



Board of Zoning Appeals

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5715

www.cityofsandusky.com

Agenda

September 21, 2023

4:30 pm

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

-
1. Meeting called to order – Roll Call
 2. Review of minutes from the August 24, 2023 meeting
 3. Swear in audience and staff members that will offer testimony on any agenda items
 4. Adjudication hearing to consider the following:
 - **612 Anderson St.**
An area variance to Zoning Code Section 1145.15 (a) to allow the construction of a new detached garage (in replacement of the previous detached garage) within the minimum setback from the main structure in an R1-40 - Single Family Zoning District.
 5. Other Business
 6. Adjournment Next Meeting: October 19, 2023

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

**Board of Zoning Appeals
August 24, 2023
Meeting Minutes**

Meeting called to order:

Chair Feick called the meeting to order at 4:30pm. The following voting members were present: Mr. Delahunt, Chair Feick, and Mr. Peugeot. Mr. Matthews and Dr. Semans were absent. Alec Ochs represented the Community Development Department, Sarah Chiappone represented the Law Department; also present were City Commission Liaison, Dave Waddington, and clerk Quinn Rambo.

Review of Minutes from July 20, 2023 Meeting:

Chair Feick called for a motion on the minutes from the July 20th meeting. Mr. Delahunt moved to approve the minutes as presented. Mr. Peugeot seconded the motion. All voting members were in favor of the motion and the minutes were approved unanimously, as presented.

Chair Feick swore in all parties that were present to speak about adjudication agenda items.

Adjudication Hearing:

1. 2035 Frist Street- An area variance to Zoning Code Section 1137.08 (a) to allow a new boat storage building within the minimum front yard setback in a Commercial Recreation Zoning District.

Chair Feick asked Staff to present the application. Mr. Ochs reported the applicant was in the process of pre-development of a boat storage facility on this site. The zoning code required a minimum 30 foot front yard setback from the front property line in a Commercial Service Zoning District. The front yard set back would be subject to change per Zoning Code section 1137.08 (a) “ unless shown on otherwise on the Zone Map”. The Zone Map indicated a front yard setback allowance of 25 feet at this location. The applicant was seeking a variance of 14 feet to allow a 11 foot front yard setback. Planning Staff was not opposed to the requested variance at 2035 First St. parcel (57-02639.000) and suggested the following conditions upon approval, all applicable permits must be obtained through the Building Department, Engineering Department, Division of Planning, and any other applicable agency prior to any construction. Chair Feick asked if there was anyone to speak on behalf of the request. Ms. Lynch was present to speak on behalf of the request. She gave an overview of the project and history of the property. She explained there was a vacated railway spur of 15’, a parcel owned by the City that changed the distance from the right-of-away; but that 15’ wide parcel was not previously considered City property when buildings were built previously. Mr. Delahunt asked if the mural would be like the one down the street. Ms. Lynch stated no, they considered the mural down the street, a form of advertising and the one on the proposed new building would be more artistic. She added that they would also be removing the barbed wire fence and would be replacing it with a more aesthetically pleasing fence. Chair Feick asked what the distance was between the proposed building and building #3. Mr. Hoty, another representative of the application- sitting in the audience, answered that the distance between the buildings was 60 feet. Chair Feick asked if there was anyone else to speak against the request. There was no one present to speak against the request.

**Board of Zoning Appeals
August 24, 2023
Meeting Minutes**

Chair Feick called for a motion. Mr. Delahunt made a motion to approve the application as proposed. The motion was seconded by Mr. Peugeot. A vote was called, and the motion to approve the application, as proposed, was approved unanimously.

2. 412 Fulton Street- An area variance to Zoning Code Section 1129.14 to allow the creation of a parcel that does not meet the area standards for a new parcel in a R2F-Two-Family Residential Zoning District and does not meet the back yard setbacks standards for an existing building in a R2F-Two-Family Residential Zoning District.

Chair Feick asked Staff to present the application. Mr. Ochs stated the applicant proposed to split the existing lot at 412 E Fulton St. along the existing rear fence line. The owner planned to combine the split rear end of the existing parcel with the parking lot parcel behind the home. The owner then planned to combine the new 412 Fulton St. parcel with the empty grass lot to the north. The new parcel created for 412 Fulton St. would not meet the minimum area standards for a new lot in the current zoning, R2F – two Family Residential Zoning District or the yard standards for a rear setback. The minimum rear setback was 20 feet in this case (30% of parcel length). The proposed rear setback would be 7 feet. Minimum area per unit requirement for a new lot in and a two family use in an R2F – two Family Residential Zoning District: 2,750 sq. ft. per unit for a 2 unit. The structure has historically been a 4 residential unit use according to the applicant. The use was presumed to be a legal non-conforming. The applicant stated that the home has been a 4 unit structure prior to their purchase of the property over 20 years ago. Zoning Code section 1129.14 did not indicate a date that the ordinance was enacted. Because of this, Staff has determined the 4-unit would be a legal non-conforming use until the structure was vacant voluntarily for more than a 1 year period starting on August 7, 2023. There were two variances being requested with this application: (1) minimum Area per unit requirement – a relief of 950 sq. ft. (2) back yard setback – a relief of 13 feet. The backyard of the existing lot was cut off by a fence approximately 7 feet behind the house. This proposal would give this residential structure more green space than it currently has. Planning Staff supported the requested variances at 412 Fulton St. (parcel 59-00563.000) and suggested the following condition if approved, that all applicable permits must be obtained through the Building Department, Engineering Department, Division of Planning and any other applicable agency. Chair Feick asked if there was anyone to speak for or against the request. Rev. Hoyle, the applicant, spoke on behalf of the request. Rev. Hoyle stated the church would like to make the parking lot portion of 412 Fulton part of the church parking lot. The Church then proposed to combine the vacant lot of 410 Fulton with 412 Fulton to sell the house and vacant lot as one. Chair Feick asked if the lot split and combo complete. Mr. Ochs answered it was not complete and was contingent on the approval of the variance application.

Chair Feick called for a motion. Mr. Peugeot made motion to approve the application with all variances and Staff conditions. The motion was seconded by Mr. Delahunt. A vote was called, and the motion to approve the application with Staff conditions was approved unanimously.

