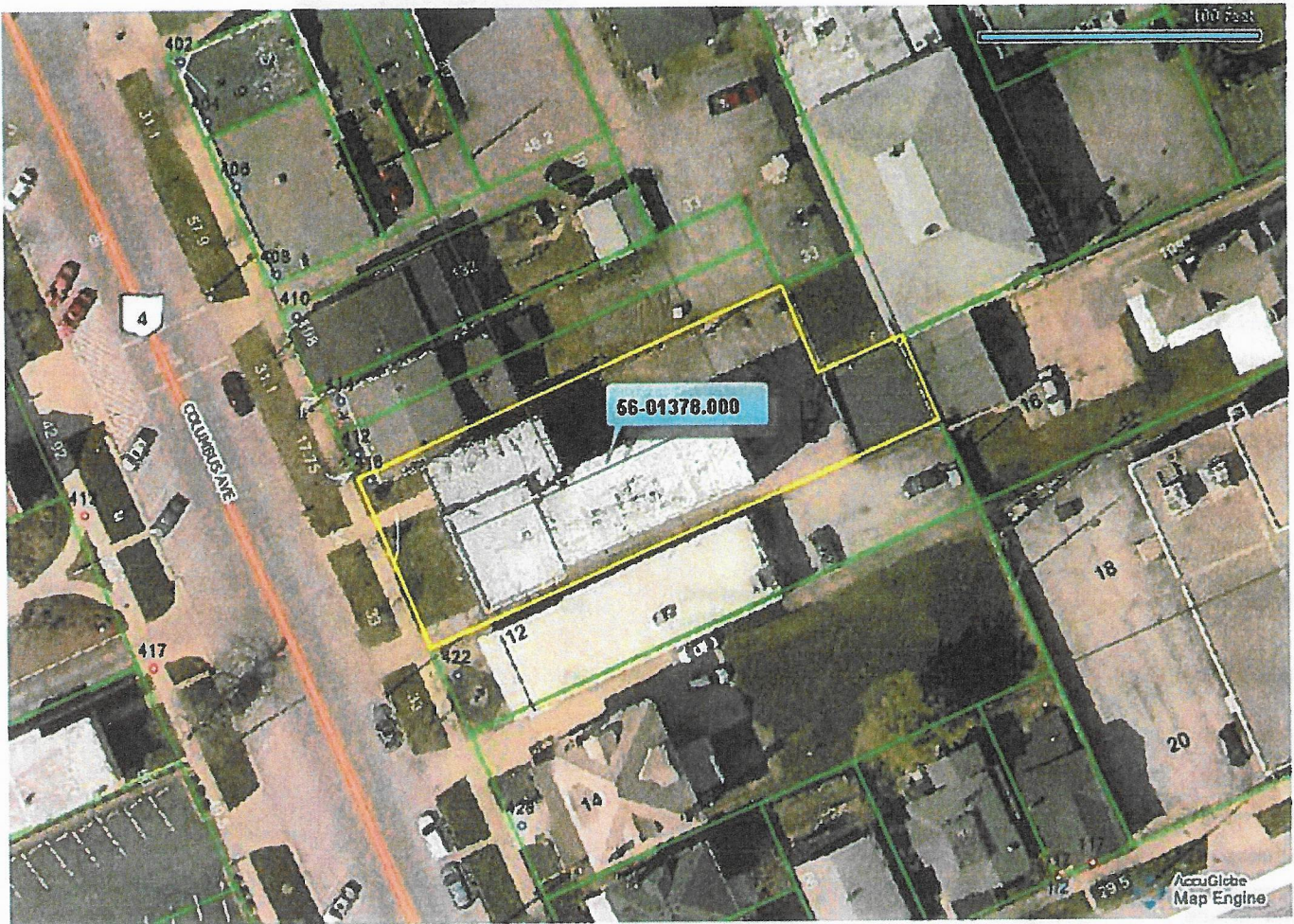
*GIS parcel shapefile last updated 7/16/2019 10:12:14 PM.*

*The CAMA data presented on this website is current as of 7/16/2019 9:02:52 PM.*



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## Erie County GIS



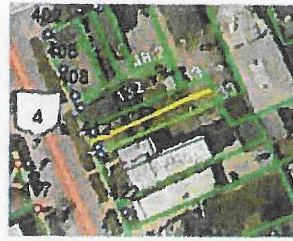
Notes



# Data For Parcel 56-00164.000

## Base Data

**Parcel:** 56-00164.000  
**Owner:** RATITO REAL ESTATE INVESTMENT LLC  
**Address:** 412 COLUMBUS SANDUSKY OH 44870



[+] Map this property.

