



---

## Board of Zoning Appeals

240 Columbus Ave  
Sandusky, Ohio 44870

419.627.5715

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

### Agenda

December 21, 2023

4:30 pm

Virtual Meeting via Microsoft Teams and  
Live Streamed on [www.Youtube.com/CityofSanduskyOH](https://www.Youtube.com/CityofSanduskyOH)

- 
1. Meeting called to order – Roll Call
  2. Review of minutes from the November 16, 2023 meeting
  3. Swear in audience and staff members that will offer testimony on any agenda items
  4. Adjudication hearing to consider the following:
    - **602 W. Osborne St.**  
An area variance to Zoning Code Sections 1129.14 & 1145.10 to allow the construction of a new residential structure which creates a combined side yard setback of less than the required 10 feet and which creates a side street setback of less than the required 12 ½ feet in an R2F – Two Family Residential Zoning District.
    - **1030 Hayes Ave.**  
An area variance to Zoning Code Section 1143.03 (g) to allow the placement of a permanent illuminated sign in a Residential Zoning District, RRB – Residential Business District.
  5. Other Business
  6. Adjournment Next Meeting: January 18, 2023

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

**Board of Zoning Appeals  
November 1, 2023  
Special Meeting Minutes**

**Meeting called to order:**

Chair Feick called the meeting to order at 4:34pm. The following voting members were present: Mr. Delahunt, Chair Feick, Mr. Peugeot, and Vice Chair Semans. Mr. Waddington, Commission Liaison was also present. Alec Ochs represented the Community Development Department, Sarah Chiappone represented the Law Department, and clerk Quinn Rambo was present, as well. Mr. Matthews was absent and had notified Staff in advance that he was unable to attend.

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

**Adjudication Hearing:**

**1. 433 Anderson Street- An area variance to Zoning Code Section 1137.08 (a) to allow a residential building addition within the minimum front yard setback in a Commercial Recreation District.**

Chair Feick introduced the application and stated the application was tabled at the last meeting. Mr. Ochs asked Ms. Chiappone if the Board had to take the application off the table before proceeding with the adjudication hearing. Ms. Chiappone confirmed that to be safe the Board should make that motion. Chair Feick asked for a motion to untable the application. Vice Chair Semans made a motion to untable the application and the motion was seconded by Mr. Delahunt. A vote was called, and the motion was approved, unanimously. Mr. Ochs presented the Staff report and stated that the applicant requested a 20-foot relief to the 30-foot front yard setback for construction of a single-family home addition. The applicant was in the process of pre-development for an addition onto a single family home at 433 Anderson St. The zoning code requires a minimum 30 foot setback from the front property line in a Commercial Service Zoning District. The applicant stated to Staff that the setback being proposed would align with the buildings to the north. Staff asked the applicant why they were not proposing to expand in the rear of the house, which would not require a variance. The applicant stated the expansion was for additional bedrooms and the owner did not want more bedrooms that close to the water. Staff supported the requested variance at 433 Anderson St. parcel (56-00004.000) and suggested the following conditions if approved, that 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 present to speak in favor of the request. Mr. Tim Kaser, the applicant, was present to speak on behalf of the request and said he would answer any questions. Mr. Peugeot asked how the project would align with the surrounding properties. Mr. Kaser said the addition would align with the properties to the North. Mr. Delahunt asked if there would be any off-street parking. The applicant stated that there was parking in front of the property and along the side of the property. Chair Feick asked if the driveway was staying. Mr. Kaser stated that part of the driveway would remain. Chair Feick asked Staff if a parking place was a requirement for this application. Mr. Ochs stated that the parking requirement was not changing because the use of

**Board of Zoning Appeals  
November 1, 2023  
Special Meeting Minutes**

single-family use was not changing and that the current requirement was 2 parking spaces. Staff would work with the applicant to ensure that the requirements were met. Chair Feick asked if there were any further questions. There were none.

Chair Feick called for a motion. Mr. Delahunt made a motion to accept the submitted application with Staff conditions. The motion was seconded by Mr. Peugeot. A vote was called and the motion to approve was passed unanimously.

**Other Business:**

There was no other business.

**Adjournment:**

Vice Chair Semans moved to adjourn the meeting and Mr. Delahunt seconded the motion. All members approved the motion, and the meeting ended at 4:44 pm.

**Next meeting:**

November 16, 2023

APPROVED:

\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Chair/ Vice Chair

# BOARD OF ZONING APPEALS REPORT

---

APPLICATION FOR AN AREA VARIANCE TO ALLOW  
THE CONSTRUCTION OF A NEW RESIDENTIAL  
STRUCTURE WHICH CREATES A COMBINED SIDE  
YARD SETBACK AND A SIDE YARD SETBACK OF  
LESS THAN THE REQUIREMENTS AT 602 W.  
OSBORNE ST. PARCEL (57-02834.000)

Reference Number: PVAR23-0026

Date of Report: December 12, 2023

Report Author: Alec Ochs, Assistant Planner



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

---

### BACKGROUND INFORMATION

---

Property Owner: Mildred Yvette Darden  
602 W. Osborne St.  
Sandusky, OH 44870

Site Location: 602 W. Osborne St.  
Sandusky, OH 44870

Current Zoning: R2F – Two Family Residential

Surrounding Zoning:  
North: R2F – Two Family Residential  
South: R2F – Two Family Residential  
East: R2F – Two Family Residential  
West: R2F – Two Family Residential

Surrounding Uses: Residential

Existing Use: Residential

Proposed Use: Residential

Applicable Plans & Regulations: City of Sandusky Zoning Code Sections 1129.14 & 1145.10

Variances Requested:

1. Combined side yard setback of less than the required 10 feet.
2. Side yard on side street setback requirement of one-half of the front yard setback – 12.5 feet.