**Board of Zoning Appeals
August 24, 2023
Meeting Minutes**

- 3. 123 Division Street- Area variances to Zoning Code Section 1129.14 to allow the creation of a parcel that does not meet the area standards for a new parcel in an R2F- Two-Family Residential Zoning District and does not meet the front yard/ back yard setback standards for an existing building in a potential R2F- Two Family Residential Zoning District.**

An area variance to Zoning Code Section 1133.11 to allow the creation of a parcel that does not meet the side yard setback standards for an existing building in a potential LB- Local Business Zoning District.

Chair Feick asked Staff to present the application. Mr. Ochs stated the applicant proposed to split the existing lot at 123 E. Division St. The owner planned to create two lots, one for the residential structure (parcel 1) and one for the structure housing the *Halo Live* venue (parcel 2). As part of this proposal, the applicant has an application to re-zone both the proposed parcel 1 and parcel 2 which was approved at the 8.23.23 Planning Commission meeting. Parcel one was proposed to be re-zoned to R2F – Two Family Residential. Parcel 2 was proposed to be re-zoned to LB – Local Business. Parcel 1 does not meet the minimum area standards of a new lot for the proposed R2F – two Family Residential Zoning District or the front setback requirements. Minimum area per unit requirement for a new lot in an R2F – two Family Residential Zoning District was 4,300 sq. ft. for a (1) unit. The structure has historically been a (1) unit residential use according to the applicant. The proposed lot was 3,004 sq. ft. The existing setback along Division St. was approximately 6 feet. The minimum front setback in this case would be 25 feet. The new parcel created for parcel 2 does not meet the side yard setback standards for a new lot for the proposed LB – Local Business Zoning District. Buildings in a Business Zoning District, when located on a lot adjoining a residential district, should have a side yard of not less than 12 feet on the adjoining side. The existing setback is approximately 6 feet. There are three variances being requested with this application: Parcel 1: (a) minimum area requirement – a relief of 1,296 sq. ft., (b) front yard setback – A relief of 19 feet. Parcel 2: (a) side yard setback – a relief of 6 feet. Chair Feick asked if there was anyone to speak for or against the request. Mr. Daley, one of the property owners/ applicants, was present to speak on behalf of the request. He explained that this same request was approved back in 2017 but due to a mistake at the County, it was not recorded correctly. The applicant and his business partner would like to get this corrected. Chair Feick asked if the house was a single family or two-family home and if there was parking available. Mr. Daley stated the house was a single-family home, that they intended to keep it that way and the home did have off-street parking in a carriage house and a driveway.

Mr. Delahunt made a motion to approve the request as proposed. The motion was seconded by Mr. Peugeot. A vote was called, and the motion to approve the request as proposed passed, unanimously.

Other Business:

There was no other business.

**Board of Zoning Appeals
August 24, 2023
Meeting Minutes**

Adjournment:

Mr. Delahunt moved to adjourn the meeting and Mr. Peugeot seconded the motion. All members approved the motion, and the meeting ended at 5:00 pm.

Next meeting:

September 21, 2023

APPROVED:

Clerk

Chair/ Vice Chair

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR AN AREA VARIANCE TO ALLOW
AN ACCESSORY STRUCTURE THAT DOES NOT MEET
THE MINIMUM SETBACK REQUIREMENTS FROM A
MAIN STRUCTURE AT 612 ANDERSON ST. PARCEL
(57-00169.000)

Date of Report: September 8, 2023

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Board of Zoning Appeals Report

BACKGROUND INFORMATION

Property Owner: Peter & Ashley Glorioso
612 Anderson St.
Sandusky, OH 44870

Authorized Agent: Certified Restoration – Jeff Bath
3606 Venice Rd.
Sandusky, OH 44870

Site Location: 612 Anderson St.
Sandusky, OH 44870

Current Zoning: R1-40 – Single Family Residential
TRO - Transient Overlay District

Surrounding Zoning:

- North: R1-40 – Single Family Residential
TRO - Transient Overlay District
- South: R1-40 – Single Family Residential
TRO - Transient Overlay District
- East: R1-40 – Single Family Residential
TRO - Transient Overlay District
- West: R1-40 – Single Family Residential
TRO - Transient Overlay District

Surrounding Uses: Residential

Existing Use: Residential

Proposed Use: Residential

Applicable Plans & Regulations: 1145.15(a) Yards for Accessory Buildings

Variances Requested:

1. Setback between an accessory structure and the main structure – A relief of 5 feet

SITE DESCRIPTION

(Subject Property Outlined in red)