**Tax Mailing Address** If you have a mortgage this may be the mortgage company's address.

**Mailing Name:** RATITO REAL ESTATE  
**Address:** 1117 JEFFERSON AVE  
**City State Zip:** TOLEDO OH 43604

## Geographic

**City:** SANDUSKY CITY  
**Township:**  
**School District:** SANDUSKY SD

## Legal Tax Year 2018 Payable 2019

<b>Legal Acres:</b>	0	<b>Homestead Reduction:</b>	NO
<b>Legal Description:</b>	8 9 ADAMS ST 17 3/4'N SIDE OF S1/2&17 3/4'OF W1/2 OF S1/2	<b>2.5% Reduction</b>	NO
<b>Land Use:</b> <a href="#">Download descriptions.</a>	401 - APARTMENTS / MULTI FAMILY (4 TO 19 UNITS)	<b>Foreclosure:</b>	NO
<b>Neighborhood:</b>	45604	<b>Board of Revision:</b>	NO
<b>Number Of Cards:</b>	1	<b>New Construction:</b>	NO
<b>Annual Tax (Does not include delinquencies.):</b>	\$446.57	<b>Divided Property:</b>	NO

## Notes

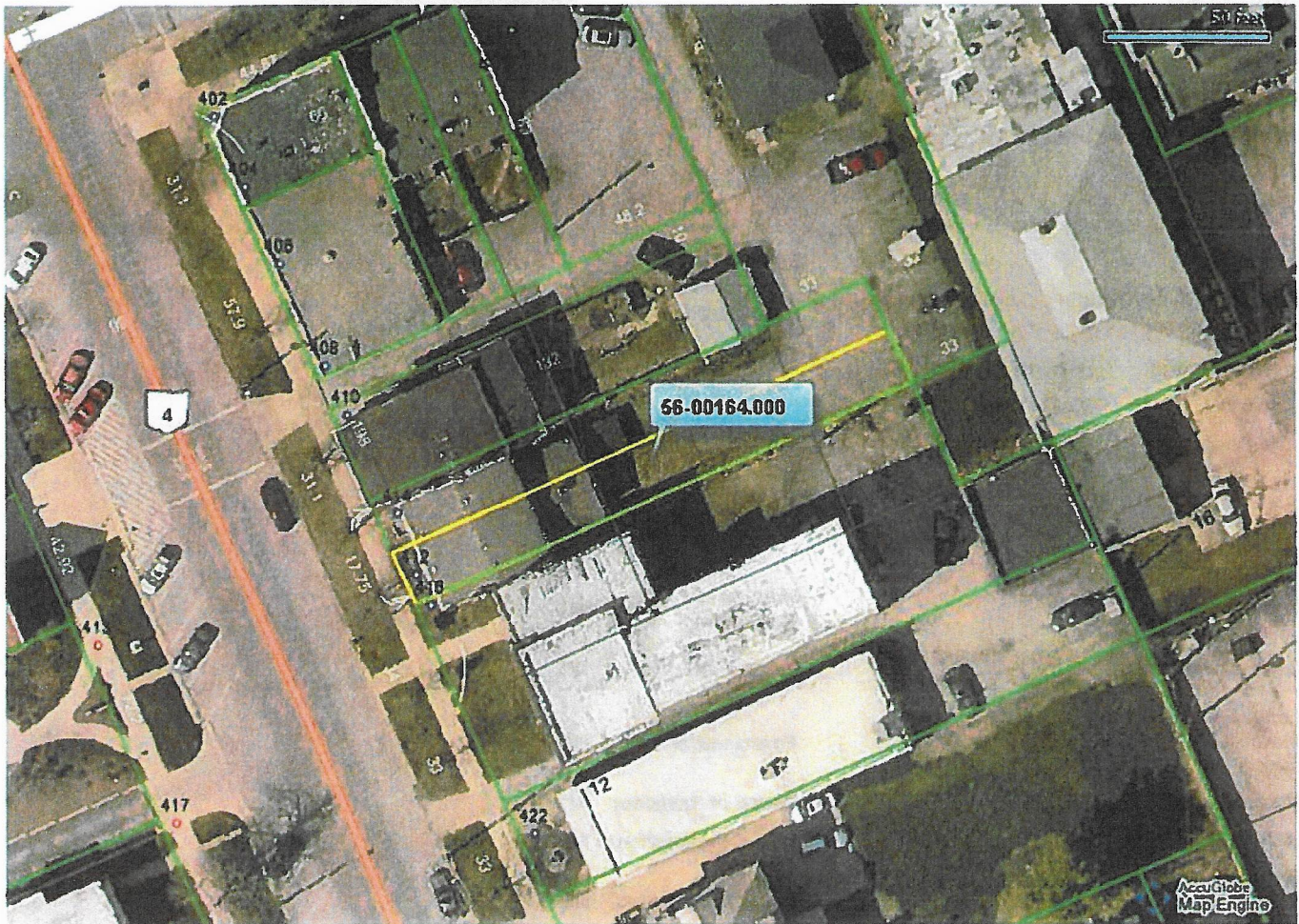
**Notes:** MAP NUMBER: 10  
 PERSONAL PROPERTY DISTRICT: 22-0320

