



Board of Zoning Appeals

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5715

www.cityofsandusky.com

Agenda

January 21, 2021

4:30 pm

Virtual Meeting via Microsoft Teams and
Live Streamed on www.Yououtube.com/CityofSanduskyOH

1. Meeting called to order – Roll Call
2. Review of minutes from the October 15, 2020 meeting
3. Election of officers
4. Swear in audience and staff members that will offer testimony on any agenda items
5. Adjudication hearing to consider the following:
 - **142 Sunset Drive– Floodplain Variance**
A variance to the Zoning Code Section 1157.04 (e) (2) to allow an addition to a single-family house to be built with a finished floor elevation that is 0.4 feet above the base flood elevation, whereas the Code requires 2 feet. The property is located in a R1-75 Single-Family zoning district.
6. Other Business
 - Meeting times
7. Adjournment

Next Meeting: February 18, 2021

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

Board of Zoning Appeals
October 15, 2020
Minutes

Meeting called to order:

Chairman John Feick called the meeting to order at 4:30pm. The following voting members were present: Mr. John Feick, Mr. Dan Delahunt, Mr. Walter Matthews, Dr. William Semens and Mr. Kevin Zeiher. Mr. Thomas Horsman represented the Planning Department and served as clerk for the meeting. Mr. Josh Snyder represented the Engineering Division. City Commission liaison Dave Waddington was also present.

Review of minutes from August 20th, 2020:

Mr. Zeiher moved to approve the minutes and Mr. Delahunt seconded the motion. All members were in favor of the motion and the minutes were approved.

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. Horsman introduced the first application on the agenda which was an area variance for 520 Tiffin Ave. The applicant, Ms. Cynthia Fisk, was applying for a variance to the Zoning Code Section 1145.15 to allow for the construction of an accessory structure that is 4.5 feet away from the main structure whereas the Code requires 10 feet. The property is located in a R2F Two-family zoning district. This application was tabled by the Board at the August meeting to allow for the applicant to gather more information and refine the scope of the variance request. Ms. Fisk withdrew her previous application and submitted a new application.

Mr. Horsman presented the new application to the board and provided a diagram provided by Ms. Fisk. Mr. Horsman informed the Board that the Fire Marshall had submitted a statement indicating that the Fire Department would not have any issues accessing the property if this structure were constructed. Mr. Zeiher motioned to approve the request. Mr. Matthews seconded the motion. The motion was approved 5-0.

2nd application:

Mr. Horsman introduced the second application on the agenda which was a floodplain variance at 1107 Cedar Point Rd, submitted by Mr. David Jesse. Zoning Code Section 1157.04(e)(2) to allow an accessory structure to be built with a finished floor elevation that is 0.2 feet above the base flood elevation, whereas the Code requires 2 feet. An additional variance to Section 1129.03 to allow an accessory structure as the main building on a lot, whereas the Code requires a single-family dwelling to be the main structure. The property is located in a R1-75 Single-Family zoning district.

Mr. Horsman presented the application and explained that the property received variance in 2018 to build a beach house on Cedar Point Rd. Mr. Horsman told the board that staff's preference was to have

the parcels combined into one parcel, as opposed to granting the variance. Mr. Horsman informed the board that no public comments were received.

Mr. Feick said he had concerns about having two separate parcels, and would not support the variance.

Mr. Zeiher asked the applicant why he was opposed to combining the lots.

Mr. Jesse stated that's how the property was originally purchased and that they had no intention of selling the lots separately.

Dr. Semens expressed concern about it being sold in the future under different owners.

Mr. Jesse said he does not believe he negatively impacting the neighborhood if the variance was granted and that precedent was set when the board approved the variance for the beach house in 2018.

Mr. Delahunt stated that he had no conflict with the case as he lives near the property owner.

Mr. Delahunt made a motion to approve both variances. Dr. Semens seconded the motion. The motion was approved 4-1, with Mr. Feick voting No.

3rd application:

Mr. Horsman introduced the third application on the agenda which was for a variance at 1304 C St. for Zoning Code Section 1145.17(G)(1) to allow a 6-foot fence in a side yard in a R1-40 Single-Family Residential zoning district. The applicant was Ms. Lynne Weaver. Mr. Horsman presented the application and staff report to the board and read a public comment against the variance request from Ms. Beverly Comer at 1310 C Street, which is the property immediately adjacent to the subject property. Mr. Horsman stated Staff did not have an objection to the variance.