Zone Map Setbacks



PUD - Planned Unit Development



Parcels



TRO - Transient Rental Overlay



Zoning



AG - Agriculture



CA - Commercial Amusement



CR - Commercial Recreation



CS - Commercial Service



DBD - Downtown Business



GB - General Business



GM - General MAnufacturing



LB - Local Business



LM - Local Manufacturing



P - Auto Parking



PF - Public Facilities



R1-40 - Single Family Residential



R1-50 - Single Family Residential



R1-60 - Single Family Residential



R1-75 - Single Family Residential



R2F Two-Family Residential



RB - Roadside Business



RMF - Multi-Family Residential



RRB - Residential/Business



RS - Residential Suburban

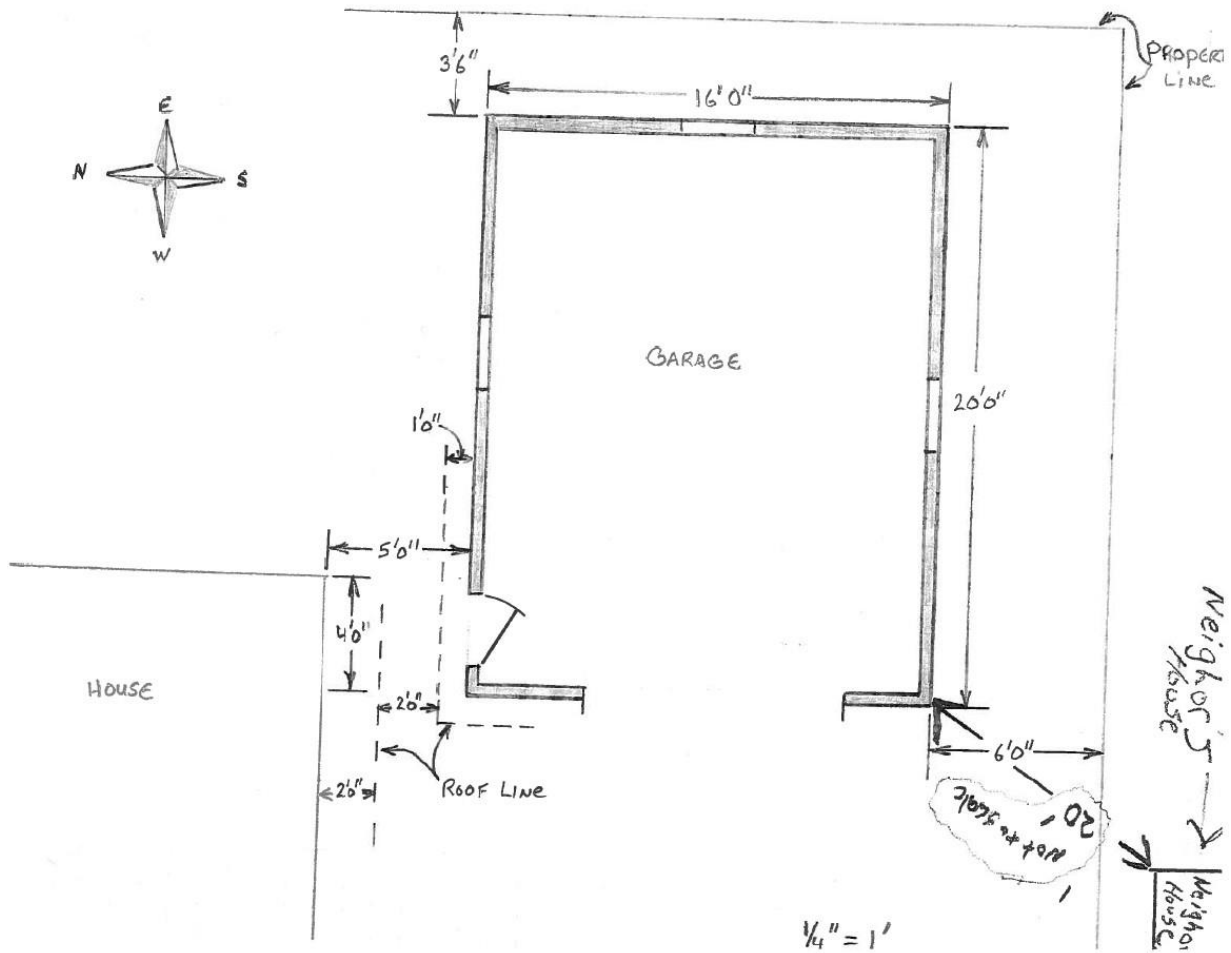
County Auditor Property Map (subject property outlined in red)



Bird eye photo (taken March 2021)



Street Perspective



PROJECT DESCRIPTION

The applicant is in the process of re-building a garage which was lost to a fire. The garage will be placed in the same location as the previous and to the same dimensions.

The zoning code requires a minimum 10 foot setback between an accessory structure and the main structure. The setback as proposed is 5 feet.

The applicant is seeking a variance of 5 feet to allow a 5 foot setback between the accessory structure and the main structure.

RELEVANT CODE SECTIONS

CHAPTER 1145 Supplemental Area and Height Restrictions

1145.15 YARDS FOR ACCESSORY BUILDINGS.

(a) Sheds permitted in a residential district shall not project into a front or side yard; shall be located not less than three feet from a rear or side lot line, except where abutting an alley and shall be located not less than fifteen feet from any dwelling on an adjacent lot.

In addition to the above regulations, accessory buildings not classified as sheds must not cover more than thirty percent (30%) of the rear yard of a lot and shall be located no less than ten feet from the main structure.

(Ord. 05-158. Passed 11-14-05.)

CHAPTER 1111

Board of Zoning Appeals

1111.06 POWERS OF THE BOARD OF ZONING APPEALS.

1111.06(c)(1)

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:

The applicant has stated:

1. Whether the variance is substantial;

- i. No, because there was a pre-existing garage here.

2. 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;

- i. No.

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

i. No.

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

i. No.

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

i. No, agree to allow Certified Restoration build same size like old garage from original blue prints and build on existing concrete footprint of the garage. Garage site inspection was done by Scott Thom from the Sandusky Building Department and approved that we could.

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

i. Yes. The owners would have their garage back for storing personal property and not having yard equipment outside being damaged.

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

i. Yes, the customer would have their garage due to loss of fire.

8. 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.

i. No.

DIVISION OF PLANNING COMMENTS

Planning Staff has determined this variance request is appropriate due to the severity of the hardship.

CONCLUSION/RECOMMENDATION

Planning Staff supports the variance request at 612 Anderson St. parcel (57-00169.000) and suggests the following conditions upon approval:

1. All applicable permits must be obtained through the Building Department, Engineering Department, Division of Planning and any other applicable agency prior to any construction.

Application for Board of Zoning Appeals

STAFF USE ONLY:

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

Address of Property (or parcel number) for Variance Request: 612 Anderson St

Name of Property Owner: Ashley Glorioso

Mailing Address of Property Owner: 612 Andereson St

City: Sandusky State: Oh Zip: 44870

Telephone #: 419-239-6356 Email: ashglor@gmail.com

If same as above check here ☐

Name of Applicant: Certified Restoration/ Project Manager Jeff Bath

Mailing Address of Applicant: 3606 Venice Rd

City: Sandusky State: oh Zip: 44870

Telephone #: 419-656-5675 Email: jbath@certifiedrestorationohio.com

Description of Proposal:

replacement of garage due to fire. home owners are only requesting their garage be put back on same foundation. The demo company took down all walls due to fire without knowing the owners were rebuilding..they are not asking for anything bigger just what they had.

Variance Requested:

garage replacement due to new codes and setbacks.

Section(s) of Zoning Code:

variance

Ashley Glorioso
Signature of Property Owner

8/24/23
Date

Certified Restoration
Jeff Bath

Jeff Bath
Signature of Authorized Agent

8/24/23
Date

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 because there was an existing garage on property
- 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?
Yes, agree to allow Certified Restoration build same size like old garage from original blue prints and build on existing concrete footprint of the garage. Garage site inspection was done by Scott Thom from the Sandusky Building Department and approved that we could
- 6) Would the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance?
yes the owners would have their garage back for storing personal property and not having yard equipment outside being damaged
- 7) Would the property yield a reasonable return or can there be a beneficial use of the property without a variance?
yes the customer would have their garage due to loss in fire
- 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

(ONLY for variance requests involving a use of the property that is not permitted by the Zoning Code)

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:

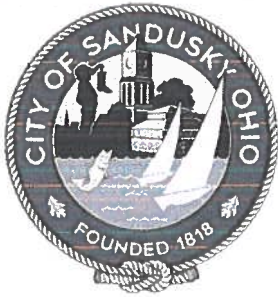
- 1) Does the variance request arises from such a condition which is unique and which is not ordinarily found in the same zoning district; and is created by the Zoning Code and not be an action or actions of the property owner or the applicant?