## SITE DESCRIPTION

(Subject Property Outlined in yellow)



### Zone Map Setbacks



### PUD - Planned Unit Development



### Parcels



### TRO - Transient Rental Overlay



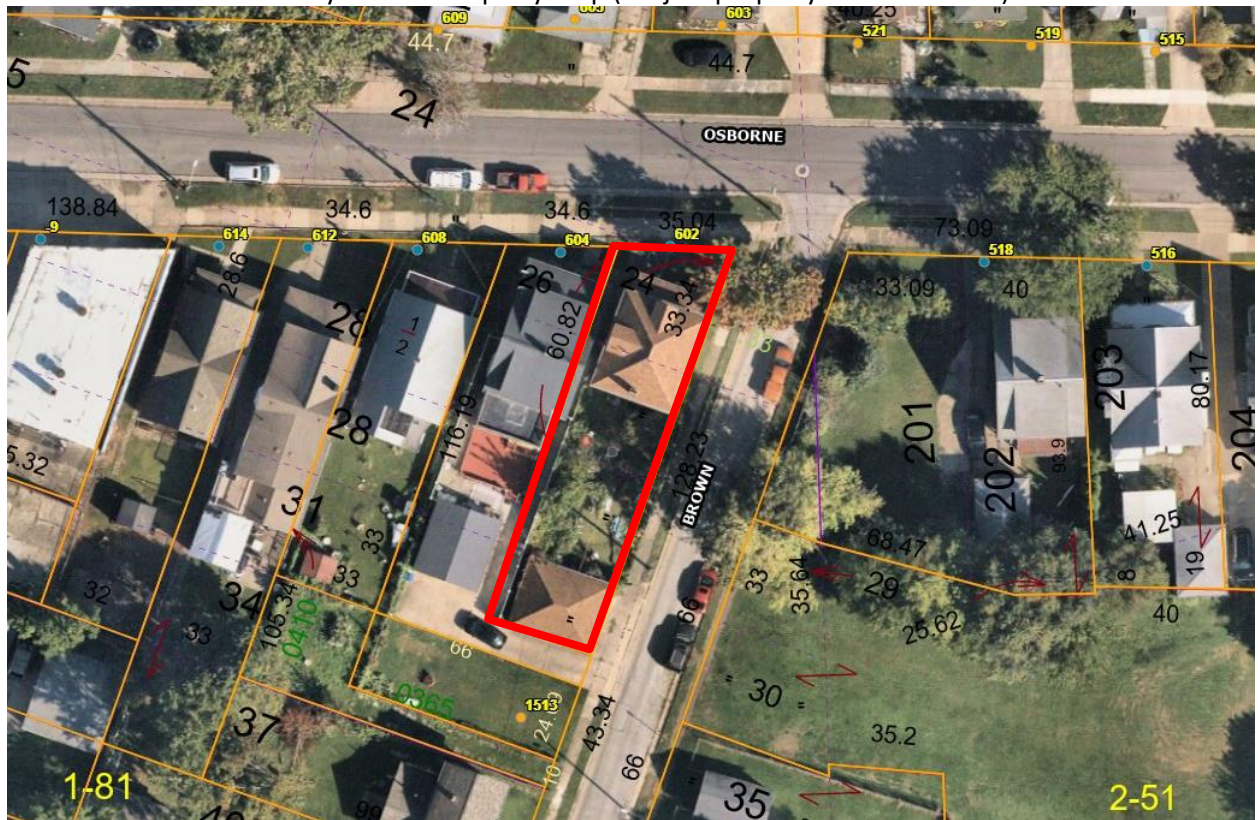
### Zoning

- 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

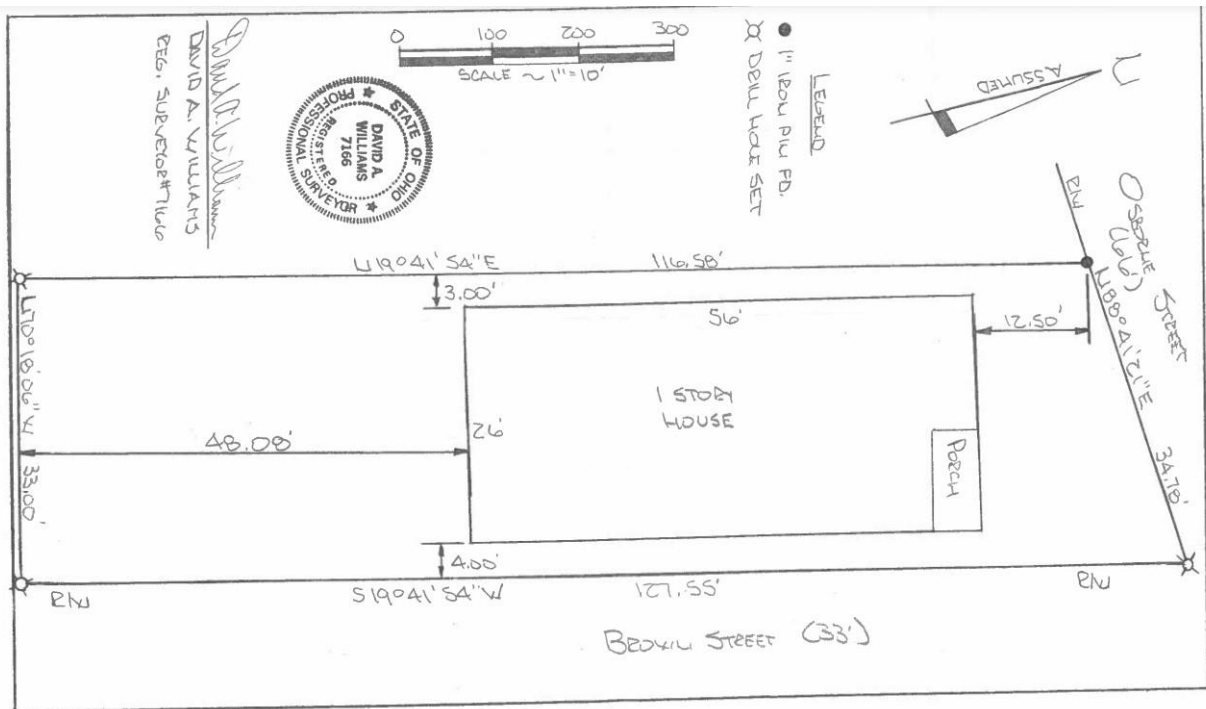


County Auditor Property Map (subject property outlined in red)



Street Persepctive





#### PROJECT DESCRIPTION

The applicant is in the pre-process of rebuilding a single family residential home. The original home was determined a total loss from a fire. The applicant is planning on placing manufactured home on the site. Due to the narrow parcel on a corner lot, the manufactured home layout that meets the applicants needs does not comply with the setbacks requirements.

The owner is looking to rebuild in a swfit timeframe. A variance must be obtained before they seek any permits.

Staff notes that the proposed structure would have a 2-foot larger setback from Brown Street than the original home, so would be closer to adhering to the zoning district setback.

The zoning code requires a minimum 10 foot combined sideyard setback. The proposed combined sideyard setback is 7 feet. The west side of the home will have a 3 foot setback and the side yard on side street setback will be 4 feet.

#### Variances Requested:

1. A 3 foot combined side yard setback relief for a total of 7 feet.
2. An 8 ½ side yard on side street setback relief for a total of a 4-foot setback.



---

**RELEVANT CODE SECTIONS**

---

**1129.14 SCHEDULE OF AREA, YARD, AND HEIGHT REQUIREMENTS.**

		Minimum lot size			Minimum yard dimensions			Max. Height	
			Width at Front building depth line		Side Width		Rear Depth	Main Building	
District	Dwelling or building type	Area per unit (sq. ft.)	(ft.)	(ft.)	Single (ft.)	Total (ft.)	30% or (ft.)	Story	Ft.
R2F	1 Fam. Dw.	4,300	33	25	3	10	40	2	30
	2 Fam. Dw.	2,750	40	25	3	10	40	2	30

**CHAPTER 1145**

**Supplemental Area and Height Regulations**

**1145.10 YARDS ON CORNER LOTS.**

The depth of the front yard on a corner lot shall be not less than the required setback from the front lot line as defined in Section 1107.01. The width of the side yard on the side street shall be not less than one-half of the depth of the front yard required from the adjoining lot which abuts on the side street; except, for lots of record, the side yard along the side street may be not less than one-fourth of the depth required for the adjoining front yards, unless shown otherwise on the Zone Map. The interior side yard shall be not less than the minimum width required for a single side yard of an interior lot.