Ms. Weaver said they wanted to fence in the yard because of their dog. Ms. Weaver said the relationship between her and Ms. Comer, the neighbor, has become strained and they have not spoken since Ms. Comer erected the fence on her property.

The board members asked questions of the applicant regarding details of the property.

Dr. Semens motioned to approve the variance. Mr. Matthews seconded the motion.

Mr. Feick and Mr. Zeiher voted No. Mr. Matthews, Dr. Semens, and Mr. Delahunt voted Yes. The motion passed 3-2.

Next meeting:

Mr. Horsman has stated that no applications had yet received any applications for the November BZA meeting.

Adjournment:

Mr. Zeiher moved to adjourn the meeting and Mr. Delahunt seconded the motion. The meeting was adjourned.

APPROVED:

Thomas Horsman, Acting Clerk

John Feick, Chairman

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR A FLOODPLAIN VARIANCE TO
ALLOW AN ADDITION TO A RESIDENCE TO BE
BUILT BELOW THE FLOOD PROTECTION ELEVATION

Reference Number: PVAR20-0021

Date of Report: January 14, 2021

Report Author: Thomas Horsman



City of Sandusky, Ohio Board of Zoning Appeals Report

BACKGROUND INFORMATION

Applicant: Gary Schaefer
1437 Sycamore Line
Sandusky, OH 44870

Owner: Tom and Natalie Felter
142 Sunset Dr.
Sandusky, OH 44870

Site Location: 142 Sunset dr.

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 1157.04(e)(2)

Variances Requested: 1) A variance to allow an addition to the primary structure to be built with a finished floor elevation that is 0.4 feet above the base flood elevation, whereas the Code requires 2 feet.

