



Board of Zoning Appeals

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5973

www.cityofsandusky.com

Agenda

March 21, 2024

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:
 - February 28, 2024 Meeting
3. Swear in audience and staff members that will offer testimony on any agenda items.
4. Adjudication hearing to consider the following:
 - **426 Huron Ave.**
A use variance to Zoning Code Section 1129.03 to allow the retail stores and service use of the LB – Local Business Zoning District as regulated by zoning code section 1133.04 (a)(2) in an R2F - Two Family Zoning District.
 - **1137 Cedar Pt. Rd.**
An area variance to Zoning Code Section 1145.15 (a) to allow the construction of an accessory structure in the “side yard” of a R1-75 – Single Family Zoning District.
 - **1137 Cedar Pt. Rd.**
An area variance to Zoning Code Section 1145.15 (a) to allow the construction of an accessory structure in the “front yard” of a R1-75 – Single Family Zoning District.
 - **1403 McDonough St.**
An area variance to Zoning Code Section 1145.15 (a) to allow the construction of an accessory structure in the “side yard” and to allow an accessory structure to exceed the 30% maximum coverage area in a R1-40 – Single Family Zoning District.
5. Other Business
6. Adjournment Next Meeting: April 18, 2024

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

**Board of Zoning Appeals
February 28, 2024
Meeting Minutes**

Meeting called to order:

Chair Feick called the meeting to order at 4:30 pm. The following voting members were present: Mr. Delahunt, Chair Feick, Mr. Harris, Mr. Peugeot, and Vice Chair Semans. Alec Ochs represented the Community Development Department, Stewart Hastings represented the Law Department, and clerk Quinn Rambo was present, as well. Commission Liaison, Kate Vargo notified Staff in advance that she was unable to attend the meeting.

Review of Minutes from January 18, 2024:

Chair Feick called for a motion on the minutes from the January 18th meeting. Mr. Delahunt moved to approve the minutes as presented. Vice Chair Semans 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 item.

Adjudication Hearing:

- 1. 515 Cedar Point Road- An area variance to Zoning Code Section 1145.15(a) to allow the construction of an accessory structure in the “front yard” and allow setbacks of less than three feet in a R1-75 - Single Family Zoning District.**

Chair Feick introduced the application and asked for Staff report. Mr. Ochs stated the applicant was in the pre-process of replacing a lakefront accessory structure on his property. Cedar Point Road separated the secondary part of the parcel from the main part of the parcel. The proposed structure would be a 14' x 20' pavilion/deck on the lakefront / secondary parcel. The zoning code required that all accessory structures were permitted only in the rear yard. Accessory structures were permitted in a rear yard must also comply with a 3-foot setback from the side and rear property lines. The variances requested were to allow an accessory structure in the “front yard,” and to allow an accessory structure to be located less than 3 feet from the property lines. The variances sought for this property would result in a built condition that fits within the neighborhood. Staff observed a street perspective from 2011 showing a structure in a similar location to what was proposed. Staff pulled half a dozen files from previous cases on Cedar Point Road like this from historic files. All the single-story structures in the pulled files were approved. Staff assumed that the structure would be the same 14-foot width as the parcel's 14-foot width, therefore putting the structure on the western and eastern property lines, but it was not clear. It was also unclear to staff what the northern setback would be, if any. Staff requested an updated site plan showing the proposed setbacks on February 6th, 2024. It was further suggested on February 9th, 2024, by Staff that the applicant receive a survey to confirm the location of the property lines. The requested information had not been given to Staff as of February 21st, 2024. Planning Staff suggested one of two options: 1. The Board of Zoning Appeals approved the variances requested at 515 Cedar Point Road parcel (55-00129.000) with the following conditions upon approval: a- all applicable permits must be

**Board of Zoning Appeals
February 28, 2024
Meeting Minutes**

obtained through the Building Department, Engineering Department, Division of Planning and any other applicable agency prior to any construction, b- before permits were issued, a survey would be provided to Staff showing that the structure was not encroaching onto Cedar Point Road or surrounding properties, c- the foot print would not expand beyond what was proposed, and no other accessory structures were built in the front yard unless a separate variance was obtained. Option two recommended by Staff, was that the Board of Zoning Appeals tabled the application until a survey and site plan were done simultaneously on the same document and brought back to the Board.

Chair Feick asked if there was anyone present to speak about the request. The applicant, Mr. John Tillery, came forward to speak. He explained that they were just replacing the existing deck and adding a larger footprint pavilion and requested that the Commission would allow him to build before a survey was completed. Mr. Tillery added that he was unaware Staff was asking for a survey until recently but did not want to hire a surveyor if the variance were not granted. Chair Feick asked if there were any questions from the Board. Mr. Peugeot asked what the plans for the structure were specifically. Mr. Tillery stated a pavilion, which would include a roof with six posts on a concrete block foundation. Vice Chair Semans asked Staff if there was a chance for encroachment on Cedar Point Road. Mr. Ochs stated that was why Staff was requesting a survey/ site plan because it was unclear where the structure would be in reference to property lines. Mr. Ochs stated that Staff was not concerned about the accessory structure in the front yard but were concerned about the setbacks for where the structure was being placed. Chair Feick asked the applicant what the timeline was for this project. Mr. Tillery stated there wasn't a firm date. Chair Feick stated that all applications, like Mr. Tillery's, included a site plan that showed exactly where the structure would be located. Mr. Tillery answered that there were approximately (28) structures on Cedar Point Road that did encroach on the road and that he had aerials of the other properties. Chair Feick stated aerials from the auditor's site could not be used and he did not feel comfortable approving the application without a survey. Mr. Delahunt asked if the structure would sit right where the landscape wall was located. Mr. Tillery stated the landscaping walls were located on Cedar Point property and the pavilion would be behind the wall. Chair Feick stated the walls did not fall under the same regulations as a fence would. Mr. Ochs stated that the walls would not fall under fencing regulations but if he was to review the walls today, they would be evaluated as a yard structure. Mr. Tillery stated the survey was going to cost approximately \$1400 and he would rather not spend the money on the survey if the project would not be approved. Chair Feick and Mr. Peugeot stated that they were both in favor of the application if they had proof that the structure would be on the applicant's property. Multiple Board members encouraged the applicant to reach out to Cedar Point about where their easement was located. Mr. Tillery stated that he was not worried about where the road easement was because he knew where it was located but more concerned about how far north, he could go for the size of the pavilion.

Chair Feick made motion to table the application until the applicant returned with a survey that showed exactly where the structure would be located. The motion was seconded by Vice Chair Semans. A vote was called and the motion to table the application passed unanimously.

**Board of Zoning Appeals
February 28, 2024
Meeting Minutes**

2. 1412 E. Farwell Street- An area variance to Zoning Code Section 1145.15 (a) to allow the construction of an accessory structure in the “side yard” in a R1-50 – Single Family Zoning District.