**CHAPTER 1147**

**Manufactured Homes**

**1147.01 DEFINITIONS.**

"Manufactured home" means a factory-built structure that is manufactured or constructed under the authority of 42 United States Code Section 540 and is to be used as a place for human habitation, but which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site and which does not have permanently attached to its body or frame any wheels or axles. For the purpose of this Zoning Code, a "mobile home" is not considered to be a "manufactured home."

**(1980 Code 151.31)**

**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. Yes – Staff believes the applicant meant to put no

**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, the property was built over 100 years ago, which was prior to the current zoning restrictions.

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

- i. No, the property was destroyed by a fire which resulted in a total loss and the variance is necessary to allow construction on a lot that was designated over 100 years ago when parcels were more narrow than the current code allows.

**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.

**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. No, the property was destroyed in a fire resulting in a total loss and the variance is necessary to rebuild on the narrow parcel (lot was designated over 100 years ago).

**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**

---

The setback relief sought for this property would result in a built condition that fits within the neighborhood and would enable the family to continue to live in the neighborhood despite losing their former home.

---

**CONCLUSION/RECOMMENDATION**

---

Planning staff supports the variance request at 602 W. Osborne St. parcel (57-02834.000) 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: 602 West Osborne Street

Name of Property Owner: Mildred Yvette Darden

Mailing Address of Property Owner: 602 West Osborne Street

City: Sandusky State: OH Zip: 44870

Telephone #: 419-673-6773; 607-229-3021 Email: yvydarden@gmail.com; parkslopework@gmail.com

If same as above check here ☒

Name of Applicant: \_\_\_\_\_

Mailing Address of Applicant: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

#### Description of Proposal:

To be able to build a house on a narrow corner lot, a variance is requested to rebuild a house which was a total loss. Due to the narrow parcel on a narrow corner lot, the home's front and side setback do not comply to the current code. The variance requested is for the purpose of constructing a replacement for the total loss of a home constructed over 100 years ago on a parcel which does not comply to the current code restrictions.