- 2) Would the granting of the variance will adversely affect the rights of the adjacent property owners or residents?

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

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

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



BOARD of ZONING APPEALS

Application for a Zoning Variance

Division 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.* in the 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:

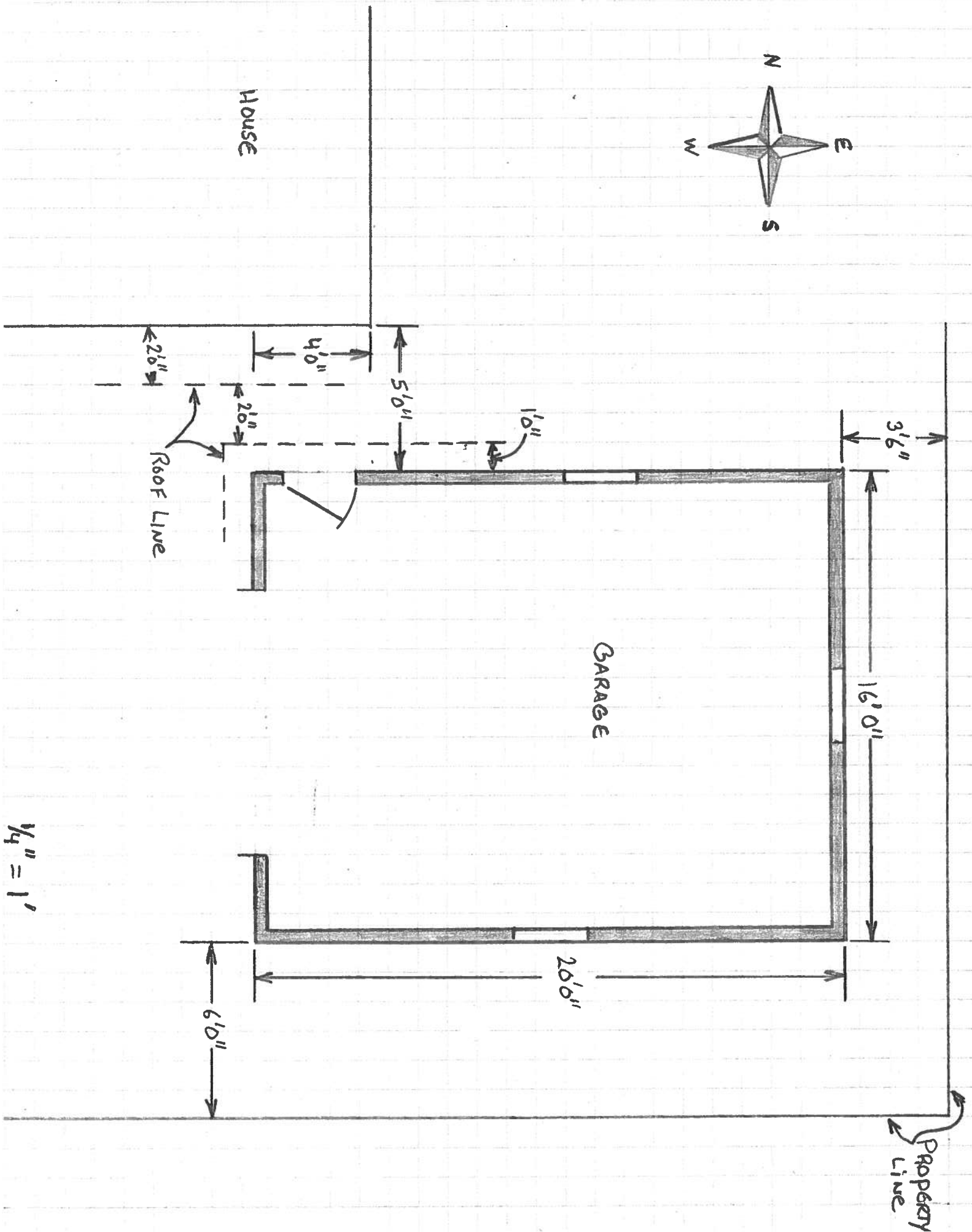
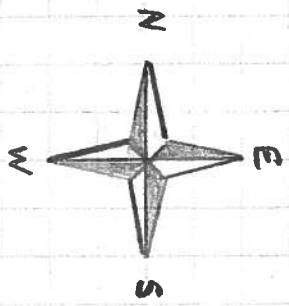
- 1) Completed application
- 2) Copy of a site plan (drawn to scale and dimensioned) which shows the following items (as applicable):
 - a) Property boundary lines with floodplain location
 - b) Building(s) location
 - c) Driveway and parking area locations
 - d) Location of fences, walls, retaining 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.)

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, materials and payment to:

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

Contact Alec Ochs, Assistant Planner, at 419-627-5973 or aochs@ci.sandusky.oh.us with any questions