Chair Feick introduced the application and asked for Staff report. Mr. Ochs stated the applicant was in the pre-process of adding an accessory structure next to the existing main structure. The proposed structure was expected to be a 40' x 40' garage. Staff asked the applicant to supply a preliminary site plan to decide about the case. The zoning code required that all accessory structures were permitted only in the rear yard. The variance requested was to allow an accessory structure in the “side yard.” The proposed property was unique in the fact that the main structure was set back 135 feet from East Farwell Street, and the property was split into three parcels, and the main structure was landlocked on a parcel that fronts an undeveloped road and the site’s primary access point was East Farwell Street even though it was tucked behind homes on other properties. The other two parcels were used for access and block the third parcel from fronting East. Farwell Street. If the three parcels were combined, the site would be abutting two rights-of-ways. In a strict interpretation of the zoning code, as the site currently sits, the distance between the front property line along the undeveloped Taft Avenue. right-of-way (currently overgrown woods) and the nearest façade would be considered the front yard of the main structure. This was because the parcel with the main structure was landlocked and a stand-alone parcel. The frontage with the lowest quantitative amount of right-of-way would become the front yard. If the three lots of this application were combined, the distance between the main structure and E. Farwell Street (135 feet) would become the front yard. The side yard would remain the same in either scenario and there was no buildable backyard in either scenario. The site operated in the past as a church use, which was a non-conforming use in this zoning district. Staff asked the applicant to supply documentation of the most recent use of the structure to determine the non-conforming status. A letter explaining the continued use as a church at 1412 E. Farwell Street was given to Staff on February 9th, 2024. The site plan was delivered to Staff on February 12th, 2024. Planning Staff supported the variance requested at 1412 E. Farwell Street and suggested the following condition upon approval 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 it was one large parcel or multiple. Mr. Ochs stated that it was currently three parcels, and it was the plan of the applicant to combine the parcels.

Chair Feick asked if there was anyone present to speak about the request. Mr. Pij Hunter, the applicant, came forward to speak on behalf of the application. Mr. Hunter stated that the building would initially be used as an accessory building and then later to become a workshop that would offer lessons. Chair Feick asked if it was Mr. Hunter’s intent to combine the three parcels. Mr. Hunter stated if he needed to combine the parcels he would. Chair Feick asked the Board if they had any questions. Mr. Peugeot asked where the accessory structure would be located on the map. Mr. Hunter stated it would be starting at the back near Taft Street coming forward towards Farwell Street, near the end of the driveway. Ms. Marietta Johnson, 1420 Farwell Street, stated that she had no objection to a pole barn being built but she was opposed

**Board of Zoning Appeals
February 28, 2024
Meeting Minutes**

to the building being used for youth activities. She added that the existing building was not being used as a church and was not registered with the State as a church. Chair Feick asked what was the proposed use of the building. Mr. Hunter stated currently there was not a specific use other than storage but, in the future, he would like to use the structure as a workshop to teach young men basic vehicle maintenance. Chair Feick stated that he was applying for an accessory structure, not for a specific use. Mr. Hunter stated there would not be scheduled classes but spontaneous lessons. Chair Feick stated that would be an issue because the accessory structure would then become a classroom and would not be allowed as a permitted use. Mr. Hunter stated most churches have classrooms. Chair Feick agreed that most churches do have classrooms located in the Church, but the classrooms Mr. Hunter proposed would not be allowed in the accessory structure. Mr. Hunter stated that he would keep it strictly as an accessory structure. Vice Chair Semans stated he saw four or five parking spots and asked how much parking was available. Mr. Hunter stated there was additional parking in the middle, along the drive, and they planned to add additional parking next to that building. Mr. Delahunt asked if it was currently a church. Mr. Hunter stated it was a private church. Chair Feick asked what were the proposed dimensions of the accessory structure. Mr. Hunter stated a 40-feet by 40-feet structure. Mrs. Johnson returned to the podium and stated that she was okay with a pole barn but if it was for young people she was opposed because she has already had issues with young people being disruptive at Mr. Hunter's property. Chair Feick told Ms. Johnson that the Board was limited in what they could approve with the current application, which was the building's size and location. The Board did not have the authority to make other requirements. Mr. Hunter stated that he had kept Ms. Johnson in mind when he chose the location of the accessory structure to keep it away from her backyard. Mr. Ochs stated the variance was not for use tonight and if a use variance was requested a new application would have to be submitted and the same process of notifying everyone within 300 feet would take place again. Ms. Donna Alexander came forward and stated that she knew the property was being used as a residence, and wondered how it would be enforced if Mr. Hunter was not following the rules. Chair Feick stated that a neighbor would have to place a complaint with the City and Staff would have to investigate the complaint.

Chair Feick called for a motion. Vice Chair Semans made a motion to approve the application with Staff conditions and that all parcels in question be combined. The motion was seconded by Mr. Peugeot. A vote was called and the motion to approve the application with conditions passed unanimously.

Other Business:

Mr. Ochs stated there would be a meeting next month with four items on the agenda. There was discussion among the Board Members on availability because Chair Feick would be unable to vote on two agenda items, due to conflict of interest.

**Board of Zoning Appeals
February 28, 2024
Meeting Minutes**

Adjournment:

Mr. Delahunt moved to adjourn the meeting and Mr. Harris seconded the motion. All members approved the motion, and the meeting ended at 5:15 pm.

Next meeting:

March 21, 2024

APPROVED:

Clerk

Chair/ Vice Chair

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR A USE VARIANCE TO ALLOW
RETAIL STORES AND SERVICE USES AS REGULATED
BY ZONING CODE SECTION 1133.04 (a)(2) AT 426
HURON AVE.
PARCEL (56-00255.000)

Reference Number: PVAR24-0007

Date of Report: March 6, 2024

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Board of Zoning Appeals Report

BACKGROUND INFORMATION

Property Owner: 426 Huron, LLC
2032 W. 105th St.
Cleveland, OH 44102

Site Location: 426 Huron Ave.
Sandusky, OH 44870

Current Zoning: R2F – Two Family Residential

Adjacent Zoning: North: R2F – Two Family Residential
East: R2F – Two Family Residential
West: R2F – Two Family Residential
South: P – Auto Parking

Existing Use: Residential

Previous Use: Residential / business

Proposed Use: Residential / business

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

Description of proposal: 1. A variance to allow Retail stores and services as regulated by zoning code section 1133.04 (a)(2).