#### Variance Requested:

A variance is requested to rebuild a house which was a total loss. Due to the narrow parcel on a narrow corner lot, the home's front and side setback do not comply to the current code. The variance requested is for the purpose of constructing a replacement for the total loss of a home constructed over 100 years ago when parcels designation was more narrow.

#### Section(s) of Zoning Code:

\_\_\_\_\_  
Signature of Property Owner  
APPLICATION #BZA-001

11/21/23  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Authorized Agent  
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?

Yes

- 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; the property was built over 100 years ago, which was prior to the current zoning restrictions.

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

No; the property was destroyed by a fire which resulted in a total loss and the variance is necessary to allow construction on a lot that was designated over 100 years ago when parcels were more narrow than the current code allows.

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

Yes.

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

No. The property was destroyed in a fire resulting in a total loss and the variance is necessary to rebuild on the narrow parcel (lot was designated over 100 years ago).

- 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?

Yes; the variance request arises as a result of a total loss of a home constructed on a lot which was designated over 100 years ago when parcel designation was more narrow than current code allows.

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

No.

- 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?

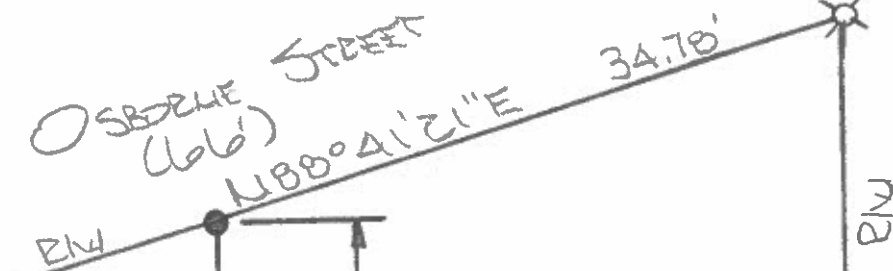
Yes.

- 4) That the variance desired will not adversely affect the public health, safety, morals or general welfare.
- No, it will not adversely affect these criterion.

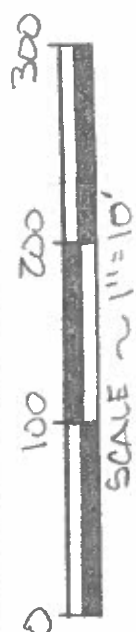
- 5) That the granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance

No, the variance will not oppose the general spirit or intent of the Zoning Ordinance.

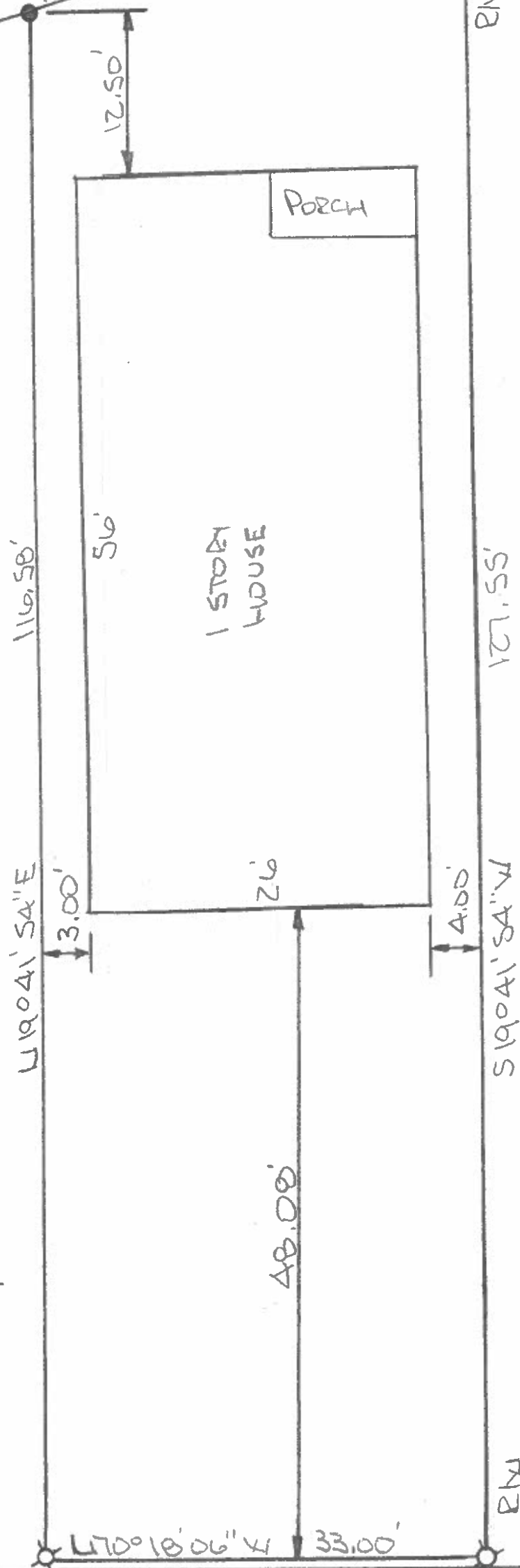




- 1" IRON PIN FD.
- ✗ DRILL HOLE SET



DAVID A. WILLIAMS  
REG. SURVEYOR #7166



# BOARD OF ZONING APPEALS REPORT

---

APPLICATION FOR AN AREA VARIANCE TO ALLOW  
AN ILLUMINATED SIGN IN A RESIDENTIAL ZONING  
DISTRICT AT 1030 HAYES AVE.  
PARCEL (57-04721.000)

