



Board of Zoning Appeals

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5715

www.cityofsandusky.com

Agenda

July 16, 2020

4:30 pm

Meeting via Microsoft Teams & Live Streamed on

www.Youtube.com/CityofSanduskyOH

1. Meeting called to order – Roll Call
2. Review of minutes from the June 18, 2020 meeting
3. Swear in audience and staff members that will offer testimony on any agenda items

Adjudication hearings to consider the following:

1) 250 East Market Street – Area Variance

A variance to the Zoning Code Section 1143.08(c) to allow a marque sign that is 55 square feet whereas the Zoning Code permits 30.75 square feet. The property is in the DBD Downtown Business District zoning district.

2) 831 Cedar Point Road – Floodplain Variance

A variance to the Zoning Code Section 1157.04(e)(2) to allow construction of an addition to a garage at 0.82 feet above the base flood elevation whereas the Zoning Code requires 2 feet.

4. Other Business
5. Adjournment

Next Meeting: August 20, 2020

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

Board of Zoning Appeals
June 18th, 2020
Minutes

Meeting called to order:

Chairman Mr. Feick called the meeting to order at 4:37pm. The following voting members were present: Mr. Feick, Dr. Semans (joined during the 4th adjudication hearing), Mr. Delahunt, and Mr. Matthews. Mr. Thomas Horsman represented the Planning Department. Mr. Josh Snyder with the Engineering Division was also present. City Commission liaison Dave Waddington was also present.

Review of minutes from March 19th, 2020:

Mr. Matthews motioned to approve the minutes from the March 19th, 2020 meeting and Mr. Delahunt seconded the motion. The motion carried with a unanimous vote.

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

Mr. Feick swore in everyone wishing to do so.

1st application:

Mr. Feick stated that the first application on the agenda is for an area variance for 1 Cedar Point Drive. The applicant is requesting a variance to the Zoning Code Section 1157.04(e)(2) to allow construction of a building at Cedar Point at 0.8 feet above the base flood elevation whereas the Zoning Code requires 2 feet.

Mr. Feick stated that he believes there is a base flood elevation that the government establishes and the City of Sandusky establishes a buffer of two feet above that. Cedar Point is above the FEMA regulations, but they are below the two feet buffer. He asked Mr. Snyder if that was correct.

Mr. Snyder replied that was correct.

Mr. Feick stated that in the past these requests have been approved for Cedar Point as everything is already established there and they are aware of the issues.

Mr. Delahunt motioned to approve the variance request and Mr. Matthews seconded the motion. All voting members were in favor of the motion.

2nd application:

Mr. Feick stated that the second application on the agenda is for an area variance for 731 Perry Street. The applicant is requesting a variance to the Zoning Code Section 1145.16(d) to allow a carport to project 10 feet into the rear yard whereas the Zoning Code permits 0 feet. The property is in a R2F Two-Family Residential zoning district.

Mr. Horsman stated that if the carport were detached from the garage, it would meet all of the required setbacks, but since it is attached to the garage it is determined to be a part of the structure. Staff does recommend approval of the request.

Mr. Delahunt asked if staff have received any feedback from the neighbors regarding this request.

Mr. Horsman stated that there has not been any feedback received.

Mr. Matthews motioned to approve the request, and Mr. Delahunt seconded the request. All voting members were in favor of the motion.

3rd application:

Mr. Feick stated that the third application on the agenda is for an area variance for 606 Wayne Street. The applicant is requesting a variance to the Zoning Code Section 1145.17(g)(1) to allow a 4-foot fence in the front yard whereas the Zoning Code permits 3 feet. The property is in a R2F Two-Family Residential zoning district.

Mr. Horsman explained that there was a house next door to this property that was recently demolished and the applicant has since purchased that property and combined it with hers. The applicant would like to enclose the other portion of the yard with the same height fence. He said that based on the past variance approval, staff does recommend approval of this request. Mr. Delahunt motioned to accept the variance request and Mr. Matthews seconded the motion. All voting members were in favor of the motion.

4th application:

Mr. Feick stated that the fourth application on the agenda is for an area variance for 317 E. Washington Street. A variance to the Zoning Code Section 1149.05 to allow for a reduction in the required amount of off-street parking spaces to 47 spaces whereas the Zoning Code requires 91 spaces. The property is in a DBD Downtown Business zoning district.

Mr. Horsman stated that this is the old Cardinal Grocery and the current owners purchased the property with the intention to transform it into a multi-tenant food hall. The property is located one block away from the Central Business District, which does not require off-street parking. Due to its proximity to the core of downtown, as well as large off-street public parking lots, and plentiful on-street parking, staff believe the proposed parking plan is sufficient to meet the needs of the facility. Also, due to the unique nature of the proposed use of the facility, staff believe that the strict application of the Zoning Code would constitute an unnecessary hardship on the applicant and supports granting of the variance. He then stated that he did receive two comments via email from neighbors. The first one comes from Mr. Dave Bowie at 320 E. Washington St. Mr. Bowie stated that this food hall is directly across the street from his residence and is in full support of the parking requirement variance. Due to the close proximity of the BGSU college apartments, the Sandusky Bay Pathway, and downtown in general, there will be a ton of walk-up business. To the extent that parking becomes an issue on East Washington for residents on the south side of Washington Street, I am sure that the City will entertain residential parking permits. Mr. Horsman stated that the other comment comes from Donna Mineo at 403 E. Washington Street, who called in yesterday. Ms. Mineo stated that her concern is that any potential noise that any outdoor seating area would create. Ms. Mineo did not state any concerns regarding parking.