SITE DESCRIPTION

Subject Property Outlined in Blue

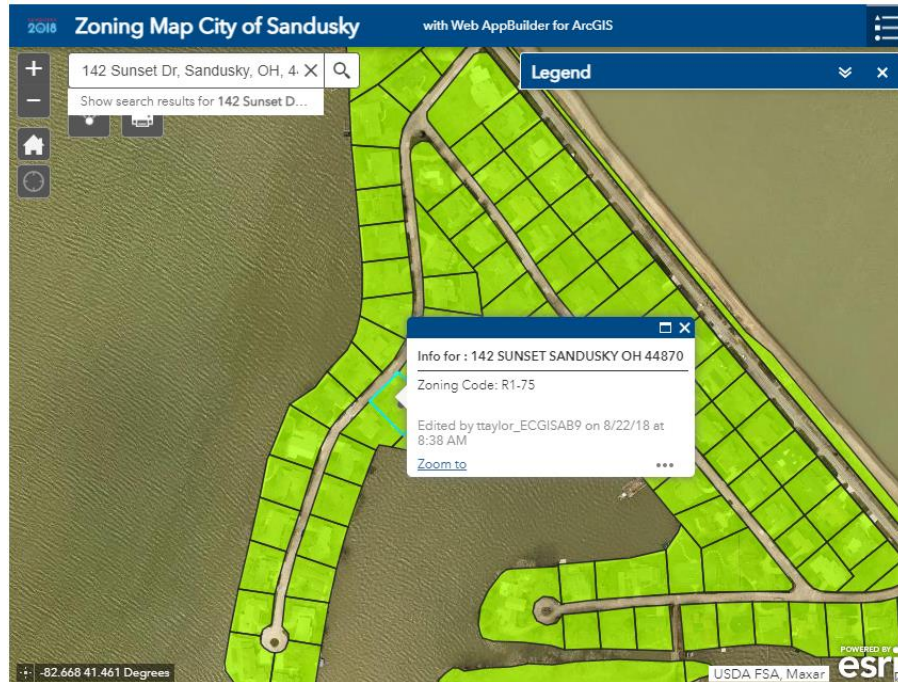
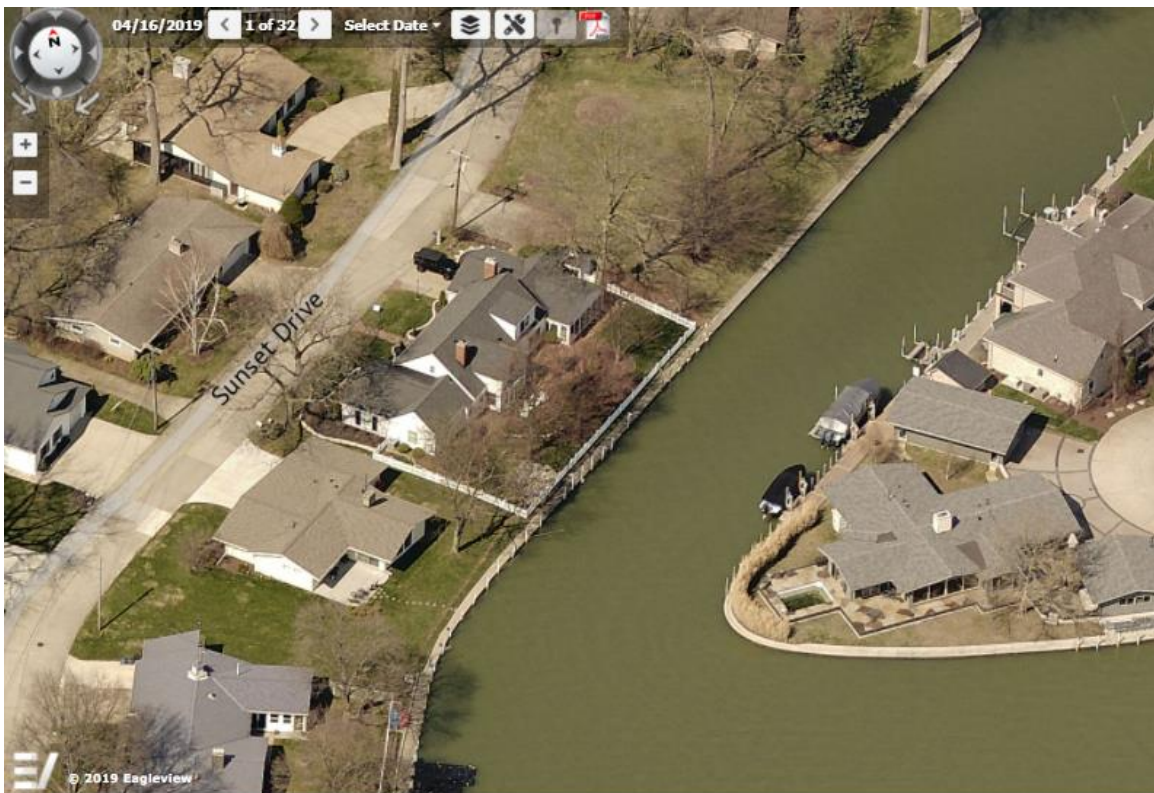


Photo of the Property from Google Street View and Aerial View



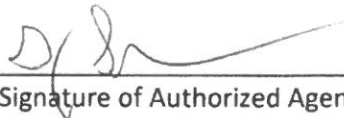
DEPARTMENT OF PLANNING COMMENTS

This application is for a 148.25 square foot addition to the rear of the house at 142 Sunset Drive. The applicant stated in the application that the addition is to expand the kitchen and they desire to have the new addition match the existing concrete slab elevation to avoid a change in elevation inside the house. At 577.4 feet, the floor would be above FEMA's base flood elevation of 577 feet, but it would be below the city's flood protection elevation, which is 2 feet above the base flood elevation.

Application for a Floodplain Variance

STAFF USE ONLY:

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

Address of Property (or parcel number) for Variance Request: 142 Sunset Dr.Legal Description of the Property: 74 Cedar Cove AllotmentName of Property Owner: Tom & Natalie FelterMailing Address of Property Owner: 142 Sunset Dr.City: Sandusky State: Ohio Zip: 44870Telephone #: _____ Email: natalie4405@gmail.comIf same as above check here ☐Name of Applicant: Gary Schaefer - Raymond J. Schaefer, IncMailing Address of Applicant: 1437 Spangore LineCity: Sandusky State: Ohio Zip: 44870Telephone #: (419) 656-0436 Email: garyjr@rjschaeferinc.comDescription of Existing Use: Single Family ResidenceDescription of Proposed Use: Single Family ResidenceVariance Requested: Flood Plain ElevationReason for Variance: Owners would like to construct small addition to theexisting floor elevation sits below the 579.2 elevation
Signature of Property Owner
Date 12/22/20
Signature of Authorized Agent
Date 12/14/20

Please answer all of the following questions:

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

\$200,000.00

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

Owners existing kitchen is old, outdated, and not functional. New space is required to be able to expand new kitchen & make it functional

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

We need to match the existing concrete slab height. We can not have a step in the middle of the kitchen. We also need to repair footers in existing porch. That floor is a slab & cannot be raised

- 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:

This is on a concrete slab

If NO, please explain why:

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 Thomas and Natalie Felter				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 142 Sunset Drive				Company NAIC Number:	
City Sandusky		State Ohio		ZIP Code 44870	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Tax id 55-00252.000 lot 74 Cedar Cove Allotment					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>41°27'46"N</u> Long. <u>82°39'51"W</u> 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 <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) _____ sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A8.b _____ 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 <u>653.00</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b _____ 0.00 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 390156			B2. County Name Erie		B3. State Ohio
B4. Map/Panel Number 39043C0083	B5. Suffix D	B6. FIRM Index Date 08-28-2008	B7. FIRM Panel Effective/ Revised Date 08-28-2008	B8. Flood Zone(s) AE	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					

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. 142 Sunset Drive			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: F-hyd Vertical Datum: NAVD

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) | 577.4 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | 576.8 | <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) | 577.4 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 576.4 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 576.9 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | | <input 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
Carl M Feick

License Number
S7035

Title
Surveyor

Company Name
Carl M Feick P.E. P.S.