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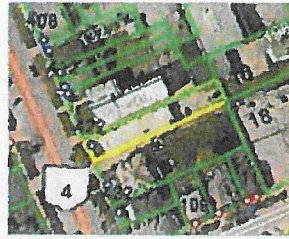
Notes



# Data For Parcel 56-00530.000

## Base Data

**Parcel:** 56-00530.000  
**Owner:** BERARDI MARIA TRUSTEE  
**Address:** 422 COLUMBUS SANDUSKY OH 44870



[+] Map this property.

**Tax Mailing Address** If you have a mortgage this may be the mortgage company's address.

**Mailing Name:** BERARDI MARIA TRUSTEE  
**Address:** 3313 HARVEST RIDGE CIR  
**City State Zip:** HURON OH 44839

## Geographic

**City:** SANDUSKY CITY  
**Township:**  
**School District:** SANDUSKY SD

## Legal Tax Year 2018 Payable 2019

<b>Legal Acres:</b>	0	<b>Homestead Reduction:</b>	NO
<b>Legal Description:</b>	12 COLUMBUS AVE S 1'2 33'X198'	<b>2.5% Reduction</b>	NO
<b>Land Use:</b> <a href="#">Download descriptions.</a>	447 - OFFICES (1 & 2 STORIES)	<b>Foreclosure:</b>	NO
<b>Neighborhood:</b>	45604	<b>Board of Revision:</b>	NO
<b>Number Of Cards:</b>	1	<b>New Construction:</b>	NO
<b>Annual Tax (Does not include delinquencies.):</b>	\$5,414.56	<b>Divided Property:</b>	NO