SITE DESCRIPTION

(Subject Property Outlined in yellow)



Zone Map Setbacks



PUD - Planned Unit Development



Parcels



TRO - Transient Rental Overlay



Zoning

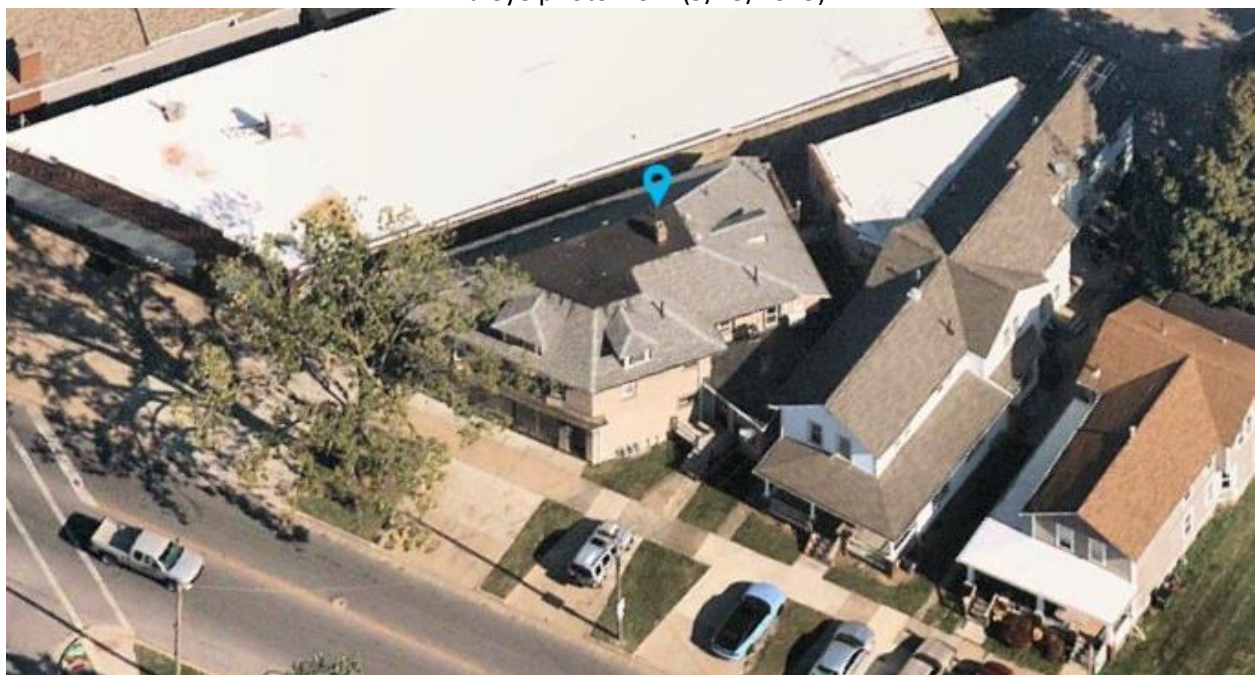
- AG - Agriculture
- CA - Commercial Amusement
- CR - Commercial Recreation
- CS - Commercial Service
- DBD - Downtown Business
- GB - General Business
- GM - General Manufacturing
- LB - Local Business
- LM - Local Manufacturing
- P - Auto Parking

- 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)



Bird eye photo from (9/15/2023)



Street view from 7/2019



PROJECT DESCRIPTION

The applicant is seeking a use variance to allow the retail stores and services of the LB – Local Business Zoning District. As part of the code, any retail store or service must also be conducted wholly within an enclosed building. The Zoning Code explicitly outlines the uses that would be allowed and those uses are ones typically catered toward residents in the nearby neighborhood, such as beauty shops, sale of art, hardware store, florists, etc.

The storefront had previously been a legal non-conforming use. The space has been voluntarily vacant for more than a one year period and thus lost it's legal non-conforming status. The space is currently not useable unless the existing residential units are expanded because the number of units is exceeding the zoning code standards. Staff believes this is a legal non-conforming number of residential units and has no concerns.

There are approximately five off street parking spaces for the entire building. Supplemental parking spaces can be found directly across the street. The building consists of one empty storefront, and three long term residential units. Staff has determined that the site has historically functioned without additional parking since prior to 2008 (earliest found evidence of a business use at this location). Staff reached out to Chief Oliver to determine if there were previous parking complaints at this site. Chief Oliver had stated there have been no issues since he's been on the police force.

The most strenuous parking standard for the requested uses would require 13 off-street parking spaces. The least strenuous parking standard for the requested uses would require 3 off-street parking spaces.

Staff estimates that the existing parking areas will suffice for the applicants needs and has determined that no additional off-street parking shall be required.

RELEVANT CODE SECTIONS

CHAPTER 1129
Residential Districts

1129.03 SCHEDULE OF PERMITTED BUILDINGS AND USES

R2F Uses permitted in RS District.

Two-family dwellings

Manufactured homes.

1133.04 PERMITTED BUILDINGS AND USES; LOCAL BUSINESS DISTRICT.

(a) Main Buildings and Uses.

(2) Retail stores and services conducted wholly within enclosed buildings, and devoted to supplying neighborhood needs to the following limited extent:

A. The sale of baked goods, confectionery, groceries, meats, fruits, vegetables, and dairy products.

B. The sale, serving, and consumption of soft drinks, juices, ice cream, beer, and wine, at such places as lunchrooms and tea rooms;

C. The sale of drugs, gifts, antique and art goods, flowers, periodicals, musical instruments and supplies (provided no loudspeaker broadcasts onto the street), tobacco, and sporting and athletic goods;

D. The sale of tools, paint, seed, garden supplies, and household appliances;

E. Personal services, such as beauty and barber shops, laundry agencies, laundromats, shoe and hat repair, radio and television repair, interior decorating, tailor, pressing and dry cleaning shops in which only nonexplosive and nonflammable solvents are used, provided that not more than one pressing or cleaning machine shall be used, or not more than 2 persons are engaged in such work, and no work shall be done on the premises for retail outlets elsewhere;

F. Automotive service stations; the sale of gasoline and oil, and the parking of automobiles are permitted in open areas. Services are limited to lubrication and minor repairing services, and only where performed wholly within an enclosed building;

G. Principal offices for dentists, doctors, and similar professions, financial institutions, and principal offices of real estate and similar businesses.

CHAPTER 1149
Site Plan Review and Off-Street Parking

1149.05 SCHEDULE OF REQUIRED OFF-STREET PARKING.

(a) Residential

- (4) Row dwelling or apartment: 1-1/2 spaces per dwelling unit

(d) Business.

- (2) Medical and dental offices and clinics: 1 space per 200 sq. ft. floor area
(3) Retail stores, banks, other office buildings, service establishments and auto repair shops:
1 space per 250 square feet gross floor area of ground floor; 1 space per 300 sq. ft. of other floors
(4) Eating places, bars, taverns: 1 space per 100 square feet gross floor area

(f) Other Buildings or Uses.

For a specific building or use not scheduled above, the Commission shall apply the unit of measure of the above schedule deemed to be most similar to the proposed building or use.

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, the proposed business would have regular business hours and would not bring a change to the current traffic in the area.

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, the space has been an existing retail space for many years. There won't be any loud music, excessive noise, or increased traffic to the area. We will ensure that the space is maintained in a clean and professional manner.

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

- i. No, not at all.