Mr. Feick stated that if the facility can occupy up to 275 people that the proposed parking does not seem like nearly enough.

Jeff Foster, authorized agent for the applicant stated that while they have 48 parking spaces being proposed, in the surrounding two blocks there are 147 on street spaces, and again, they believe there will be a lot of walk-up business.

Mr. Feick asked where the on street parking spaces are located that he is talking about.

Mr. Foster replied that those spaces are along East Market between Hancock and Franklin and then between Franklin and Warren.

Mr. Feick stated that his concern is the proximity of this facility to the BGSU building, which appears to not have any parking available and asked Mr. Horsman if he knows if the BGSU building will have any parking.

Mr. Horsman stated that there is 35 off street parking spots for the BGSU building. Staff are currently working with BGSU to make sure there is parking available for their staff and residents, using the East Market Street public lot and then also making sure that there is enough parking for the food hall facility. Staff also continue to look for where more parking can be added.

Mr. Feick stated that the parking lot on East Market Street as well as the parking along that street always seem full already, so when the BGSU building and the food hall facility open he is concerned that will not be enough parking spaces. He said that he would prefer at the next meeting for staff to show what the requirements on parking are for BGSU, the food hall, and the gym on East Market and show where all of those parking spots are.

Mr. Horsman stated that he does not believe that the current zoning requirements take into consideration the use of the building as the use of the building is unique. Regardless, staff are still actively working on adding more parking spaces to the area.

Mr. Delahunt stated that he would also like to see staff come back with some comments on what the parking requirements are and where the residents and staff at BGSU are supposed to park. He then made a motion to table the application until the next meeting to see what the City says regarding parking in that general area. Mr. Matthews seconded the motion. All voting members were in favor of the motion.

Mr. Horsman stated that Dr. Semans was now in the meeting.

Mr. Feick asked if he had heard enough of the fourth agenda item in order to vote.

Dr. Semans stated that he did and he would also vote in favor of the motion to table the application.

5th application:

Mr. Feick stated that the fifth application on the agenda is for an area variance for 609 E. Perkins Avenue. The applicant is requesting a variance to the Zoning Code Section 1149.05 to allow for a reduction in the required amount of off-street parking spaces to 13 spaces whereas the Zoning Code requires 18 spaces. Also, a variance to the Zoning Code Section 1148.09 to allow for the lack of a 3-foot landscape buffer on the east side of the property. The property is in a GB General Business zoning district.

Mr. Horsman stated that there has been a slight revision in the proposed site plan that the property owner submitted. The proposed number of parking spaces is now 11. Staff believe that since the parking requirements for this property are based on a dine-in restaurant and the

applicant is proposing a carry-out restaurant, that the variance is appropriate and recommends approval. He also stated that staff did not receive any input from any neighbors of this property.

Rod Staiger, Pizza Hut franchisee, added that 60% of their business comes from those who order for delivery, so most of their business will not ever visit the property.

Dr. Semans moved to approve the variance request and Mr. Matthews seconded the motion. All voting members were in favor of the motion.

6th application:

Mr. Feick stated that the last application on the agenda is for a use variance for 327 Shelby St. The applicant has requested a variance to the Zoning Code Section 1129.03 to allow the property to be used for transient rental whereas the Zoning Code does not permit transient rental as an allowable use. The property is in a R2F Two-Family Residential zoning district. Mr. Horsman stated that the applicant did submit additional information with her application that was included in the staff report, but staff did not receive any comments from neighbors after sending out the notice. Staff did not believe there is an unnecessary hardship due to the strict application to the zoning code and in order to be consistent with past applications received, staff do not recommend approval of the request.

The applicant Jody Randall stated that her permanent residence is not located in Sandusky, but she visits Sandusky often. She said that she has noticed there are not many places to stay downtown so she wanted to buy a place to stay at when she visits and then be able to let others do the same when she is not using the home. Ms. Randall said that during the process of purchasing the home, the bank and the realtor all knew of her intentions with the home and nobody told her that she should check the zoning. She stated that she has put \$25,000 into the home and now has to pay for two homes with one income, so she believes that this is a hardship for her. Ms. Randall stated that if she rents the home out long term she would not be able to use the home herself and that is why she bought the place. She then added that the neighbors to this property did not have a problem with her having a transient rental and that those documents are included in what she submitted with the application.

Mr. Delahunt stated that he is opposed to approving transient rentals outside of where they are currently permitted due to the reasons Mr. Horsman already mentioned. He advised Ms. Randall to work with her neighbors to create an overlay district so that she can be permitted to have a transient rental there.

Mr. Horsman stated that in order to make this area an overlay district so that Ms. Randall can be permitted to have this property be a transient rental, she would need to submit a rezoning application and get approval from the Planning Commission and then City Commission, which could take a few months. Staff are actively looking at what other potential neighborhoods this would make sense for and how many to allow in each neighborhood. Staff like to make sure surrounding neighbors are okay with the request and that it makes sense for that neighborhood.

Mr. Delahunt made a motion to deny the variance and Mr. Matthews seconded the motion. There was three votes for the motion and one vote against the motion, so the variance was denied.

Next meeting:

July 16th, 2020

Adjournment:

Mr. Matthews moved to adjourn the meeting and Mr. Delahunt seconded the motion. All members were in favor, and the meeting adjourned at 5:41pm.

APPROVED:

Kristen Barone, Clerk

John Feick, Chairman

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR AN AREA VARIANCE TO INSTALL
A MARQUE SIGN AT 250 E. MARKET ST.