## Notes

**Notes:** MAP NUMBER: 10  
 PERSONAL PROPERTY DISTRICT: 22-0320

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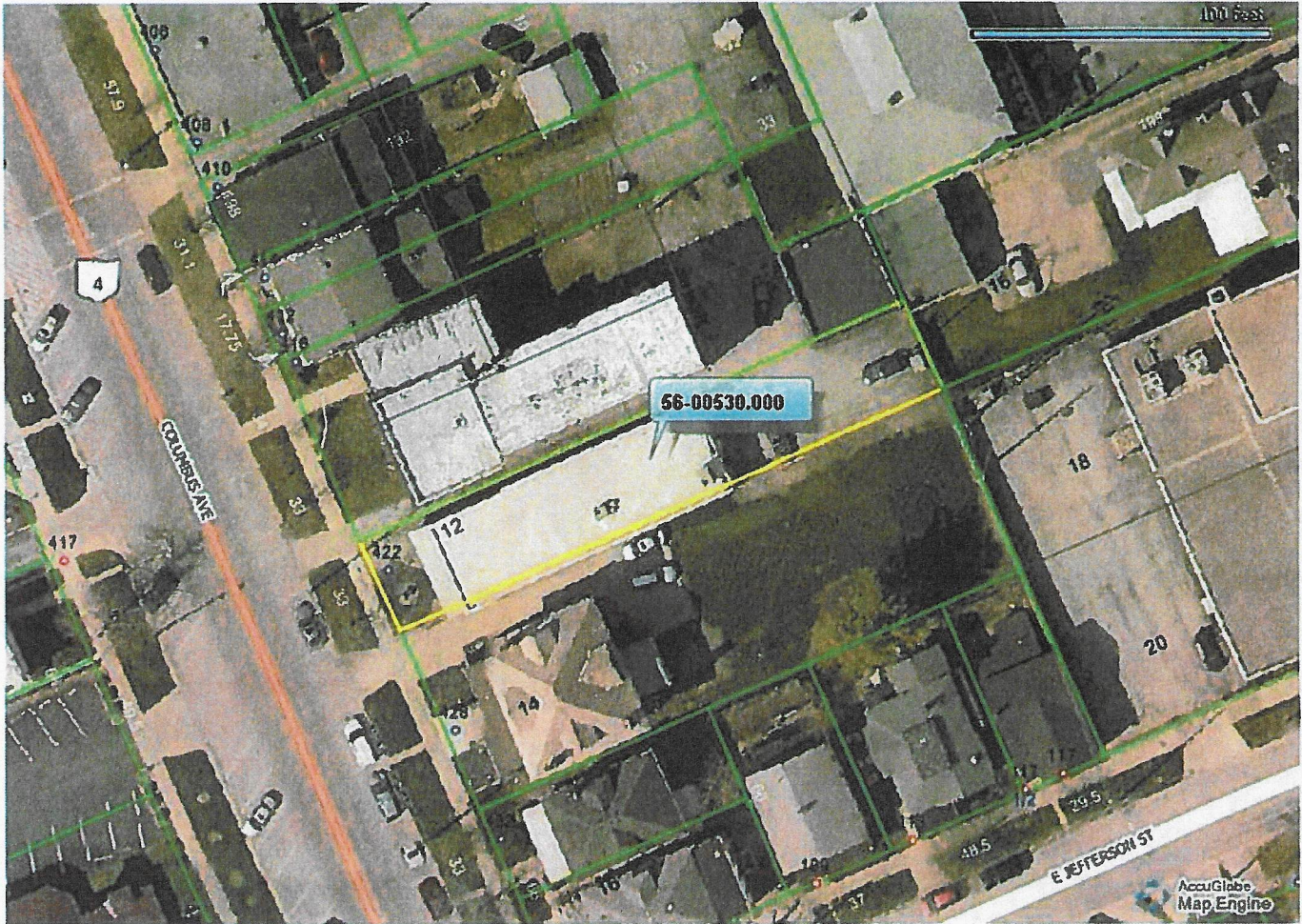
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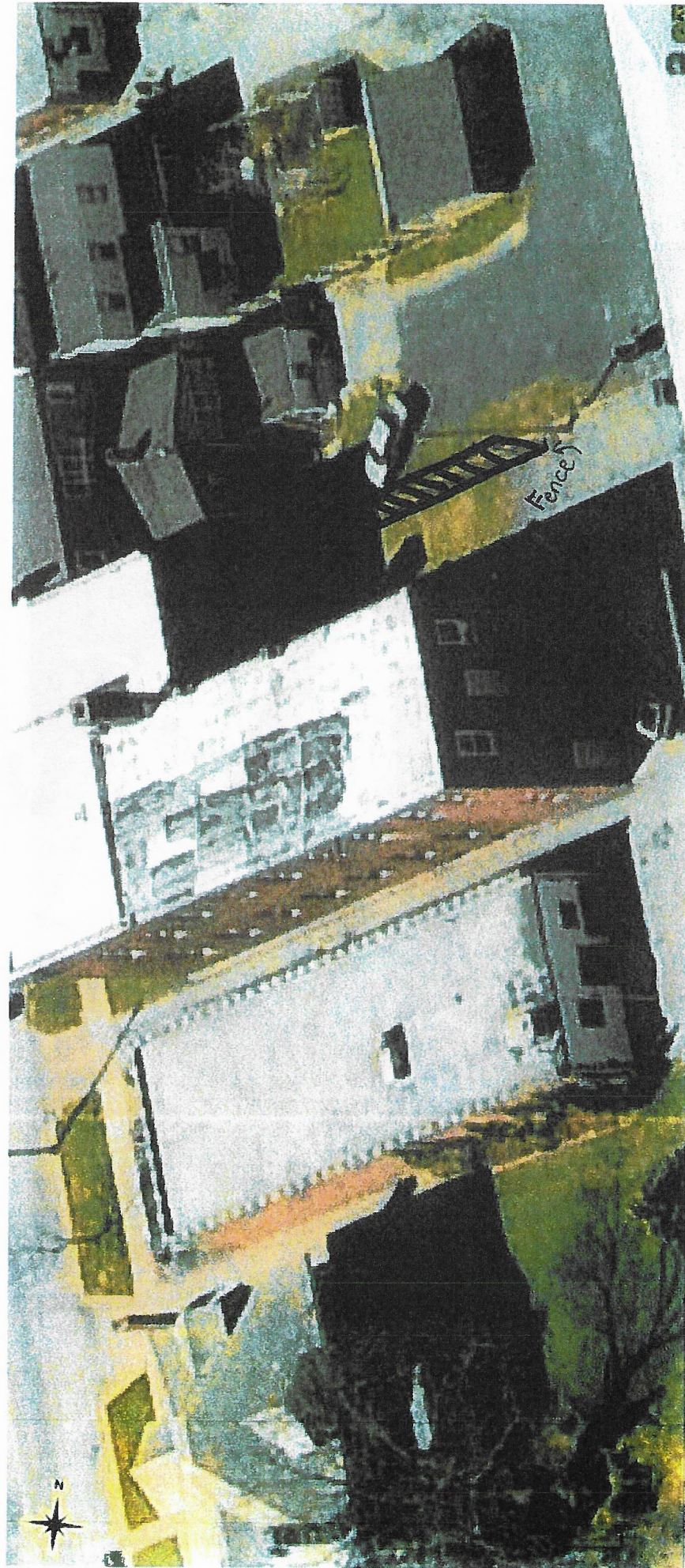