Address
712 Bardwell Road

City
Castalia

State
Ohio

ZIP Code
44824

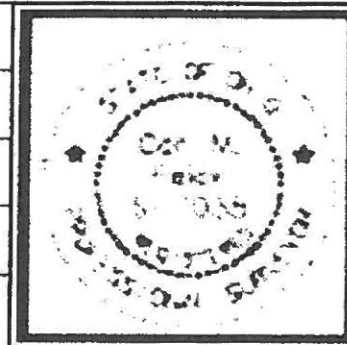
Signature

Carl M Feick

Date
06-19-2019

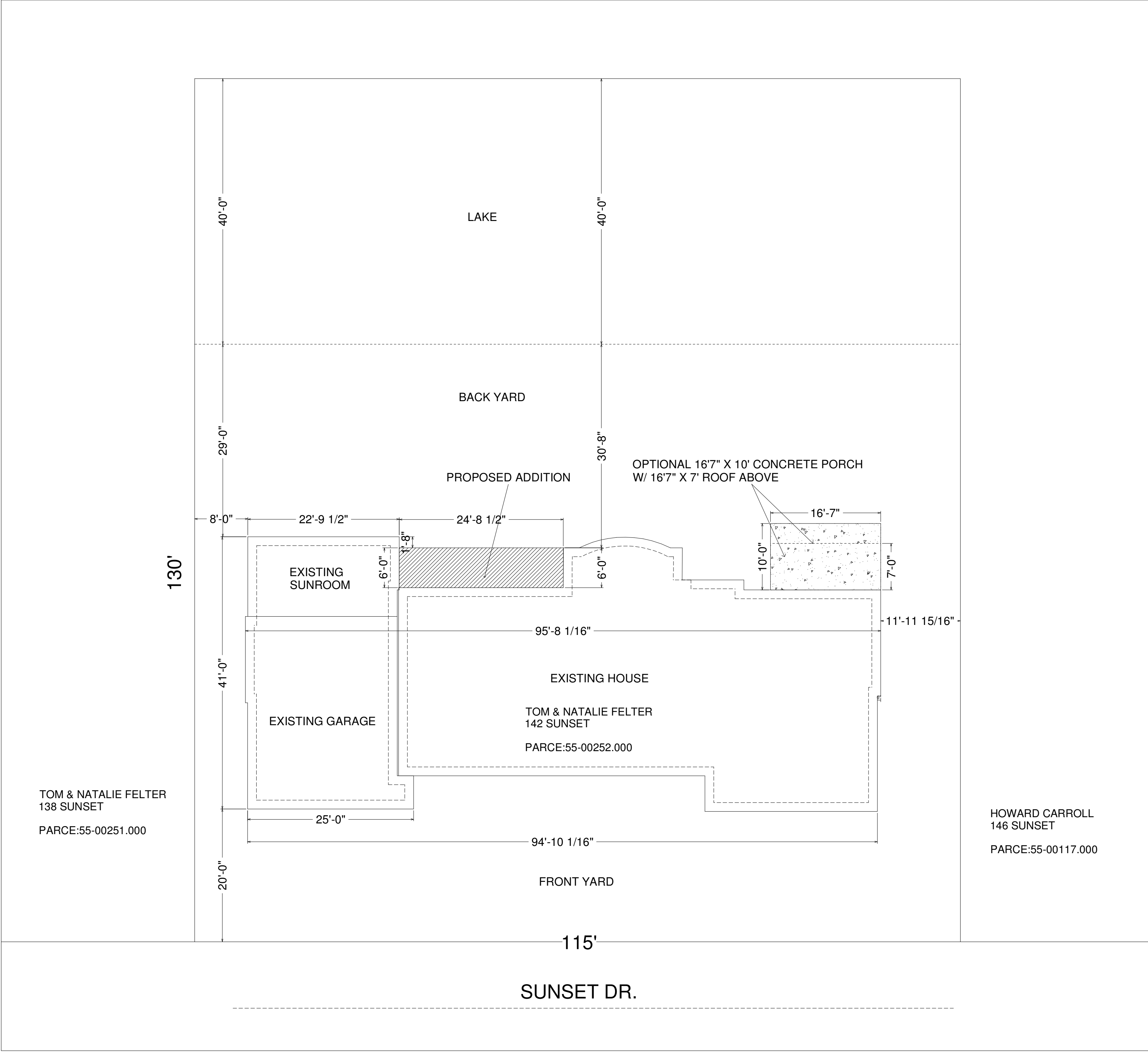
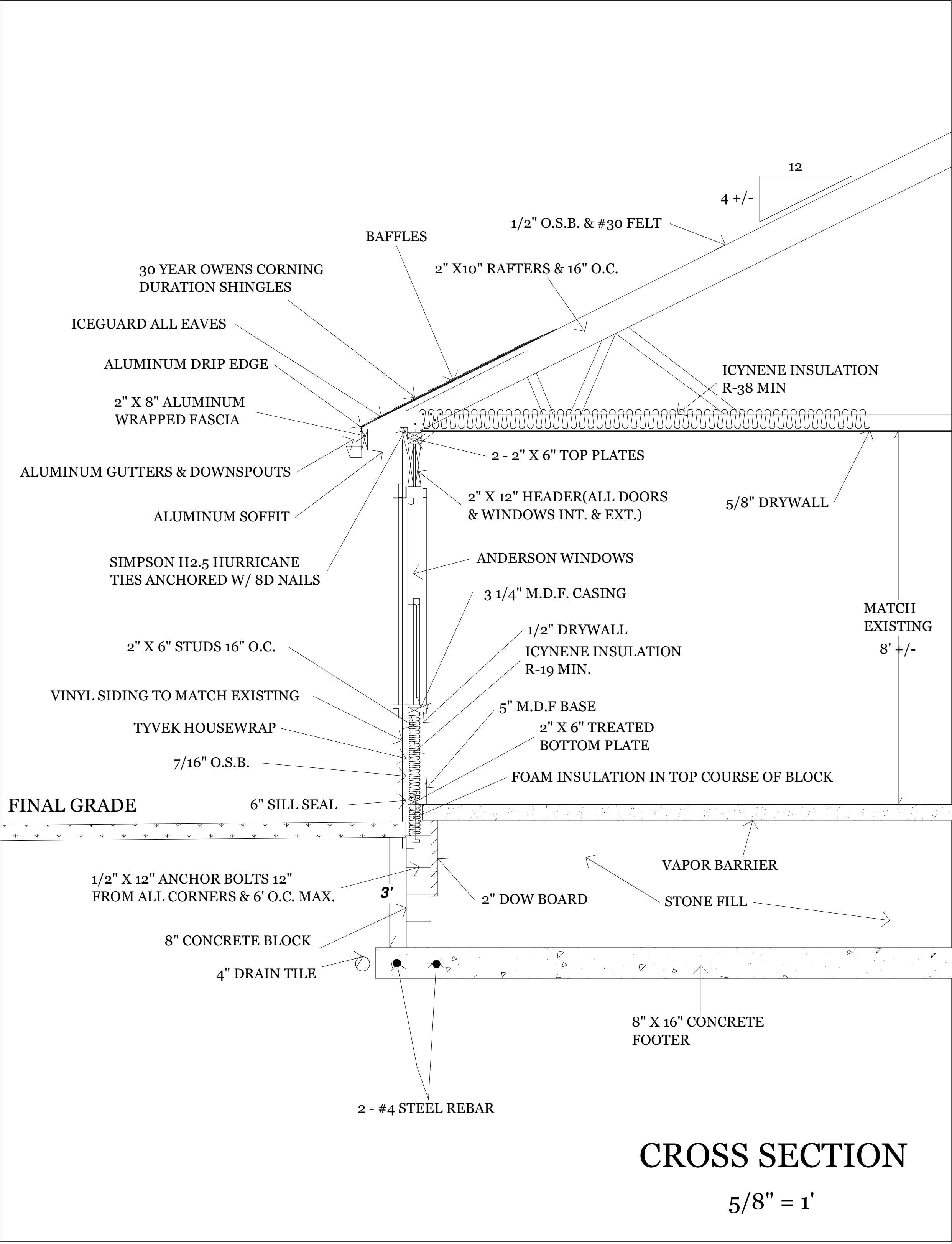
Telephone
(419) 656-3016