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

- i. No, I believe the thought was that since it was an existing business – that it would be grandfathered in, but wasn't
- 5. Whether the property owner's predicament can be resolved through some method other than a variance;**
 - i. No, we do not wish to rezone to Commercial as we know how important residential neighborhoods are in a community. We are also unable to rent out as living space as a four family unit is also not allowed.
- 6. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance;**
 - i. The commercial space will be small and quiet, and will not change the dynamic of the neighborhood. It will also prevent a vacant unit and create revenue for the City of Sandusky.
- 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. Sadly, without a variance; changes are the unit will sit vacant. We obviously can't rent that space out as a living area and beyond that the zoning code doesn't allow for a four family unit.
- 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, the space has been a commercial business in the past. The neighborhood will remain quiet without excessive traffic or people.

1111.06(c)(2)

Other variances. The Board may authorize a variance, other than a lot area or setback variance, in specific cases, from the strict application of the Zoning Code; provided that it has considered the factors enumerated in subsections (c)(1)A. through H. hereof and further provided that all the conditions enumerated subsections (c)(2)A. through E. hereof have been met:

The applicant has stated:

- 1. That the variance requested arises from such a condition which is unique and which is not ordinarily found in the same zoning district; and is created by the Zoning Code and not be an action or actions of the property owner or the applicant;**
 - i. Yes, it is currently zoned as an R2F which allows for a two-family dwelling. At some point it was either built as or converted to a four unit building. We bought the property with the assumption that the retail space was zoned properly.

2. **That the granting of the variance will not adversely affect the rights of the adjacent property owners or residents;**
 - i. No, we would ensure that the neighbors not be adversely affected by the business. We would make sure that the tenant conduct the business with no change in the dynamic of the neighborhood.
3. **That the strict application of the Zoning Code of which the variance is requested will constitute unnecessary hardship upon the property owner or the applicant;**
 - i. Yes, if we are unable to have this approved the space will remain vacant. There is literally nothing we can do – even with a complete rehab (to living space) as the zoning code does not allow for a four family unit in R2F zoning.
4. **That the variance desired will not adversely affect the public health, safety, morals or general welfare; and**
 - i. The variance would 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.**
 - i. The granting of the variance desired will not be in opposition to the general spirit and intent of the Zoning Ordinance.

DIVISION OF PLANNING COMMENTS

The closest Business Zoning District to this site is zoned LB – Local Business. Staff used this proximity and the fact that is the most restrictive business district to determine appropriate uses for this variance request. Staff has determined this is an appropriate use variance for this site.

CONCLUSION/RECOMMENDATION

Planning staff supports the requested variance at 426 Huron Ave. parcel (56-00255.000) 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.

Application for Board of Zoning Appeals

STAFF USE ONLY

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

Address of Property (or parcel number) for Variance Request: 426 Huron Ave.

Name of Property Owner: 426 Huron Sandusky, LLC

Mailing Address of Property Owner: 2032 W 105th St.

City: Cleveland State: Ohio Zip: 44102

Telephone #: 440-673-8917 Email: hgraves@paragonprincipal.com

If same as above check here ☒

Name of Applicant: _____

Mailing Address of Applicant: _____

City: _____ State: _____ Zip: _____

Telephone #: _____ Email: _____

Description of Proposal:

The property is currently zoned as an R2-F - there is an existing retail space (1300 sq ft) that was previously occupied by a retail business. We are seeking a conditional use for a tattoo parlor.

Variance Requested:

Use variance - conditional use for retail space.

Section(s) of Zoning Code:

1109.10 Conditional Use Permits

Jonathan C. Sherr
Signature of Property Owner

2/20/2024
Date

Signature of Authorized Agent

2/20/2024
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, the proposed business would have regular business hours and would not bring a change to the current traffic in the area.

- 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, the space has been an existing retail space for many years. There won't be any loud music, excessive noise or increased traffic to the area. We will ensure that the space is maintained in a clean and professional manner.

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

No not at all.

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

No, I believe the thought was that since it was an existing business - that it would be grandfathered in, but wasn't.

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

No. We do not wish to rezone to Commercial as we know how important residential neighborhoods are in a community. We are also unable to rent out as living space as a four family unit is not allowed.

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

The commercial space will be small and quiet, and will not change the dynamic of the neighborhood. It will also prevent a vacant unit and will create revenue for the City of Sandusky.

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

Sadly without a variance chances are the space would sit vacant. We obviously can't rent that space out as a living area and beyond that the zoning code doesn't allow for a four family unit.

- 8) Would the granting of the variance be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City?

No, the space has been a commercial business in the past. The neighborhood will remain quiet without excessive traffic or people.

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 - it is currently zoned as an R2F which allows for a two family dwelling. At some point it was either built as or converted to a four unit building. We bought the property with the assumption that the retail space was zoned properly.

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

No, we would ensure that the neighbors not be adversely affected by the business. We would make sure that the tenant conduct the business with no change in the dynamic of the neighborhood.

- 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, if we are unable to have this approved the space will remain vacant. There is literally nothing we can do - even with a complete rehab (to living space) as the zoning code does not allow for a four family unit in R2F zoning.

- 4) That the variance desired will not adversely affect the public health, safety, morals or general welfare. Absolutely not. The public health, safety, morals and general welfare of the community will not be affected by this request.