Reference Number: PVAR23-0027

Date of Report: December 12, 2023

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio

## Board of Zoning Appeals Report

---

### BACKGROUND INFORMATION

---

Property Owner: GHH Properties  
3488 Section Rd.  
Lambertville, MI 48144

Authorized Agent: Brian Heil - Toledo Sign  
2021 Adams St.  
Toledo, OH 43604

Site Location: 1030 Hayes Ave.  
Sandusky, OH 44870

Current Zoning: RRB – Residential Business

Adjacent Zoning: North: RRB – Residential Business  
East: R2F – Two Family Residential  
West: PF – Public Facilities  
South: RRB – Residential Business

Existing Use: Business

Proposed Use: Business

Applicable Plans & Regulations: City of Sandusky Zoning Code Sections 1143.03 (g)

Description of proposal: 1. The applicant is proposing to install an illuminated wall sign in a Residential Zoning District.

---

## SITE DESCRIPTION

---

(Subject Property Outlined in red)



### Zone Map Setbacks



### PUD - Planned Unit Development













### Parcels





### TRO - Transient Rental Overlay



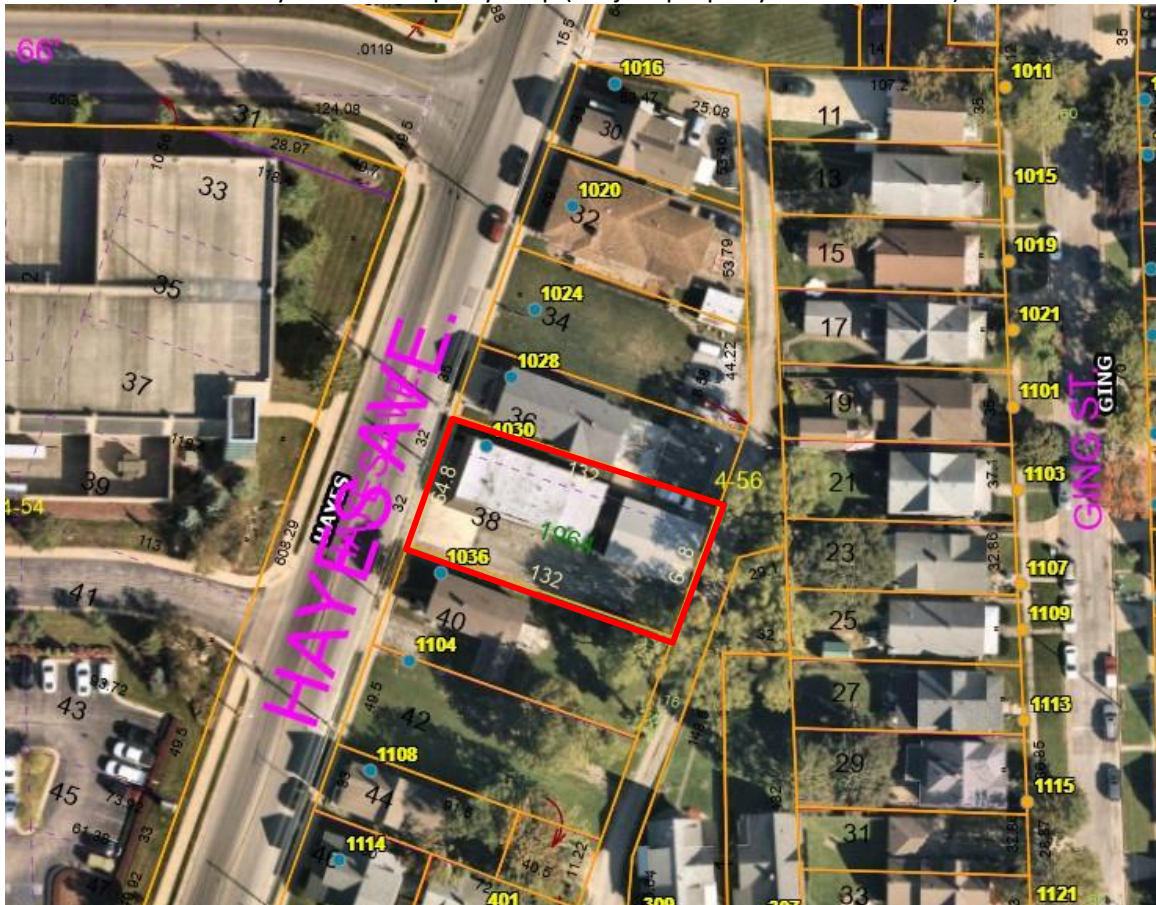
### Zoning

-  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

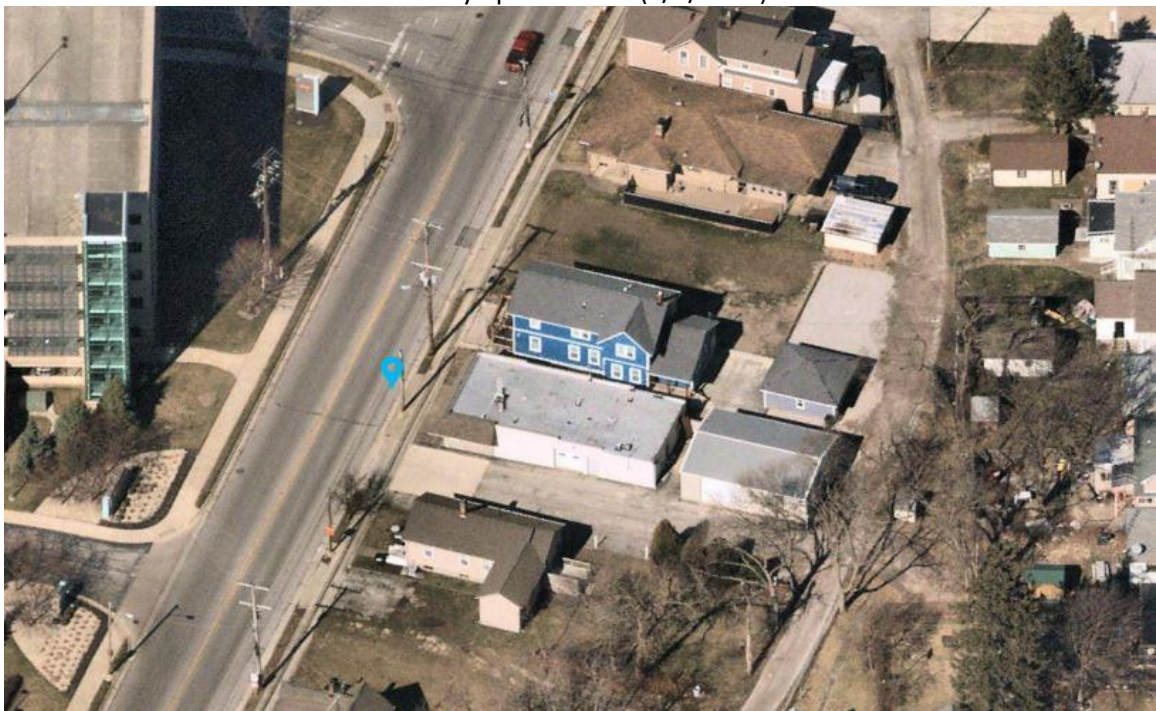
-  PF - Public Facilities
-  R1-40 - Single Family Residential
-  R1-50 - Single Family Residential
-  R1-60 - Single Family Residential
-  R1-75 - Single Family Residential
-  R2F Two-Family Residential
-  RB - Roadside Business
-  RMF - Multi-Family Residential
-  RRB - Residential/Business
-  RS - Residential Suburban



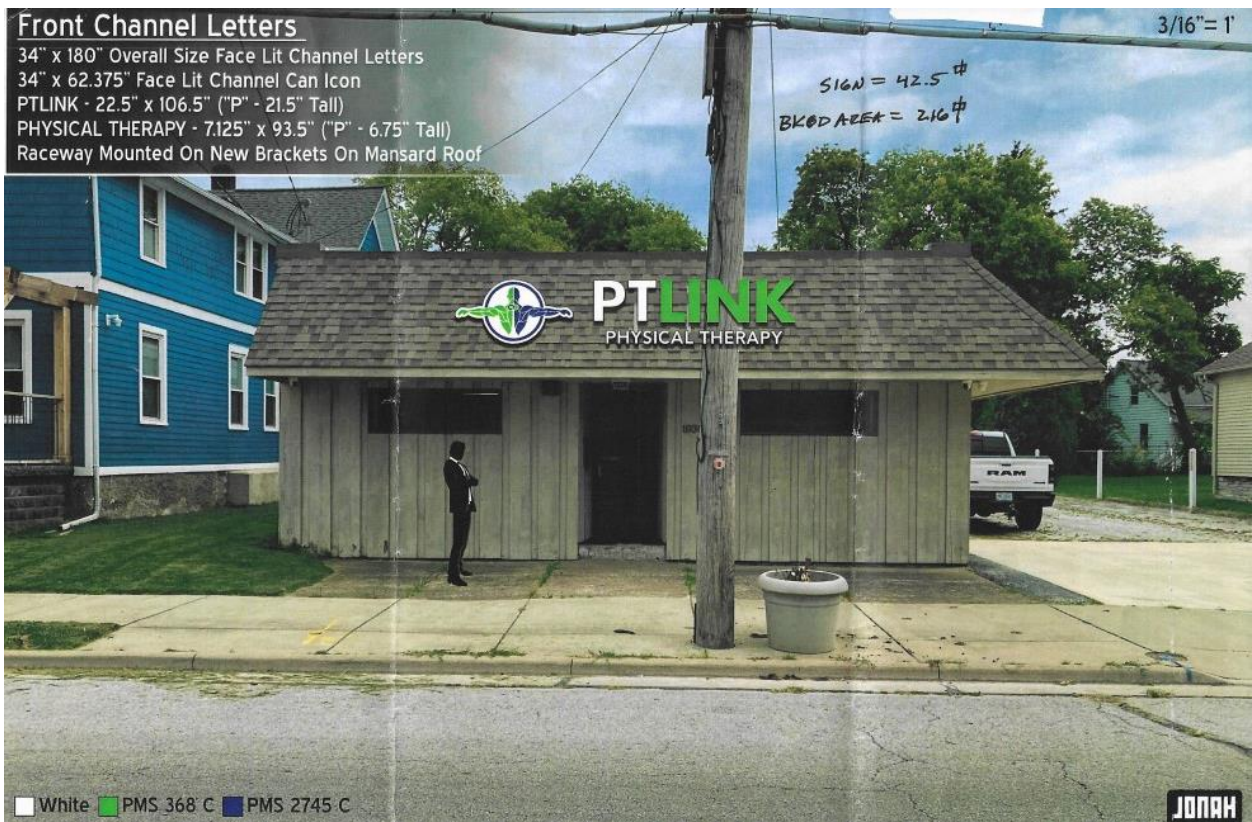
County Auditor Property Map (subject property outlined in red)