Ext.



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)



RAYMOND J. SCHAEFER, INC.
GENERAL BUILDING CONTRACTOR
1437 SYCAMORE LINE SANDUSKY, OHIO 44870
PH: (419) 625-2668 FAX: (419) 625-2468

REVISIONS:

RENOVATIONS FOR:
TOM & NATALIE FELTER
142 SUNSET
SANDUSKY, OHIO 44870

DATE: 7/17/20
DRAWN BY: GAS JR.
SHEET #: 1
SCALE:



REVISIONS:

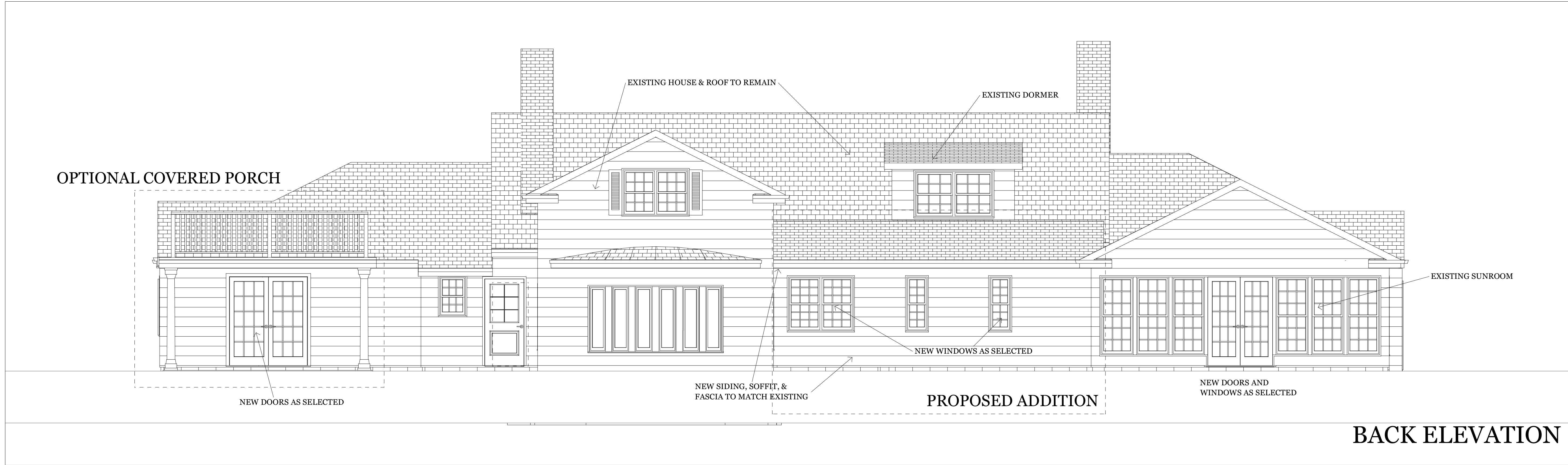
RENOVATIONS FOR:
TOM & NATALIE FELTE
142 SUNSET
SANDUSKY, OHIO 44870

DATE: 7/17/20
DRAWN BY: GAS JR.