Reference Number: PVAR20-0015

Date of Report: July 9, 2020

Report Author: Thomas Horsman, Assistant Planner



City of Sandusky, Ohio Board of Zoning Appeals Report

BACKGROUND INFORMATION

Applicant: Brady Signs Company
1721 Hancock Street
Sandusky, OH 44870

Applicant: Resort School, LLC
38025 Second Street
Willoughby, OH 44094

Site Location: 250 East Market Street
Sandusky, OH 44870

Zoning: DBD- Downtown Business District

Surrounding Zoning: DBD- Downtown Business District

Surrounding Uses: Mixed-use of residential and commercial

Existing Use: Under construction

Proposed Use: Residential and higher education facility

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1143.08(c)

Variance Requested: 1) A variance to allow a 55 square foot marque sign where the code permits a maximum of 30.75 square feet.

SITE DESCRIPTION

Subject Property Outlined in Blue

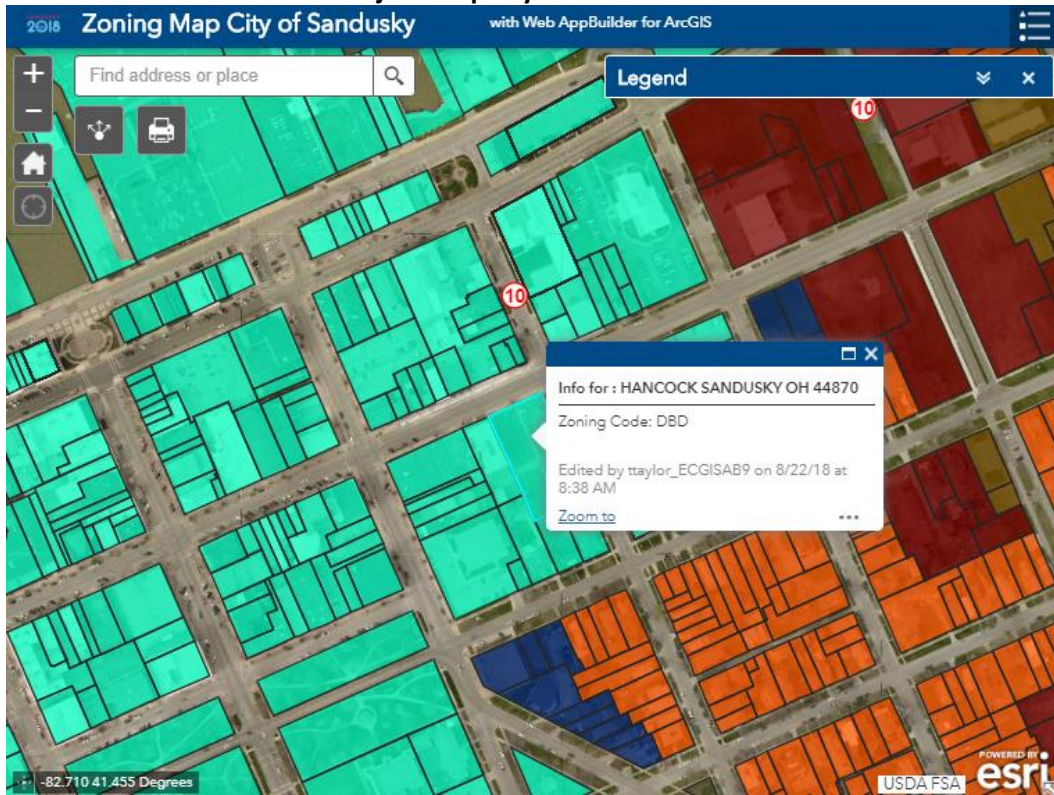


Photo of the Property



DEPARTMENT OF PLANNING COMMENTS

The facility at 250 E. Market will be known as the Falcon Point Lofts and will contain residences and educational space for the new BGSU-Cedar Fair Resort and Attraction Management Program. Two signs are proposed for the building—one 6 square foot sign on the eastern façade and one 55 square foot sign on the northern façade.

The Falcon Point Lofts Building is located along the eastern edge of the Downtown Design Review District. If this building were located outside the district, the allowable signage would be 122.7 square feet. However, inside the district, only 1/4th of that size is allowed. As the sign extends above the first floor, the sign will also need a Conditional Use Permit from the Planning Commission.

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

Section 1111.06(c)(1)

A. Whether the variance is substantial;

The variance sought in this case is not substantial as the sign would be well within the limits of allowable signage if this building were not in the design review district.

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

The essential character of the neighborhood would not be substantially altered nor would adjoining property suffer 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 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;

No, the owner's predicament cannot be resolved without 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 violate the spirit and intent behind the zoning requirement as the proposed sign would not dominate the façade of the building. Due to the building's height, and the length of the eastern façade, the sign would not look out of context and would be appropriate for the downtown design review district.

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.

CONCLUSION/RECOMMENDATION

The variance is only required due to the reduction in allowable signage sizes in the design review district. Were this building outside the district, the sign would be well under the requirements. The intent of the design review district requirements is to ensure that signs do not dominate the facades of the building and are at a pedestrian scale. In staff's opinion, the size of the Falcon Point Lofts Building ensures that the sign would not be out of scale. Also, if all wall frontage were calculated together (combining the eastern and northern facades), the sign would fit within the allowable space. Staff believes this building is a unique situation and staff supports granting the variance.