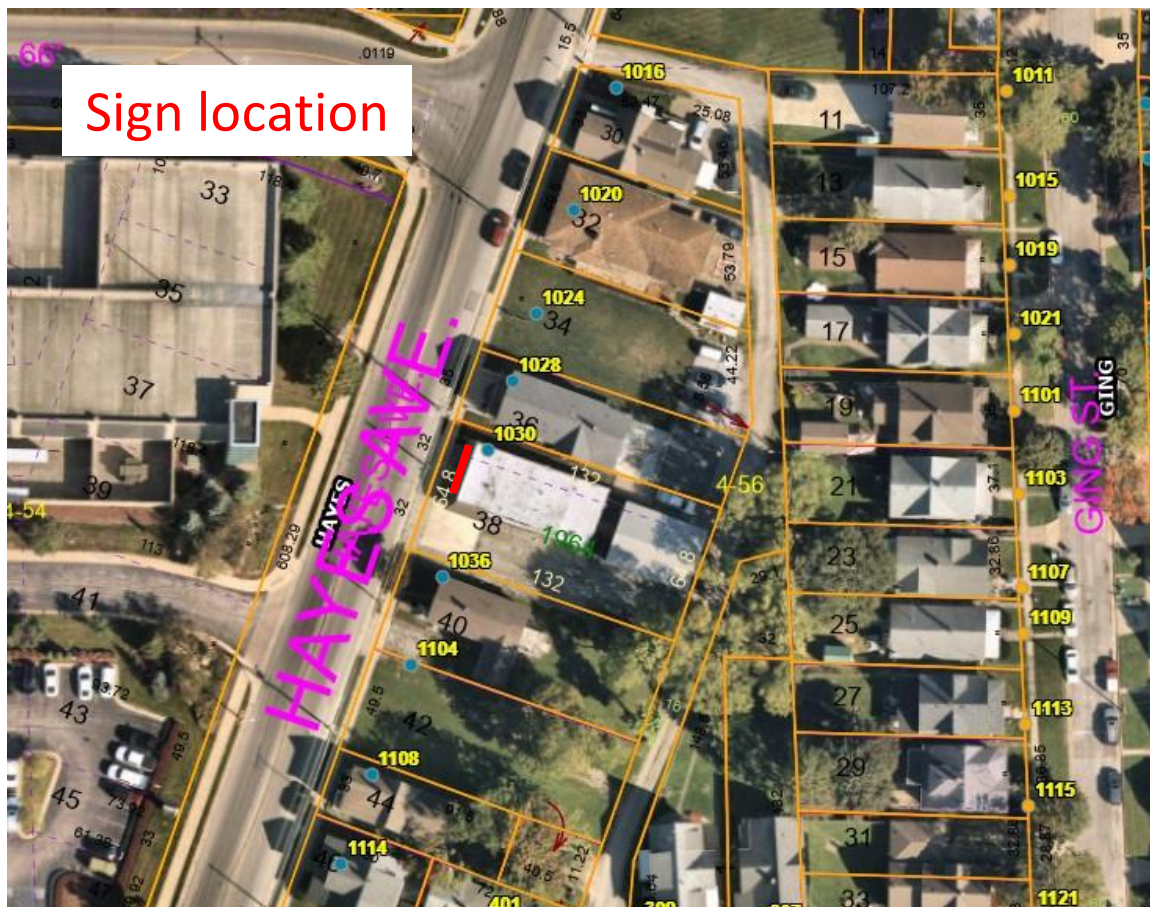
Bird eye photo from (3/7/2023)












---

#### PROJECT DESCRIPTION

---

The applicant is seeking a use variance to allow an illuminated wall sign in an RRB – Residential Business Zoning District. The Zoning Code explicitly outlines that illuminated signs are only permitted in non-residential Zoning Districts.

The sign will be placed along the Hayes Ave. façade. The applicant has not mentioned any timeframes for when the internal illumination on the sign would be lit or unlit.

---

#### RELEVANT CODE SECTIONS

---

##### **CHAPTER 1143** **Sign Regulations**

##### **1143.03 GENERAL PROVISIONS**

(g) Illumination: All permanent signs in non-residential zoning districts may be illuminated. If signs are illuminated, their light sources shall not be of excessive brightness, or cause a glare hazardous to

pedestrians or auto drivers or objectionable in an adjacent residential district. (Ord. 03-112. Passed 7-14-03.)