SHEET #: 2

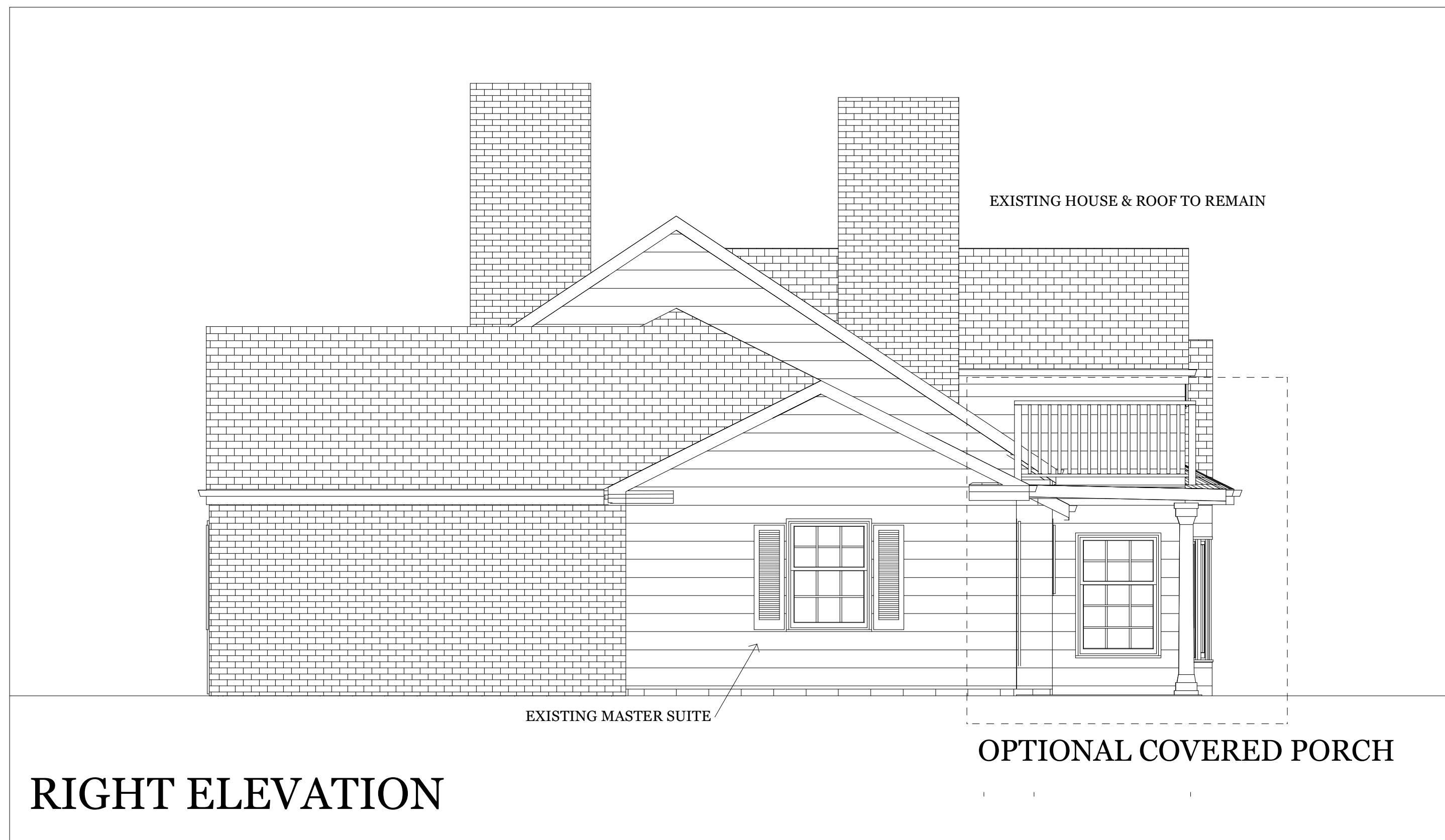
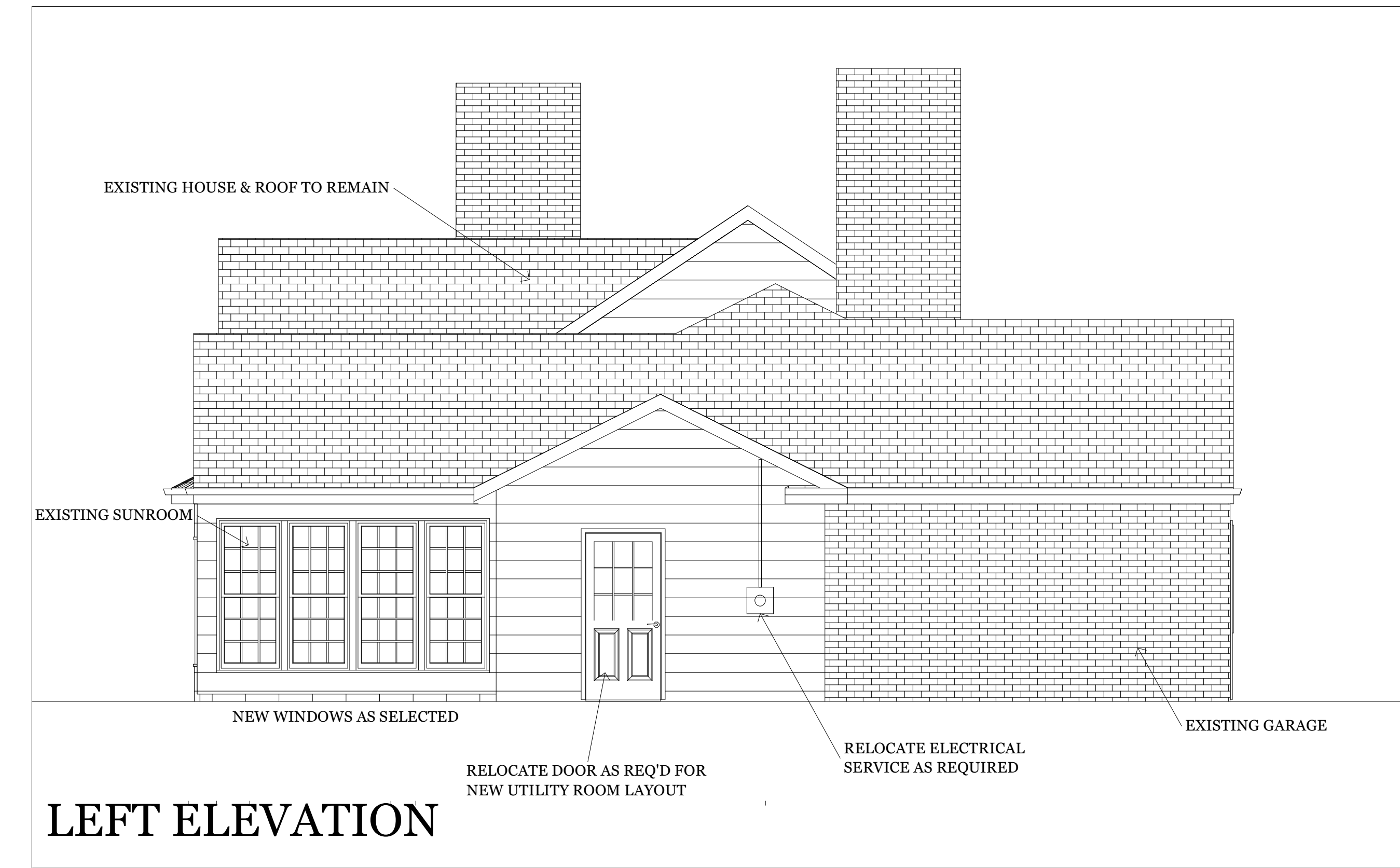
SCALE: $1/4" = 1'$

RAYMOND J. SCHAEFER, INC.
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REVISIONS:



RENOVATIONS FOR:
TOM & NATALIE FELTER
142 SUNSET
SANDUSKY, OHIO 44870

DATE: 7/17/20
DRAWN BY:
GAS JR.
SHEET #: 3
SCALE: 1/4" = 1'

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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
Carl M Feick

License Number
S7035

Title
Surveyor


Company Name
Carl M Feick P.E. P.S.

Address
712 Bardwell Road

City
Castalia

State
Ohio

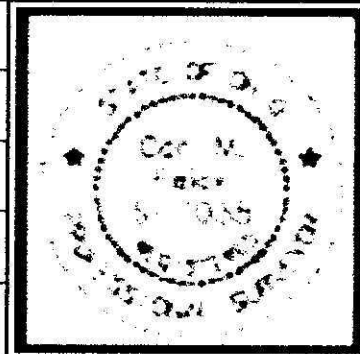
ZIP Code
44824

Signature


Date
06-19-2019

Telephone
(419) 656-3016

Ext.



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)