BOARD of ZONING APPEALS

Application for a Zoning Variance

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

Instructions to Applicants

MEETINGS 3rd Thursday of each month at 4:30 P.M.* – City Commission Chamber, First Floor of City Hall.
**Meeting dates are subject to change. Please check www.cityofsandusky.com/BZA for an updated schedule.*

DUE DATE FOR SUBMITTALS Applications are due by 5:00 P.M. on the date of the preceding month's Board of Zoning Appeals meeting.

WHO MUST ATTEND: The property owner, or the authorized agent of the owner, must be present at the BZA meeting for all variance requests.

APPLICATION FEE \$100

SUBMISSION REQUIREMENTS: Please provide either a hard copy or electronic copy of the following:

- 1) Completed application
- 2) 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.)

Please note that the granting of a variance is not a Building Permit. A separate Building Permit must be issued prior to all construction.

Submit application and materials to:

City of Sandusky
Department of Planning
240 Columbus Ave.
Sandusky, OH 44870

Contact Thomas Horsman, Assistant Planner, at 419-627-5715 or thorsman@ci.sandusky.oh.us with any questions

Application for Board of Zoning Appeals

STAFF USE ONLY:

Filing Date: _____ Hearing Date: _____ Reference Number: _____

Address of Property (or parcel number) for Variance Request: 56.64051.000

Name of Property Owner: Resort School LLC.

Mailing Address of Property Owner: 38025 Second Street

City: Willoughby State: OH Zip: 44870

Telephone #: 440-527-8139 Email: jcarmigiana@marous-ms.com

If same as above check here ☐

Name of Applicant: Brady Signs Company

Mailing Address of Applicant: 1721 Hancock St

City: Sandusky State: OH Zip: 44870

Telephone #: 419-626-5112 Email: monica@bradysigns.com
ryan@bradysigns.com

Description of Proposal:

please see Attached sheet

Variance Requested:

We are requesting a 24.25 square feet variance for the primary identification sign on the building elevation on Market St. The code allows 30.75 SF, sign proposed is 55 SF.

Section(s) of Zoning Code:

1143.08 (1)(2) Allowable signage

Signature of Property Owner

Date

[Signature]
Signature of Authorized Agent

6/23/20
Date

APPLICATION #BZA-001



Job Location:
250 E. Market Street
Sandusky, OH 44870

MAIN ID BLADE SIGN: BRADY SIGNS TO FABRICATE AND INSTALL (2) 17'8" X 3'2" SINGLE SIDED SIGN CABINETS TO MOUNTED ON EACH SIDE OF THE EXISTING STRUCTURAL STEEL SUPPORT. ALUMINUM ANGLE TO BE INSTALLED ON EACH SIDE OF THE EXISTING ALUMINUM STRUCTURE BEFORE 2" DEEP PAN ALUMINUM PANEL SIGNS ARE SHOEBOXED OVER PRE-MOUNTED ANGLE. CABINETS ARE TO BE PAINTED WHITE WITH FIRST SURFACE HIGH PERFORMANCE VINYL APPLIED TO FACE OF BOTH. EXISTING STRUCTURE IS TO BE PAINTED BLACK. ALL PAINT FINISHES ARE TO BE SATIN

FPL BLADE SIGN: BRADY SIGNS TO FABRICATE AND INSTALL (1) 2'0" X 3'2" DOUBLE SIDED BLADE SIGN WITH ALUMINUM FACES AND WHITE VINYL GRAPHICS APPLIED FIRST SURFACE. CABINET IS TO BE NON-ILLUMINATED WITH ALUMINUM REVEAL HOUSING MOUNT PLATE AND 2"X2" ALUMINUM SUPPORT ARMS. PROPOSAL PRICE INCLUDES ENGINEERING FOR ATTACHMENT TO BUILDING.

1721 Hancock Street • Sandusky, OH 44870
p: 419.626.5112 • f: 419.625.5985

BRADYSIGNS.COM

Scale: NTS

Client Approval: _____

Title: _____

Date: _____



EXISTING STRUCTURE TO BE USED



PROPOSED SIGN

This drawing is not to be used as an exact representation of color. Colors shown represent design intent only for customer's consideration. Copyright © 2020 Brady Signs.



Customer: Marous Management Services
Location: 250 E Market St., Sandusky, Ohio
File name: DWG22682C
Date: May 18, 2020
Note: Main ID Blade Sign

These drawings are the exclusive property of Brady Signs. They represent changeable time spent. They are submitted for your personal use under the agreement that the use of this design in its entirety or any part will not be reproduced, copied, lent or used for any purpose without written consent from Brady Signs.