## **CHAPTER 1111**

### **Board of Zoning Appeals**

#### **1111.06 POWERS OF THE BOARD OF ZONING APPEALS.**

##### **1111.06I(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, very minimal

**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, directly across the street is a large parking garage that is internally illuminated sign, along the street on either side of the parking garage.

**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. ? – Staff assumes the applicant was not aware of these restrictions

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

- i. No.

**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.

**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. This is a new business to the area. The business would greatly benefit by having a lighted sign. Customers would be able to identify the business easier and possibly alleviate traffic concerns.

**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**

---

Staff has concerns with the sign's brightness and how it may impact the property to the north as it is a residential use.

Staff suggests if the Board of Zoning appeals grants the variance, they also consider designating the hours of operation permitted, or to give Planning staff the authority to ask for the brightness to be reduced if it causes any negative impacts to surrounding residential uses. For example, the board could add a third condition specifying something like the following: Illumination shall be limited to hours of operation, no earlier than 6am nor later than 9pm.

If the Board does not wish to grant the variance as presented, an alternative to internally illuminated signage is to allow external light fixtures shielded down onto the sign. This approach would control the direction in which the light travels, ensuring light shine down onto the sign and not out into the neighborhood. Please see example below from a LB – Local Business zoned property on Columbus Ave.

Example:



---

**CONCLUSION/RECOMMENDATION**

---

Planning staff is not opposed the requested area variance at 1030 Hayes Ave. (57-04721.000) for an illuminated sign. However, staff requests the Board of Zoning Appeals to consider the staff comments above. If an illuminated sign is approved, staff suggests the following conditions upon approval:

## Application for Board of Zoning Appeals

### STAFF USE ONLY:

Filing Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_ Reference Number: \_\_\_\_\_

Address of Property (or parcel number) for Variance Request: 1030 N HAYES AVE.

Name of Property Owner: GHH PROPERTIES, LLC

Mailing Address of Property Owner: 3488 SECTION RD.

City: LAMBERTVILLE State: MI Zip: 48144

Telephone #: 419 343-3449 Email: CGRAM@DECAHEALTH.COM

If same as above check here ☐

Name of Applicant: TOLEDO SIGN CO. / BRIAN HEIL

Mailing Address of Applicant: 2021 ADAMS ST

City: TOLEDO State: OH Zip: 43604

Telephone #: 419 244-4444 Email: BRIAN@TOLEDOSIGN.COM

Description of Proposal:

Variance Requested:

TO ALLOW INTERNAL ILLUMINATION OF CHANNEL LETTERS  
MOUNTED ON FRONT OF BLDG.

Section(s) of Zoning Code:

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

Brian Heil

\_\_\_\_\_  
Signature of Authorized Agent

11-22-23

\_\_\_\_\_  
Date

APPLICATION #BZA-001

## 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. VERY MINIMAL

- 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. DIRECTLY ACROSS THE STREET IS A LARGE PARKING GARAGE THAT HAS INTERNALLY ILLUMINATED SIGNS, ALONG THE STREET ON EITHER SIDE OF THE PARKING GARAGE

- 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?

?

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

NO.

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

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

THIS IS A NEW BUSINESS TO THE AREA. THE BUSINESS WOULD GREATLY BENEFIT BY HAVING A LIGHTED SIGN, CUSTOMERS WOULD BE ABLE TO IDENTIFY THE BUSINESS EASIER AND POSSIBLY ALLEVIATE TRAFFIC CONCERNS

- 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? **YES**
- 2) Would the granting of the variance will adversely affect the rights of the adjacent property owners or residents? **NO**
- 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? **YES**
- 4) That the variance desired will not adversely affect the public health, safety, morals or general welfare.  
**IT WILL NOT**
- 5) That the granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance **IT WILL NOT**



1. All applicable permits must be obtained through the Building Department, Engineering Department, Division of Planning and any other applicable agency.
2. Light sources shall not be of excessive brightness or cause a glare hazardous to pedestrians or auto drivers or objectionable in an adjacent residential district.

## Front Channel Letters

34" x 180" Overall Size Face Lit Channel Letters

34" x 62.375" Face Lit Channel Can Icon

PTLINK - 22.5" x 106.5" ("P" - 21.5" Tall)

PHYSICAL THERAPY - 71.25" x 93.5" ("P" - 6.75" Tall)

Raceway Mounted On New Brackets On Mansard Roof

3/16" = 1'



**PTLINK**  
PHYSICAL THERAPY

White PMS 368 C PMS 2745 C



**TOLEDO  
SIGN**

WWW.TOLEDOSIGN.COM

ALL SIGN DESIGNS AND CONCEPTS SHOWN HERE  
ARE CONFIDENTIAL AND THE PROPERTY OF  
TOLEDO SIGN COMPANY. NO USE OR DISCLOSURE  
THEREOF MAY BE MADE WITHOUT OUR WRITTEN  
PERMISSION. ALL COLORS AND IMAGES SHOWN  
HERE ARE REPRESENTATIVE AND MAY DIFFER  
FROM THE FINISHED PRODUCT. TSC © 2023

PAGE: 1 OF 2 DATE: 09/13/2023

ID#: 036512- Sandusky Location

CLIENT: PT Link

LOCATION: 1030 Hayes Ave. Sandusky OH

SALES: Brian J. Hill

APPROVED BY:

SIGNATURE

DATE

JONAH

Page 1 of 2 09/13/2023 10:00 AM 1030 Hayes Ave. Sandusky OH 44870-1030