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

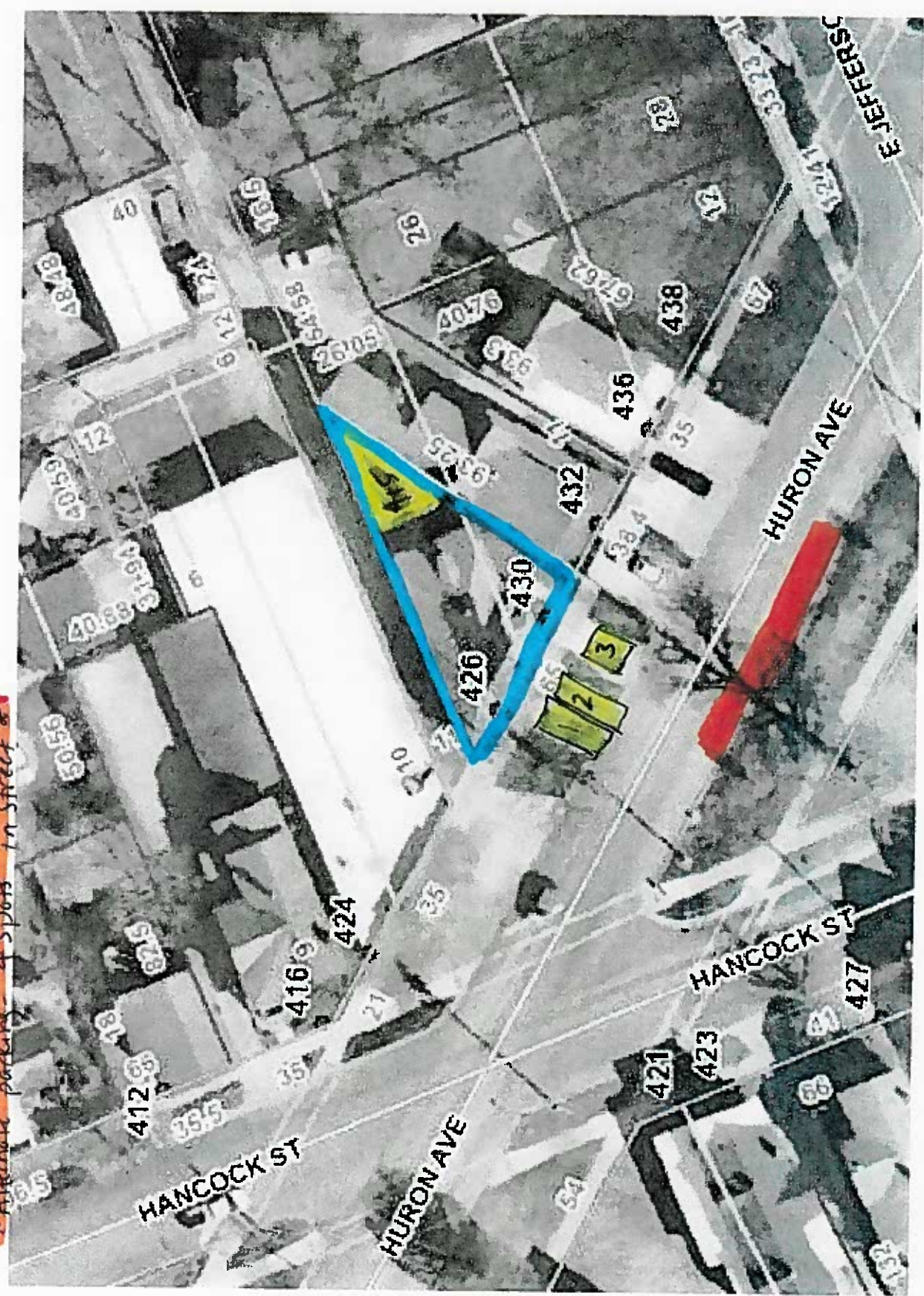
No, we are proposing a very small business in which there won't be excessive traffic, people or noise.

lot lines

426 Huron Ave.

Driveway and parking area locations (dedicated parking for 426 Huron)

Alternate parking - 4 spots in street



Google Maps 424 Huron Ave

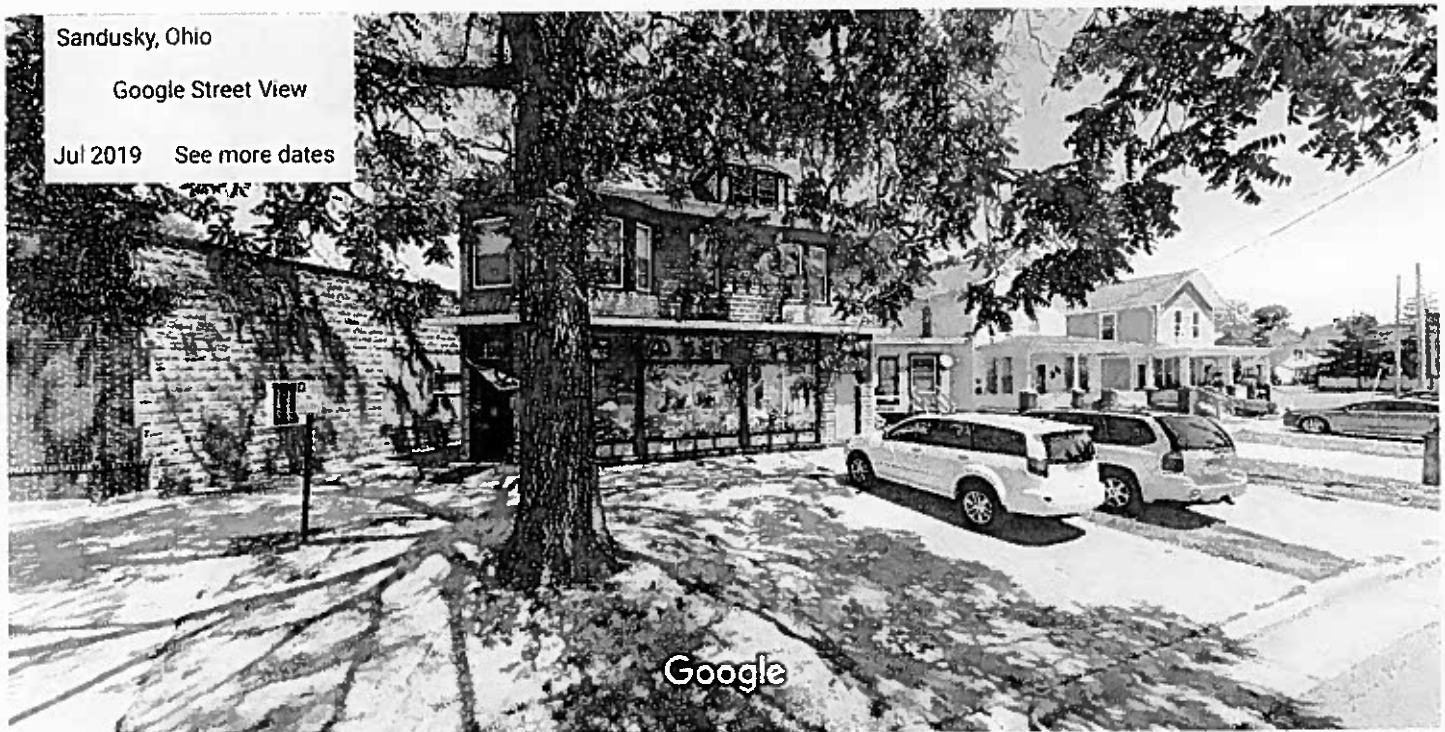


Image capture: Jul 2019 © 2024 Google



- 5 parking spots (dedicated to 424 Huron)
- 3 in front of store front.
- 2 in garage (rear of property)

* 4 alternate spots in street - based on availability *

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR AN AREA VARIANCE TO ALLOW
THE CONSTRUCTION OF AN ACCESSORY
STRUCTURE IN THE SIDE YARD AT
1137 CEDAR POINT RD. PARCEL (55-00108.000)

Reference Number: PVAR24-0004

Date of Report: March 4, 2024

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Board of Zoning Appeals Report

BACKGROUND INFORMATION

Property Owner: William B. Hann
1137 Cedar Pt Rd.
Sandusky, OH 44870

Site Location: 1137 Cedar Pt Rd.
Sandusky, OH 44870

Current Zoning: R1-75 - Single Family Residential

Surrounding Zoning:
North: R1-75 - Single Family Residential
South: R1-75 - Single Family Residential
East: R1-75 - Single Family Residential
West: R1-75 - Single Family Residential

Surrounding Uses: Residential

Existing Use: Residential

Proposed Use: Residential

Applicable Plans & Regulations: City of Sandusky Zoning Code Sections 1145.15 (a)

Variances Requested:
1. To allow an accessory structure in the “front yard.”