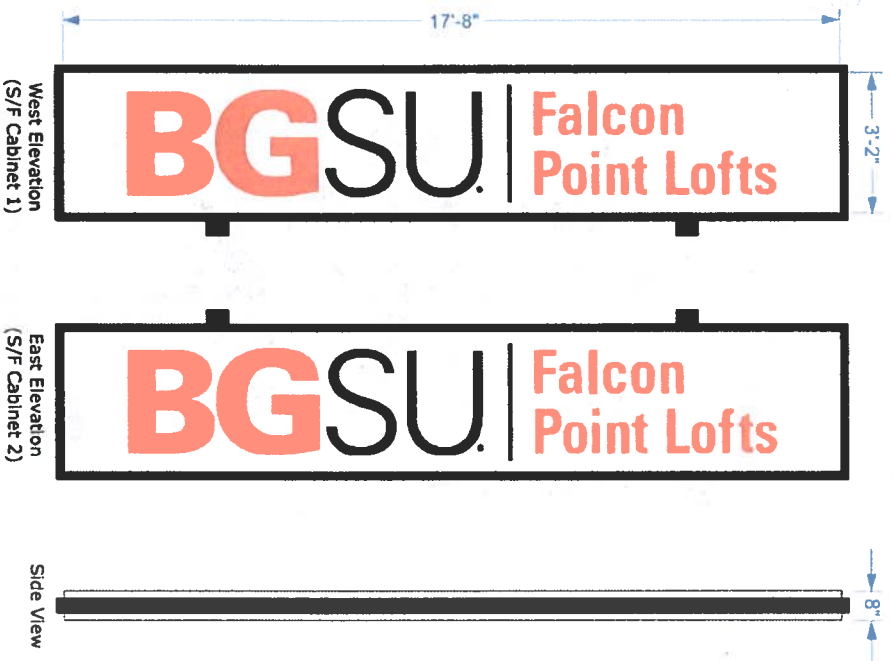
Brady Signs
1721 Hancock Street
Sandusky, OH 44870
Phone (419)626-5112
Fax (419)625-5985

Scale: 3/8" = 1'

Client Approval: _____

Title: _____

Date: _____



Scope of Work

Brady Signs to fabricate and install (2) 17'-8" x 3'-2" single-sided sign cabinets to be mounted on each side of the existing structural steel support. Aluminum angle to be installed on each side of the existing aluminum structure before 2" deep pan aluminum panel signs are shoeboxed over pre-mounted angle. Cabinets are to be painted white with first surface high performance vinyl applied to face of both. Existing structure is to be painted black. All paint finishes are to be satin.



Customer: Marous Management Services

Location: 250 E Market St., Sandusky, Ohio

File name: DWG22682C

Date: May 18, 2020

Note: Main ID Blade Sign

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Brady Signs

1721 Hancock Street
Sandusky, OH 44870
Phone (419) 626-5112
Fax (419) 625-5985

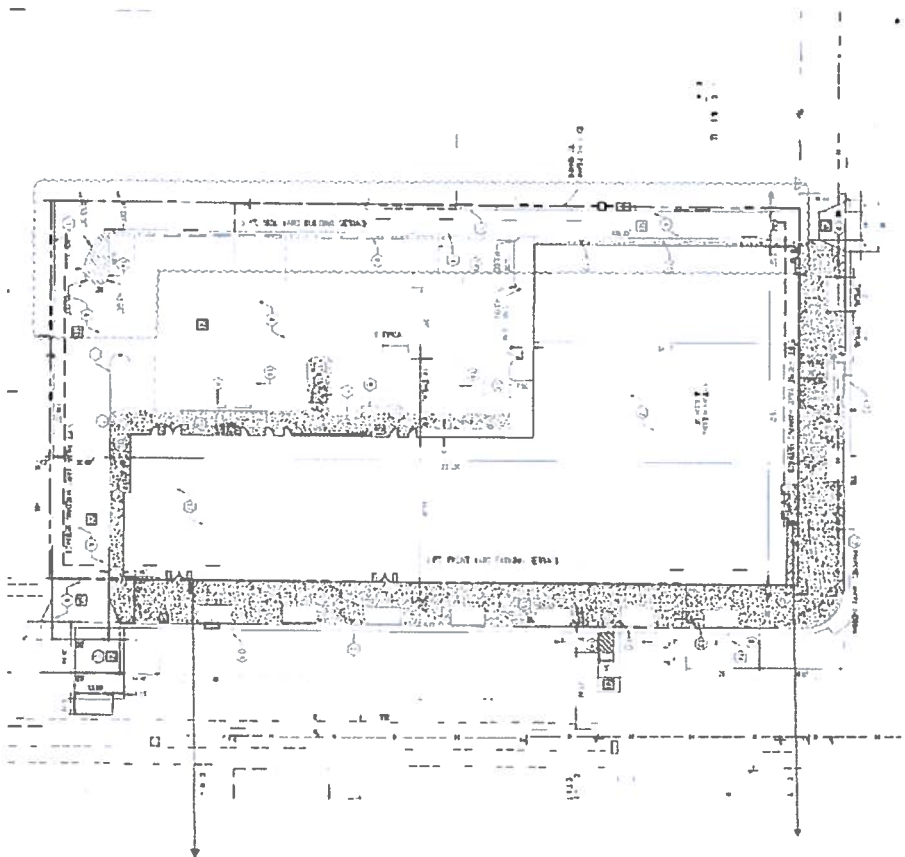
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Scale: NTS

Client Approval: _____

Title: _____

Date: _____



Customer: Marous Management Services
Location: 250 E Market St., Sandusky, Ohio
File name: DWG22682C
Date: May 18, 2020
Note: Site Plan

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Brady Signs
1721 Hancock Street
Sandusky, OH 44870
Phone (419)626-5112
Fax (419)625-5985

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BOARD OF ZONING APPEALS REPORT

APPLICATION FOR AN FLOODPLAIN VARIANCE TO BUILD A GARAGE ADDITION IN A FLOODPLAIN

Reference Number: PVAR20-0014

Date of Report: July 9, 2020

Report Author: Thomas Horsman, Assistant Planner



City of Sandusky, Ohio Board of Zoning Appeals Report

BACKGROUND INFORMATION

Applicant/Owner: Brent Gardner
831 Cedar Point Rd
Sandusky, OH 44870

Site Location: 831 Cedar Point Rd.