$\frac{1}{4}" = 1'$



Garage

Ashley Glorioso

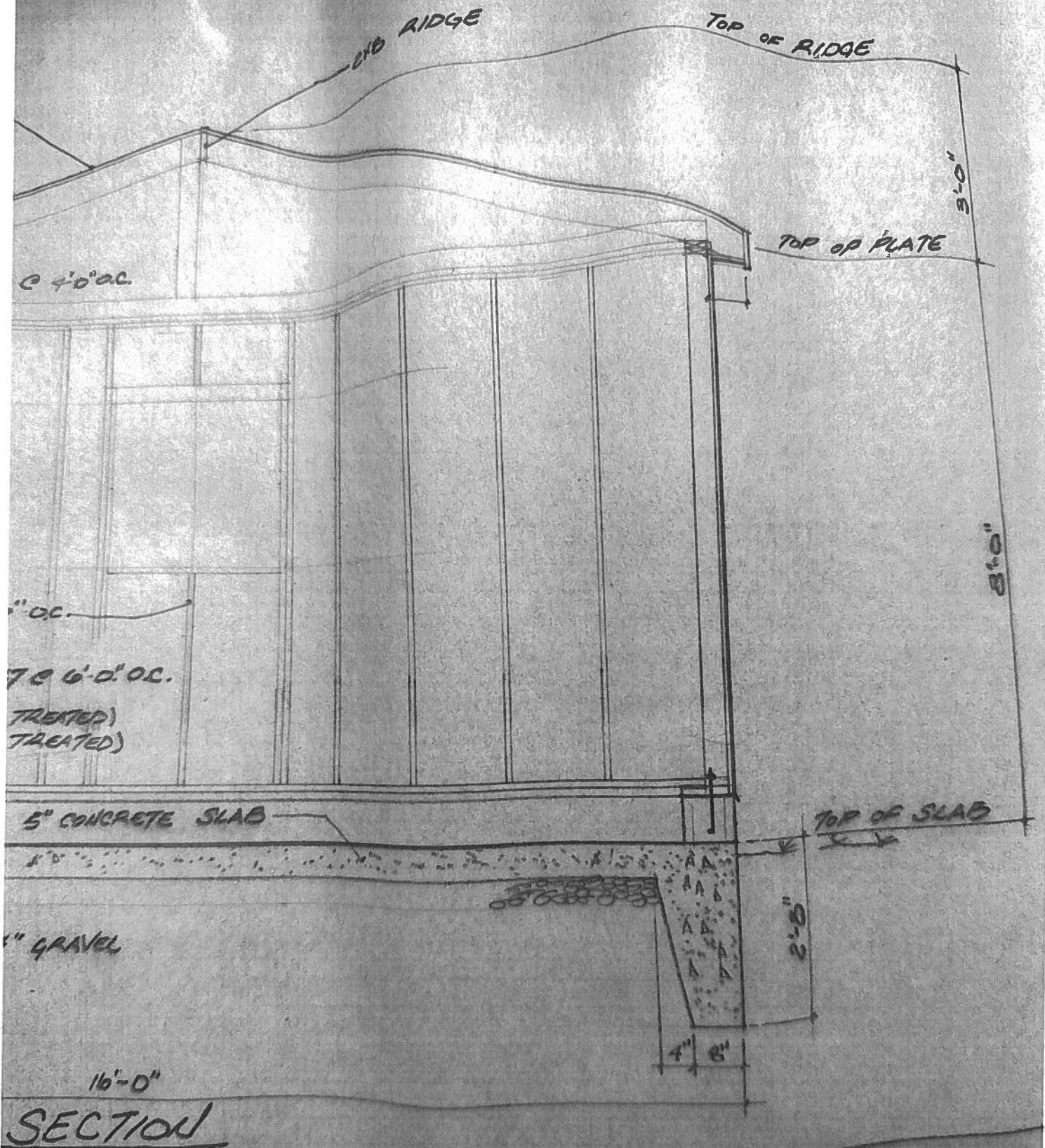
GARAGE
612 ANDERSON ST
SANDUSKY, OHIO

SCALE: $\frac{1}{2}$ " = 1'-0"

DRAWN: D. BALLARD

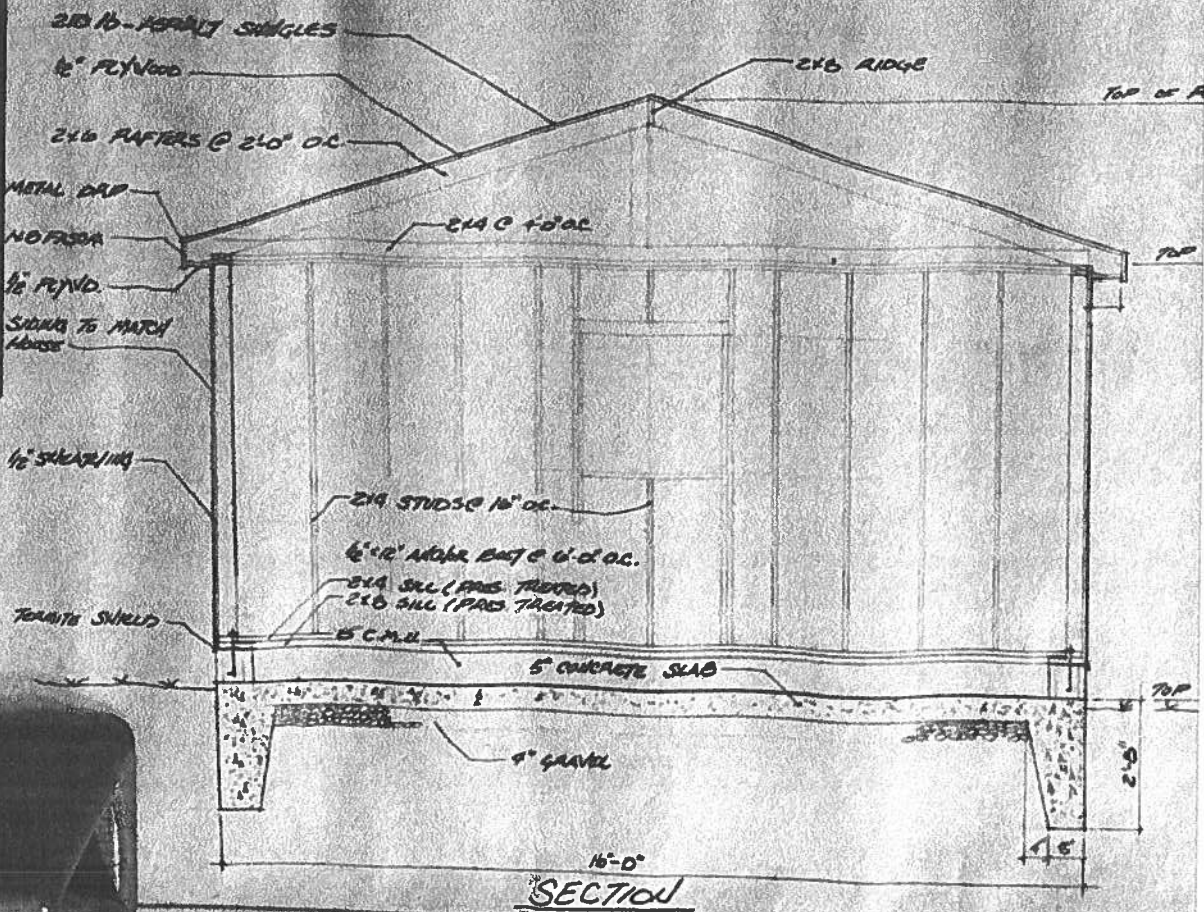
MAY '85

SHT. 1 of 1



PARTIAL ELEVATION
16'-0"

PARTIAL SECTION
16'-0"



JOINING TO MATCH
HOUSE

SWITCHING

SWITCH

2" STUDS @ 16" O.C.