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

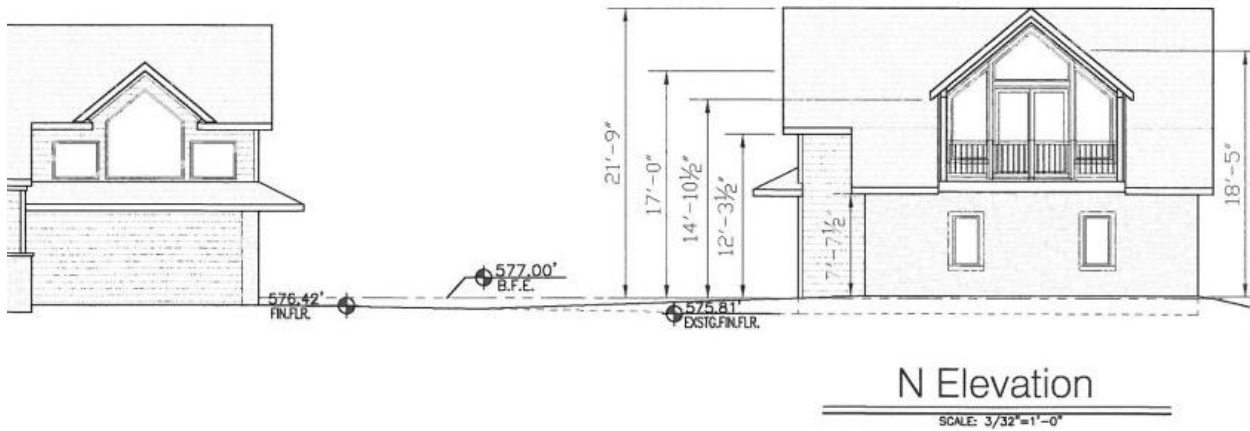
County Auditor Property Map (subject property outlined in red)

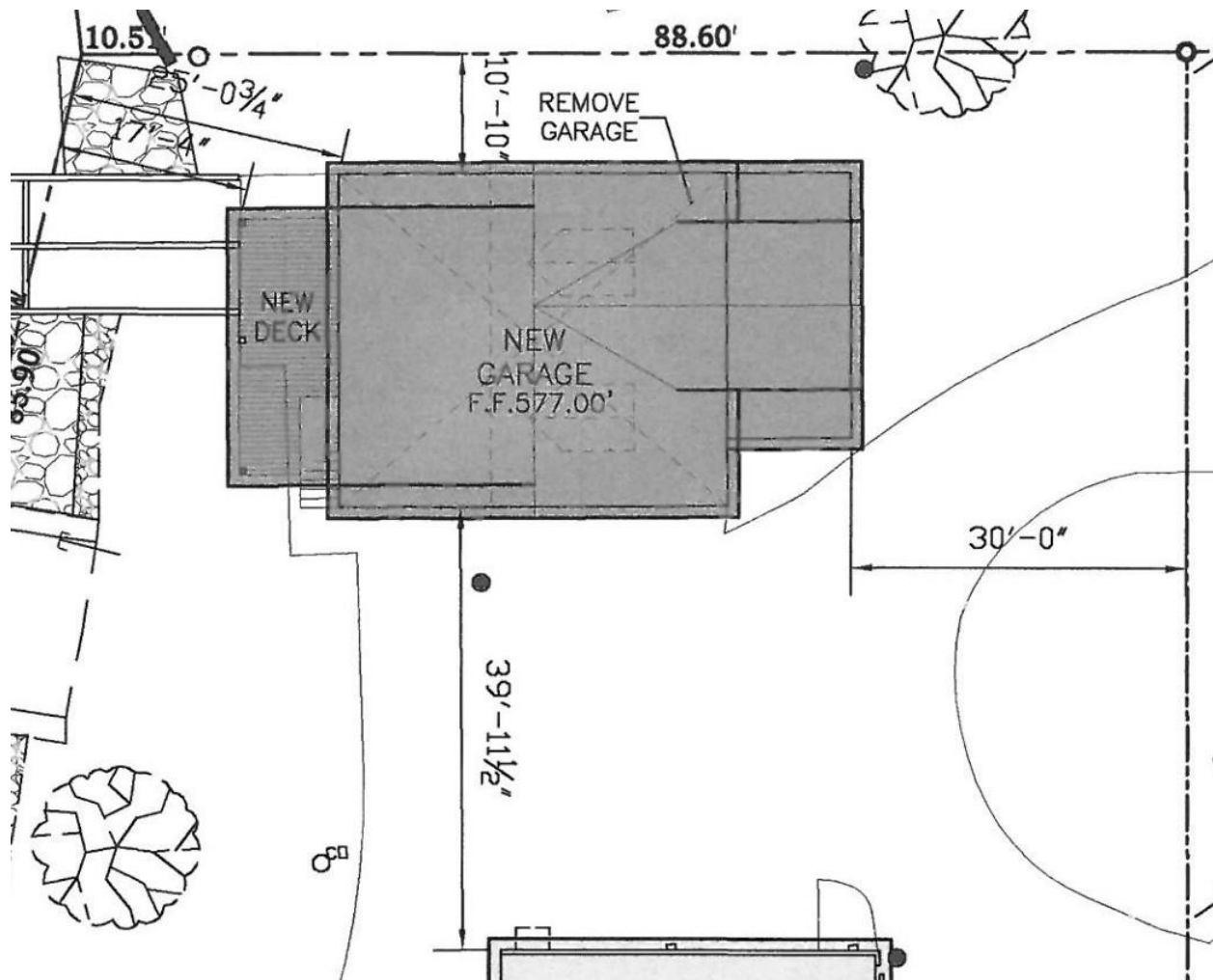


Existing Conditions:



Existing Street Perspective





PROJECT DESCRIPTION

The applicant is in the pre-process of replacing an existing structure in the side yard. The proposed structure would be a 26' x 31' accessory structure in the side yard. The existing structure is being rebuilt slightly larger and placed further into the side yard to meet floodplain requirements.

The zoning code requires that all accessory structures are permitted only in the rear yard.

Variances Requested:

1. To allow an accessory structure in the "side yard."

RELEVANT CODE SECTIONS

CHAPTER 1145

Supplemental Area and Height Regulations

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.

(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. No, similar structures are constructed in the front yard at numerous addresses on Cedar Pt. Rd.

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, the structure would replace an existing gazebo in the same location. The structure is out of the site lines of the neighbors.

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

- i. There would be no effect on the delivery of governmental services

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

- i. It was purchased with an accessory structure that had been in place for decades and the understanding that dozens of neighbors has structures on the lake side of Cedar Point Rd.