Zoning: R1-75 Single-Family Residential

Surrounding Zoning: R1-75 Single-Family Residential

Surrounding Uses: Residential

Existing Use: Residential

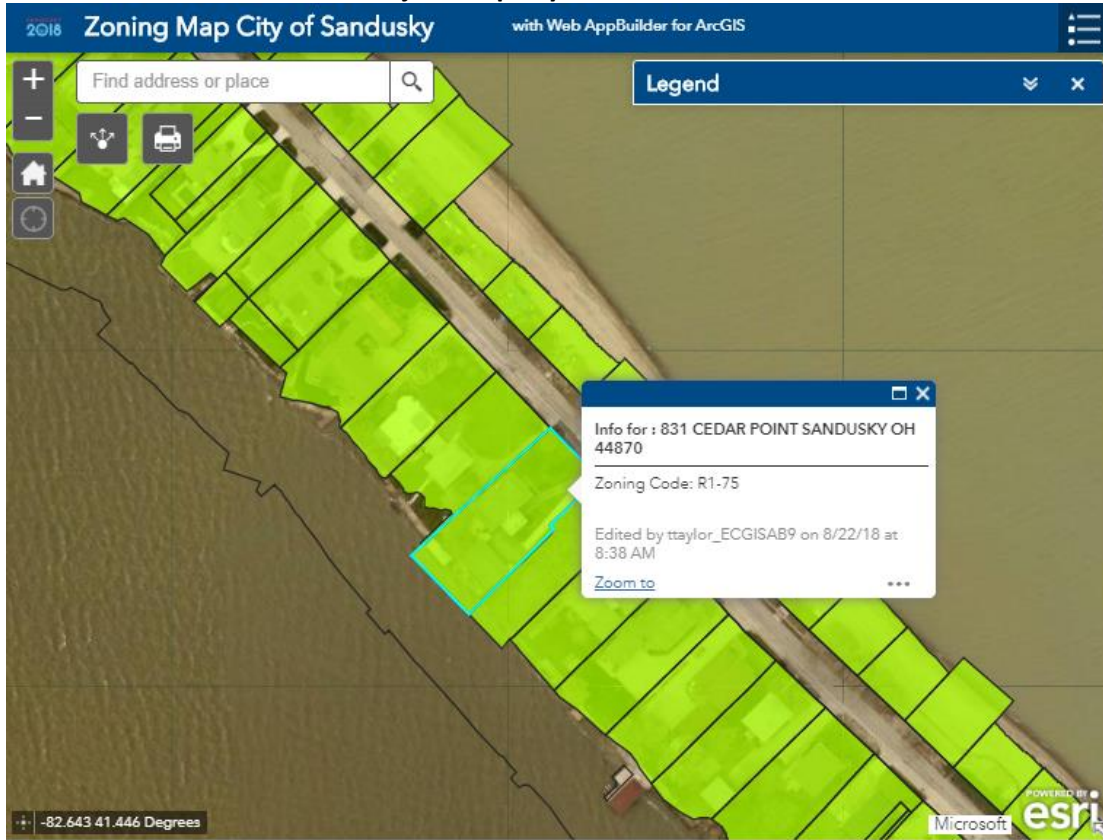
Proposed Use: Residential

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 11570.4(e)(2)

Variance Requested: 1) A variance to allow construction of an addition to a garage at 0.82 feet above the base flood elevation whereas the Zoning Code requires 2 feet.

SITE DESCRIPTION

Subject Property Outlined in Blue

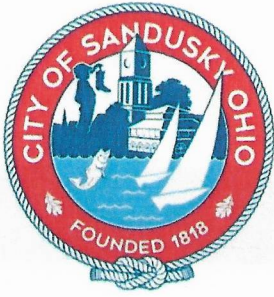


Aerial Photo of the Property



DEPARTMENT OF PLANNING COMMENTS

The applicant is proposing to build a garage addition along the side of their house that will be at a flood elevation of 578.02 feet. The FEMA base flood elevation (BFE) is 577.2 feet and Section 1157.04(e)(2) of the Sandusky Code of Ordinances requires an additional 2 feet above the BFE. The applicant has stated that building the addition according to the local code would block that exit staircase that currently exists on the side of the house and would thus be a potential fire hazard.



BOARD of ZONING APPEALS

Application for a Floodplain Variance

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

Instructions to Applicants

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WHO MUST ATTEND: The property owner, or the authorized agent of the owner, must be present at the BZA meeting for all variance requests.

APPLICATION FEE: \$100

SUBMISSION REQUIREMENTS: Please provide either a hard copy or electronic copy of the following:

- 1) Completed application
- 2) Copy of a site plan (drawn to scale and dimensioned) which shows the following items (as applicable):
 - a) Property boundary lines with floodplain location
 - 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.)

A Flood Plain Permit application must be submitted before applying for a variance. Please contact the Division of Engineering Services before submitting this application.

Submit application, materials and payment to:

City of Sandusky

Department of Planning

240 Columbus Ave.

Sandusky, OH 44870

Contact Megan Stookey, Project Coordinator, at 419-627-5878 mstookey@ci.sandusky.oh.us with any questions.