1/2" x 12" ALUM. BATT @ 16" O.C.

2x4 SILL (FAS. TREATED)
2x6 SILL (FAS. TREATED)

5" C.M.D.

5" CONCRETE SLAB

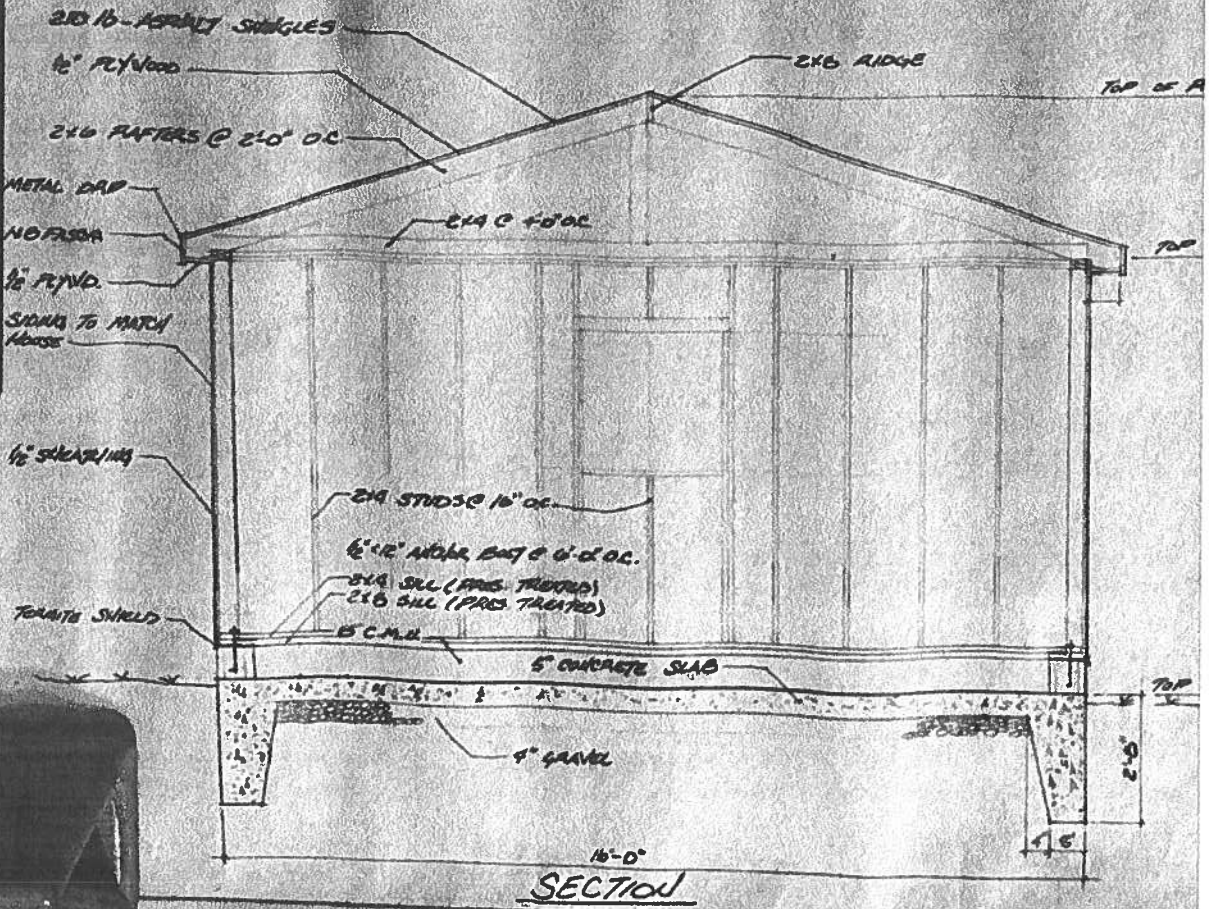
4" GRAVEL

16'-0"

SECTION

PARTIAL ELEVATION
16'-0"

PARTIAL SECTION
16'-0"



SHT. 1 of 1

MAY '85

DRAWN - D. BULLARD

SCALE: 1/2" = 1'-0"

SALIDUSKY, OHIO

612 ALDERSON ST

GARAGE

GARAGE

SECTION

16'-0"

GRAVEL

5" CONCRETE SLAB

TREATED

7 @ 6'-0" O.C.

1" O.C.

6'-0" O.C.

TOP OF PLATE

3'-0"