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. I do not believe the intent of the zoning requirements was meant for this particular situation on this street. The requirements were meant for normal homes without split lots that were located across the street from each other.

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 use is the same as there is currently an accessory structure present.

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 variances sought for this property would result in a built condition that fits the large character of the parcel. The side yard of the residential structure where the accessory structure is proposed to be built has a 75 foot side yard setback. A two-story structure is appropriate in this case, as it closely matches the height of the existing home and does not impede on the lakefront views on the north side of Cedar Point Rd. The backyard is over 11,500 sq. f.t, allowing 3,450 sq. ft. for accessory structures.

CONCLUSION/RECOMMENDATION

Planning staff supports the requested variance at 1137 Cedar Point Rd. parcel (55-00108.000) 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: 1137 Cedar Point

Name of Property Owner: William B Hann

Mailing Address of Property Owner: 1137 Cedar Point

City: Sandusky State: OH Zip: 44870

Telephone #: 216-276-1065 Email: wbh1137@gmail.com

If same as above check here ☐

Name of Applicant: _____

Mailing Address of Applicant: _____

City: _____ State: _____ Zip: _____

Telephone #: _____ Email: _____

Description of Proposal:

Existing 2 story accessory building, to be removed and replaced with another, slightly larger, 2 story accessory building raised up to meet floodplain requirements.

Variance Requested:

to allow an accessory building further than 10-feet from the main building; to allow the additional height for a 2 story accessory building

Section(s) of Zoning Code:

1129.13 (f) and 1145.15

Signature of Property Owner

Date

APPLICATION #BZA-001

Signature of Authorized Agent

2/29/2024

Date

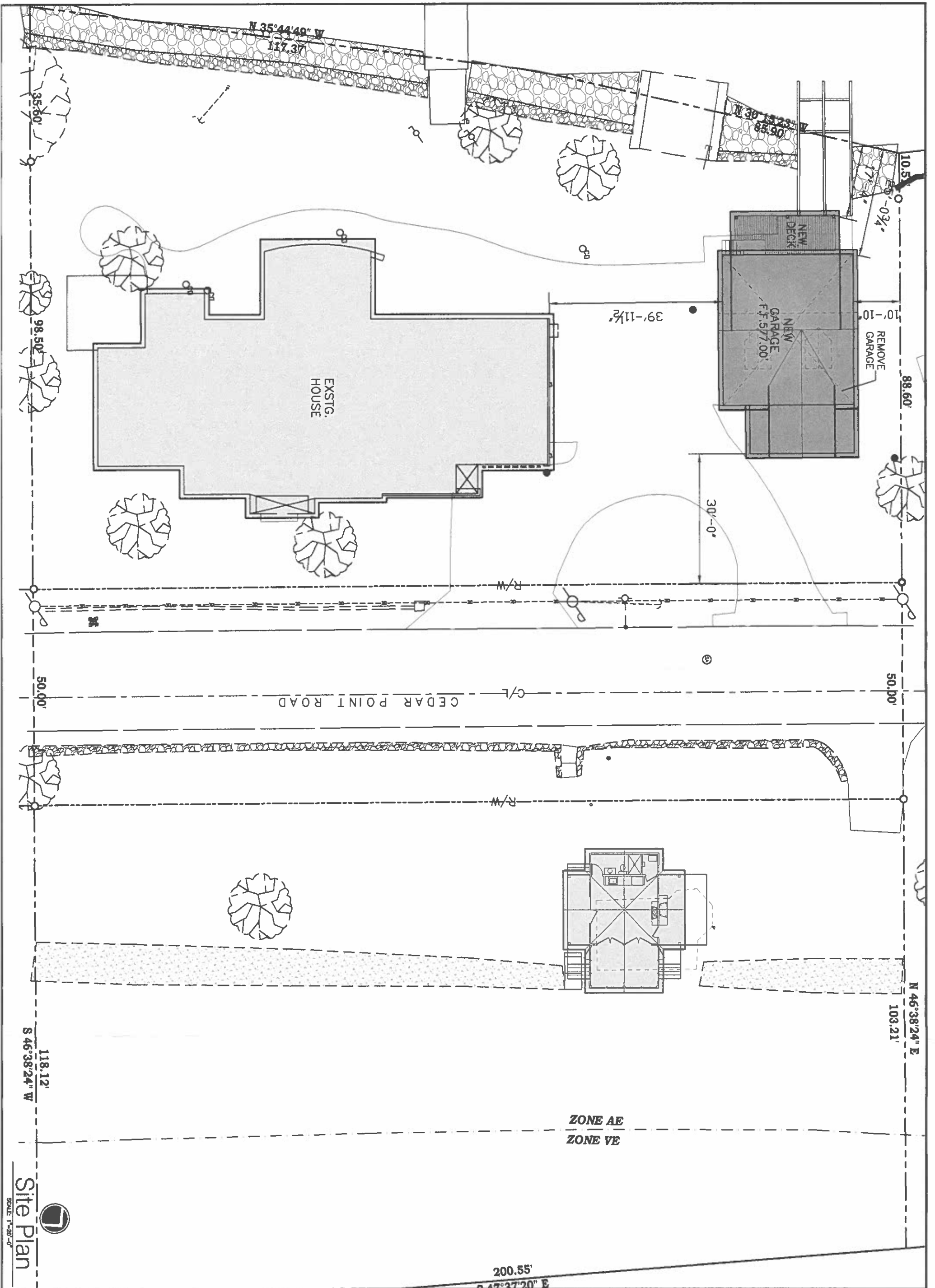
JOHN A. FRICK, ARCHITECT
UPDATED 12/2/2019

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, a 2 story accessory building in this location already exists
- 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, other than an improved appearance, there is no change
- 3) Would the variance adversely affect the delivery of government services (e.g. water, sewer, fire, police)?
No, the structure just replaces the existing, so no impact
- 4) Was the property purchased with the knowledge of the zoning restrictions?
No, the new Owner is from Cleveland and there was already a structure in place
- 5) Can the property owner's predicament be resolved through some method other than a variance?
No, the new structure to remain in this location requires a variance
- 6) Would the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance?
Yes, because there is already a 2 story structure in this location
- 7) Would the property yield a reasonable return or can there be a beneficial use of the property without a variance?
Yes, the existing 2 story structure can remain, but it is susceptible to flooding.
- 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, as a 2 story structure already exists