Application for a Floodplain Variance

STAFF USE ONLY:

Filing Date: _____ Hearing Date: _____ Reference Number: _____

Address of Property (or parcel number) for Variance Request: 831 CEDAR POINT RD

Legal Description of the Property: _____

Name of Property Owner: BRENT A. GARDNER

Mailing Address of Property Owner: 831 CEDAR POINT RD

City: SANDUSKY State: OH Zip: 44870

Telephone #: 419 626 1423 Email: brent@gs-insure

If same as above check here ☒

Name of Applicant: _____

Mailing Address of Applicant: _____

City: _____ State: _____ Zip: _____

Telephone #: _____ Email: _____

Description of Existing Use: Residence

Description of Proposed Use: Residence

Variance Requested: Flood Elevation of garage to 578.02

Reason for Variance: This is an addition of a garage to a 100 year old home. The main stairwell entrance is 579.02 on east side of home where garage addition will be. If we block this it will create a fire hazard/risk as the stairwell will no longer have an exit.

[Signature]
Signature of Property Owner

5-27-2020
Date

Signature of Authorized Agent

Date

Please answer all of the following questions:

- 1) What is the estimated cost of the improvement?

Approx \$140,000

- 2) What is the unnecessary hardship that would be created by strict enforcement of the regulations?

A fire hazard! The addition would not match existing stairwell elevation (579.02). We would be creating a stairwell/wing with no exit in case of a fire, this will create a life safety issue.

- 3) Why can't the City Elevation for the Finished Floor Elevation (FFE) be met?

Because the house is 100 yrs old and the access is at 579.02.

- 4) Is the mechanical (e.g. AC units, furnaces, water tanks) and electrical (e.g. outlets, switches, circuit breakers, etc) equipment "flood-proofed" above the city City-required elevation?

Yes

- 5) Are crawl spaces or basements (of the proposed new addition/construction) below the City Elevation equipped with flood vents, floodgates, flood ports, or another mechanical or passive device to reduce structural damage? ☐ YES ☒ NO

If YES, please list the types, along with the dimensions and quantity:

If NO, please explain why:

There are no basements or crawl's in the addition.

According to Chapter 1157.05(d) of the Sandusky Code of Ordinances, the Board of Zoning Appeals must determine that an unnecessary hardship exists in order to approve a floodplain variance. The Board must consider the following factors.

- A. The danger that materials may be swept onto other lands to the injury of others.
- B. The danger to life and property due to flooding or erosion damage.
- C. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
- D. The importance of the services provided by the proposed facility to the community.
- E. The availability of alternative locations for the proposed use that are not subject to flooding or erosion damage.
- F. The necessity to the facility of a waterfront location, where applicable.
- G. The compatibility of the proposed use with existing and anticipated development.
- H. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area.
- I. The safety of access to the property in times of flood for ordinary and emergency vehicles.
- J. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.
- K. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

A variance shall only be issued by the Board of Zoning Appeals upon:

- A. A showing of good and sufficient cause.
- B. A determination that failure to grant the variance would result in exceptional hardship due to the physical characteristics of the property. Increased cost or inconvenience of meeting the requirements of these regulations does not constitute an exceptional hardship to the applicant.
- C. A determination that the granting of a variance will not result in increased flood heights beyond that which is allowed in these regulations; additional threats to public safety; extraordinary public expense, nuisances, fraud on or victimization of the public, or conflict with existing local laws.
- D. A determination that the structure or other development is protected by methods to minimize flood damages.
- E. A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Brent A. & Tami J. Gardner				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 831 Cedar Point Rd.				Company NAIC Number:	
City Sandusky		State Ohio		ZIP Code 44870	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Part of Block 76, Cedar Point Improvements 1st Sub., P.V.6, Pg. 50, PP#55-00361.000 & 55-00360.001					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential					
A5. Latitude/Longitude: Lat. 41-26'50.48" Long. 82-38'32.49" Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number 2A					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) 1,536 sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0					
c) Total net area of flood openings in A8.b 0 sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage 1,617 sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0					
c) Total net area of flood openings in A9.b 0 sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of Sandusky			B2. County Name Erie		B3. State Ohio
B4. Map/Panel Number 39043C0084	B5. Suffix D	B6. FIRM Index Date 07/01/1977	B7. FIRM Panel Effective/ Revised Date 08/28/2008	B8. Flood Zone(s) AE & X	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 577.2
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

***** ALL ELEVATIONS ARE TO BE BASED ON NAVD88 DATUM *****

**CITY OF SANDUSKY
FLOOD DAMAGE PREVENTION DEVELOPMENT PERMIT
CODIFIED ORDINANCE CHAPTER 1157**

Application must include site-specific plans submitted in duplicate containing the following information:

A scaled drawing indicating the development area, showing nature, location, dimensions, existing and proposed contours and elevations of the area in question; existing or proposed structure, proposed fill materials; drainage facilities and location of the foregoing.

Fill material must be clean and free of decay material. No asphalt material is permitted. Concrete material shall be crushed and free of any structural material.

The following information is also required in accordance with Sandusky City Code 1157.16:

- a) Elevation in relation to mean sea level, of the lowest floor, including basement, of all proposed structures located in areas of special flood hazard where base flood elevation data are utilized from any source.
- b) Elevation in relation to mean sea level to which any nonresidential structure will be flood proofed in accordance with Section 1157.21 (b) where base flood elevation data are utilized from any source;
- c) Provide a certificate from a registered professional engineer or architect that the nonresidential floodproofed structure meets the floodproofing criteria in Section 1157.21b;
- d) Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development and certification by a registered professional engineer that the flood carrying capacity of the watercourse will not be diminished; and
- e) Certification submitted upon completion by a registered professional engineer, architect or surveyor of the structures as-built lowest floor or flood proofed elevation.