TOP OF RIDGE

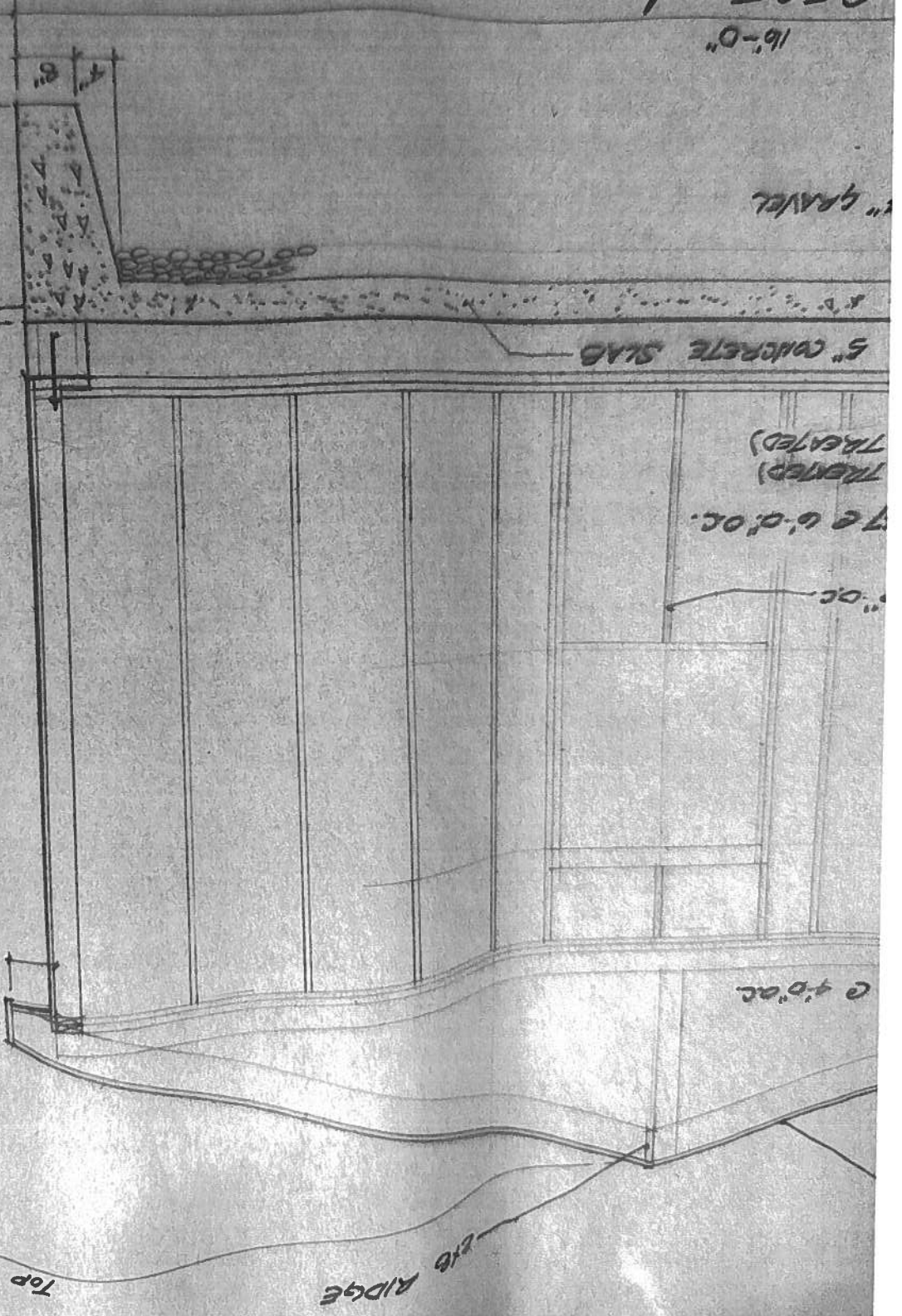
THE RIDGE

8'-0"

2'-0"

8"

TOP OF SLAB



DRUGS TO MATCH
HOOSE

6" SKEWERING

6" SHIELD

2x4 STUDS @ 16" O.C.

1/2" 12" WIDE BAY @ 6' 0" O.C.

2x4 SUC (FAS. TREATED)
2x6 SUC (FAS. TREATED)

8" C.M.W.

5" CONCRETE SLAB

4" GRAVEL

16'-0"

SECTION

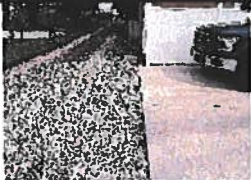


Developed by **Schneider**
GEOSPATIAL

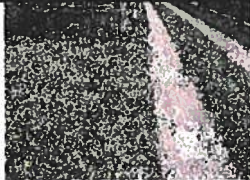




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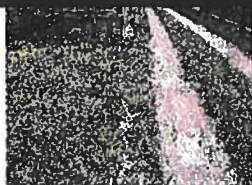
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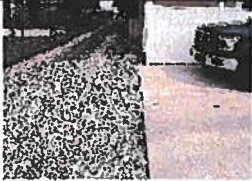


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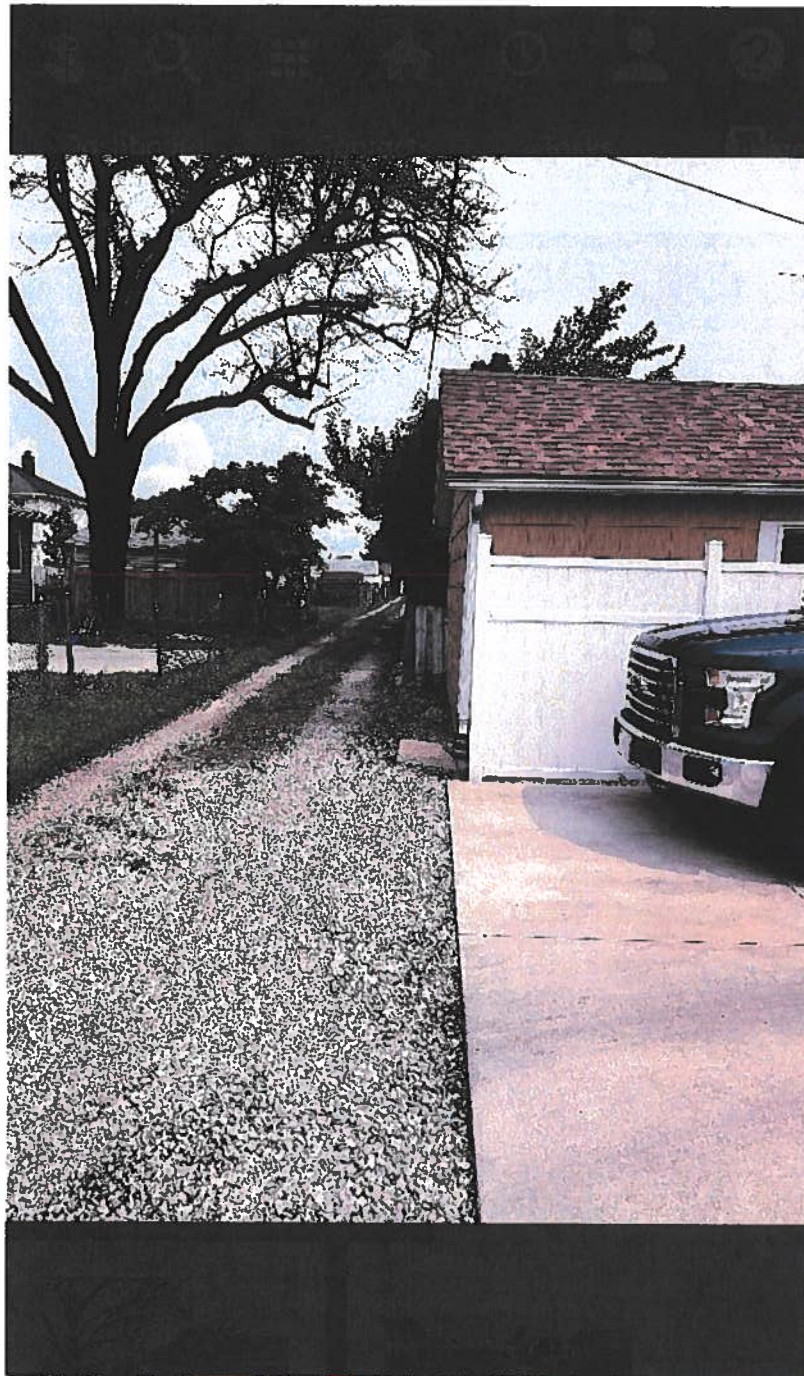
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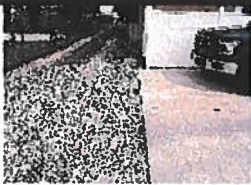
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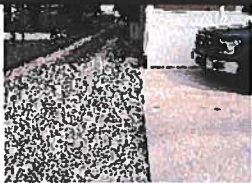
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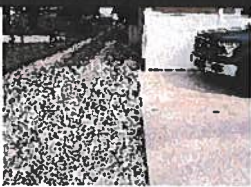
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Historical Grand List