~~416 Columbus Ave~~

416 Columbus Ave

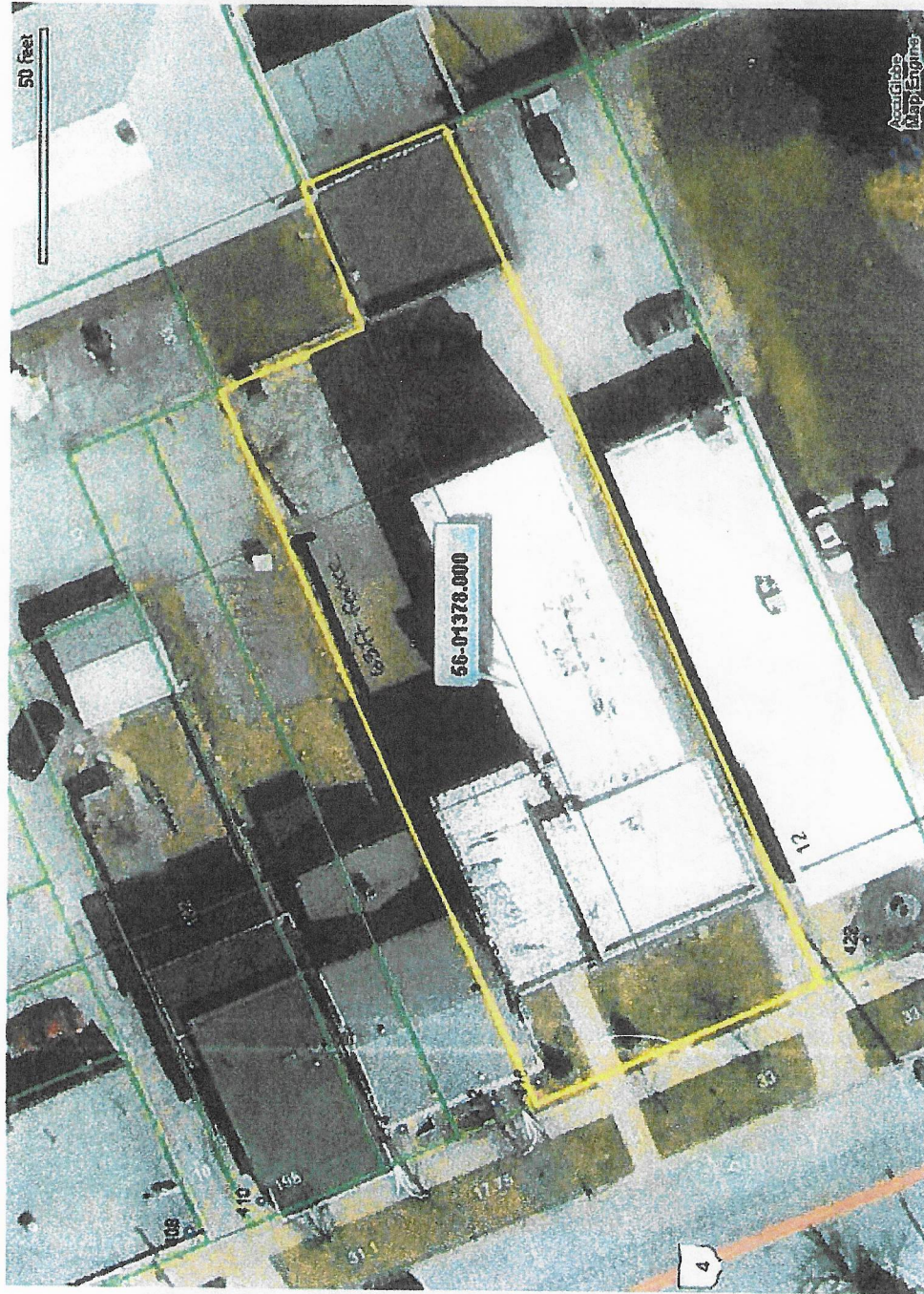


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# 416 Columbus Ave