A filing fee is required at the time of submittal, please check designation:			
<input type="checkbox"/> Non/Residential - \$500.00 Per Site and/or Structure		<input checked="" type="checkbox"/> Residential - \$100.00 Per Lot	
Description of Work (check appropriate boxes) <input type="checkbox"/> Excavation/Fill <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Alteration <i>GARAGE ADDITION</i>			
Exact Address of Proposed Project: <i>831 CEDAR POINT RD.</i>		Lot Number	
Applicant Name: <i>ERENT & TAMI GARDNER</i>		Phone: <i>419-626-1423 (W)</i>	
Relationship to Owner: <input checked="" type="checkbox"/> Self <input type="checkbox"/> Agent <input type="checkbox"/> Other (fill in)		<i>419-366-5597 (C)</i>	
Applicant's Address: <i>SAME</i>			
Property Owner: (if other than applicant) <i>SAME</i>		Phone: <i>SAME</i>	
Owner's Address:			
1. Elevation of lowest floor (including basement) of all structures:		<i>574.77</i>	
2. Elevation of Non-Residential structure that floodproofing has been proposed:		<i>N/A</i>	
3. Flood proofed structure needing Certification:		<i>NO - ELEVATION CERTIFICATE ATTACHED</i>	
Estimated Market Value of Existing Structure: (Attach copy of tax duplicate or other documentation)		Year structure was built:	
<i>\$ 300,000</i>		<i>1920</i>	
Cost of Improvement of Addition or Alteration:		<i>\$ 140,000</i>	

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED AND DRAWINGS ATTACHED ARE TO THE BEST OF MY KNOWLEDGE TRUTHFUL AND ACCURATE. I AGREE TO ABIDE BY ALL THE TERMS AS IN CITY OF SANDUSKY'S CODIFIED ORDINANCE, CHAPTER 1157, FLOOD CONTROL.

[Signature]
Applicant Signature

5-8-2002
Date

FOR OFFICE USE ONLY			
In accordance with the plans and applications submitted, the proposed project <input type="checkbox"/> does or <input type="checkbox"/> does not comply with the minimum requirements of the Sandusky City Code Chapter 1157 and is therefore:			
<input type="checkbox"/> Approved <input type="checkbox"/> Disapproved (comments attached)		Permit Number	
Approved by:			
Signature:		Date:	
Title:			

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 831 Cedar Point Rd.			Policy Number:
City Sandusky	State Ohio	ZIP Code 44870	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1 Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Erie County Control #6 Vertical Datum: 579.76 NAVD'88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

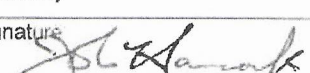
Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	574.77	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	580.93	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)		<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	578.02	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	578.02	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	577.65	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	578.82	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	577.77	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name John Hancock, PS	License Number 6918
Title President	
Company Name John Hancock & Associates, Inc.	
Address 326 E. Market Street	
City Sandusky	State Ohio
	ZIP Code 44870
Signature 	Date 5-07-2020
	Telephone (419) 625-7838



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

- C2 - Elevation. Benchmark is a brass tablet located in a railroad bed along Barrett Rd., Sandusky, Ohio
- C2 - (e) This is the elevation of the furnace.
- C2 - (e) The hot water tank is at a elevation of 580.93.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 831 Cedar Point Rd.			Policy Number:
City Sandusky	State Ohio	ZIP Code 44870	Company NAIC Number

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1-2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

WENT GARDNER
Address 831 CEDAR POINT RD City SANDUSKY State Ohio ZIP Code 44870

Signature _____ Date _____ Telephone _____

Comments

☐ Check here, if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
831 Cedar Point Rd.

FOR INSURANCE COMPANY USE

Policy Number:

City
Sandusky

State
Ohio

ZIP Code
44870

Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number

G5. Date Permit Issued

G6. Date Certificate of
Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement)
of the building:

☐ feet ☐ meters Datum

G9. BFE or (in Zone AO) depth of flooding at the building site:

☐ feet ☐ meters Datum

G10. Community's design flood elevation:

☐ feet ☐ meters Datum

Local Official's Name

Title

Community Name

Telephone

Signature

Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
831 Cedar Point Rd.City
SanduskyState
OhioZIP Code
44870**FOR INSURANCE COMPANY USE**

Policy Number:

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Front View - 5/07/2020



Photo Two

Photo Two Caption Rear View - 5/07/2020

John Hancock & Associates, Inc.
ENGINEERS • SURVEYORS

[illegible]

CEEDAR POINT RD. (50')

SCALE: 1" = 30' 30'
HORIZONTAL SCALE IN FEET

N 47°39'33" E 210.11'

210.00'

REMOVE ASPHALT + CONCRETE FROM SAW CUT LINES UP TO EXISTING GARAGE.
FINAL PAVING SHALL BE 5" CONCRETE WITH WIRE MESH OVER 8" ALL AGGREGATE BASE.

EXISTING ELEVATIONS	PROPOSED ELEVATIONS
X 603.50	X 000.00

LOT SPLIT TO BE COMBINED
WITH 83

PROPOSED DRIVEWAY

TRENCH

SANDUSKY BAY

144.70' N 44.10'12" W 91.70'

45'49'48" W
19.19'
(PROPOSED)

53.00'

EXISTING RAISED DECK
OVER CONCRETE SLAB



PORCH
UNDER ROOF

1340

10

EXISTING (F.P. 522)

131
(26)
HOUSE

100

BACK

REFERENCE:
BRENT A. &
RN #200809

TAMI J. GARDNER
157
F.W.A.L.#

(D) 77.99' (M) R.R. SPIKE F.GROUND 3.0

4/29/33

64.87'				
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Rock & Associates, Inc.