[Browse all Erie County Historical Grand List Documents](#)

57-00169.000 (PDF)

Sketches

Note: Sketch items labeled O1 through O9 are **Other Improvements** and more detail about these items can be found under the **Improvements** tab. Click [HERE](#) for Sketch Codes and Descriptions



Map



Property Card

Property Card

No data available for the following modules: Buildings, Ag Soil, Tax Bills, Special Assessments, Photos.

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Developed by
 Schneider
GEOSPATIAL

Version 3.1.7

Taxable Value (35% of Appraised Value)

If the value information is unavailable or does not display, it may be due to this being a new parcel and the information will be available in a future year. If you have questions please contact the Erie County Auditor's Office by email at ecao@eriecounty.oh.gov or by phone at (419) 627-7746.

Assessed Year	2022	2021	2020	2019	2018
Land Value	\$2,940	\$2,940	\$2,940	\$2,940	\$2,940
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$25,440	\$25,440	\$20,110	\$20,110	\$20,110
Total Value (Assessed 35%)	\$28,380	\$28,380	\$23,050	\$23,050	\$23,050

Tax History

Tax Year (click for detail)	Prior Charges	Full Year Total	Payments	Half Year Due	Full Year Due
2022 Pay 2023	\$0.00	\$1,406.20	\$1,406.20	\$0.00	\$0.00
2021 Pay 2022	\$0.00	\$1,419.24	\$1,419.24	\$0.00	\$0.00
2020 Pay 2021	\$0.00	\$1,253.86	\$1,253.86	\$0.00	\$0.00

If no tax bill is available online, please contact the Erie County Treasurers Office at (419) 627-7701

Payments

Payment Date	Amount Paid
1/25/2023	\$1,406.20
2/2/2022	\$1,419.24
2/1/2021	\$1,253.86
1/28/2020	\$1,289.86
7/3/2019	\$645.62
2/8/2019	\$645.62
7/12/2018	\$659.39
2/15/2018	\$659.39
7/13/2017	\$659.08
1/25/2017	\$659.08
7/1/2016	\$594.94
2/5/2016	\$594.94

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
8/27/2012	\$60,000	BALLARD DAVID D & KAY E	GLORIOSO ASHLEY L & PETER J DAHMEN	1
3/30/2004	\$0	BALLARD DAVID D & KAY B C	BALLARD ESTEL D & KATHLEE	1
3/30/2004	\$0	BALLARD ESTEL D & KATHLEE	BALLARD DAVID D & KAY B C	1
3/30/2004	\$0	BALLARD ESTEL D & KATHLEE	BALLARD DAVID D & KAY E	1
12/5/1996	\$0	BALLARD ESTEL D & KATHLEE	BALLARD ESTEL D & KATHLEE	1
1/1/1950	\$0	UNKNOWN	BALLARD ESTEL D & KATHLEE	0

Recent Sales In Area

Sale date range:

From:

05/08/2020

To:

05/08/2023

Sales by Neighborhood

1500

Feet

Sales by Distance



Richard H. Jeffrey

ERIE COUNTY AUDITOR | ERIE COUNTY, OHIO

Summary

Parcel Number 57-00169.000
Map Number 57114108011
Location Address 612 ANDERSON
Legal Acres 0.0000
Legal Description 10 ANDERSON ST WH 50'X108'
(Note: Not to be used on legal documents.)
Neighborhood 5755756-EASTSIDE-MCEWEN-LOCKWOOD-S AND
Tax District 55-SANDUSKY CITY
School District SANDUSKY CSD
Homestead Reduction NO
Owner Occupancy Credit YES
Foreclosure NO
Land Use 510-SINGLE FAMILY DWELLING
(Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)

[Download Land Use descriptions](#)

Notes

Map Number: 001
Personal Property District: 22-0320

Owners

Owner Address
GLORIOSO ASHLEY L & PETER J DAHMEN
612 ANDERSON ST
SANDUSKY OH 44870
Tax Payer Address
GLORIOSO ASHLEY L & PETER J DAHMEN
612 ANDERSON ST
SANDUSKY OH 44870

Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Unit Rate	Appraised Value (100%)
F-FRONT LOT [DEPTHA]	0	50	50	108	84%	200	\$8,400
Total	0.0000						\$8,400

Dwellings

Card	1	Heating	Central Heat
Number of Stories	1	Cooling	NONE
Style	01-SINGLE FAMILY	Basement	
Year Built	1910	Attic	0
Year Remodeled	1955	Finished Living Area	1532
Rooms	6	First Floor Area	1532
Bedrooms	3	Upper Floor Area	0
Full Bath	1	Half Floor Area	0
Half Bath	0	Finished Basement Area	0
Family Rooms	0	Total Basement Area	0
Dining Rooms	0	Fireplace Openings	0
Grade	D+	Fireplace Stack Count	0
Grade Adjustment	85.0000	Value	
Condition	AV-AVERAGE		

Additions

Card 1

Line	Description	Area	Appraised Value (100%)
1	OFF-OPEN FR PORCH	88	\$1,760

Improvements

Card 2

Description	Dimensions	Area	Year Built	Appraised Value (100%)
DGARFR-DETCH FR GARAGE	22 x 16	352	1985	\$5,110
Total				\$5,110

Appraised Value

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Assessed Year	2022	2021	2020	2019	2018
Land Value	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$72,680	\$72,680	\$57,450	\$57,450	\$57,450
Total Value (Appraised 100%)	\$81,080	\$81,080	\$65,850	\$65,850	\$65,850