11x17	<div data-bbox="1310 2890 1753 3014">FEICK DESIGN GROUP, INC. JOHN A. FEICK ARCHITECT 224 EAST WATER STREET SANDUSKY, OHIO (419)-625-2554</div> <div data-bbox="1239 2859 1270 3030">DATE REVISIONS</div>	<div data-bbox="937 2859 1008 3030">ALL DIMENSIONS AND DISTANCES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY DATA PROVIDED BY THE SURVEYOR. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY DATA OR THE RESULTS OF THE SURVEY.</div> <div data-bbox="917 2859 937 2968">DATE: 1/14/2024</div>	<div data-bbox="272 2859 887 3030">PRELIM SITE PLAN Garage Addition Hann Residence 117 CEDAR POINT ROAD SANDUSKY, OH</div> <div data-bbox="201 2859 241 3030">DATE: FEBRUARY 14, 2024</div>	<div data-bbox="40 2610 171 2828">Site Plan SCALE: 1"=20'-0"</div> <div data-bbox="40 2859 181 3030">CHECKED BY: JAF SHEET NUMBER: 1 SHEET 1 OF 1 PROJECT NO. E0156</div>
-------	---	---	---	---

FEICK DESIGN GROUP, INC.
JOHN A. FEICK ARCHITECT
224 EAST WATER STREET SANDUSKY, OHIO
(419)-825-2554

DATE REVISIONS

ALL DIMENSIONS ARE SHOWN IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

PRELIMINARY ELEVATION
New Garage
Hann Residence
117 CEDAR POINT ROAD SANDUSKY, OH

DATE JANUARY 17, 2024

DRAWN BY

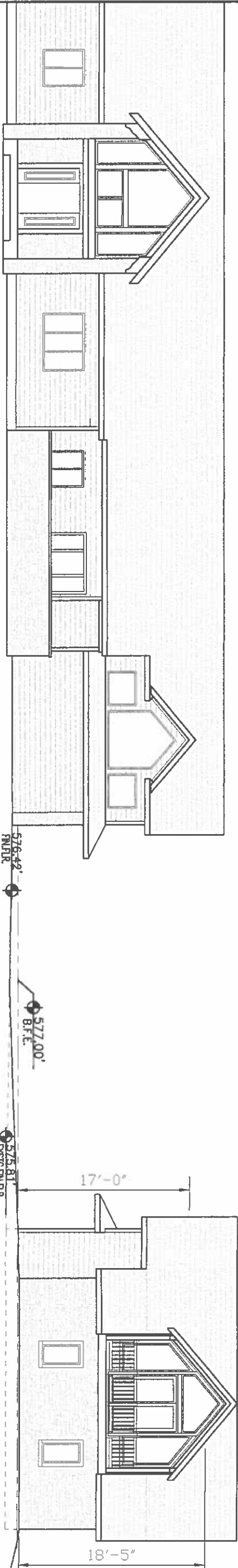
CHECKED BY JAF

SHEET NUMBER

Pre1

SHEET 1 OF 1

PROJECT NO. F0001



BOARD OF ZONING APPEALS REPORT

APPLICATION FOR AN AREA VARIANCE TO ALLOW
THE CONSTRUCTION OF AN ACCESSORY
STRUCTURE IN THE FRONT YARD AT
1137 CEDAR POINT RD. PARCEL (55-00108.000)

Reference Number: PVAR24-0006

Date of Report: March 5, 2024

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio Board of Zoning Appeals Report

BACKGROUND INFORMATION

Property Owner: William B. Hann
1137 Cedar Pt Rd.
Sandusky, OH 44870

Site Location: 1137 Cedar Pt Rd.
Sandusky, OH 44870

Current Zoning: R1-75 - Single Family Residential

Surrounding Zoning:
North: R1-75 - Single Family Residential
South: R1-75 - Single Family Residential
East: R1-75 - Single Family Residential
West: R1-75 - Single Family Residential

Surrounding Uses: Residential

Existing Use: Residential

Proposed Use: Residential

Applicable Plans & Regulations: City of Sandusky Zoning Code Sections 1145.15 (a)

Variances Requested:
1. To allow an accessory structure in the “front yard.”

SITE DESCRIPTION

(Subject Property Outlined in yellow)



Zone Map Setbacks



PUD - Planned Unit Development



Parcels



TRO - Transient Rental Overlay



Zoning

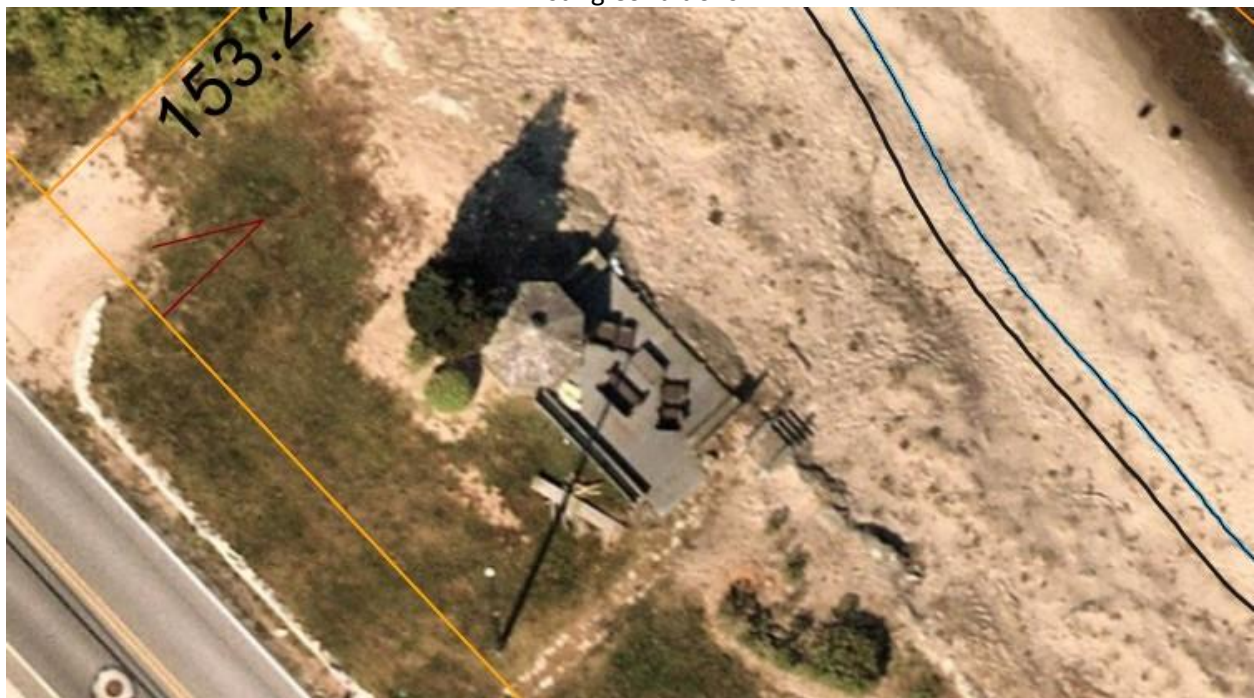
- AG - Agriculture
- CA - Commercial Amusement
- CR - Commercial Recreation
- CS - Commercial Service
- DBD - Downtown Business
- GB - General Business
- GM - General MAnufacturing
- LB - Local Business
- LM - Local Manufacturing
- P - Auto Parking

- 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

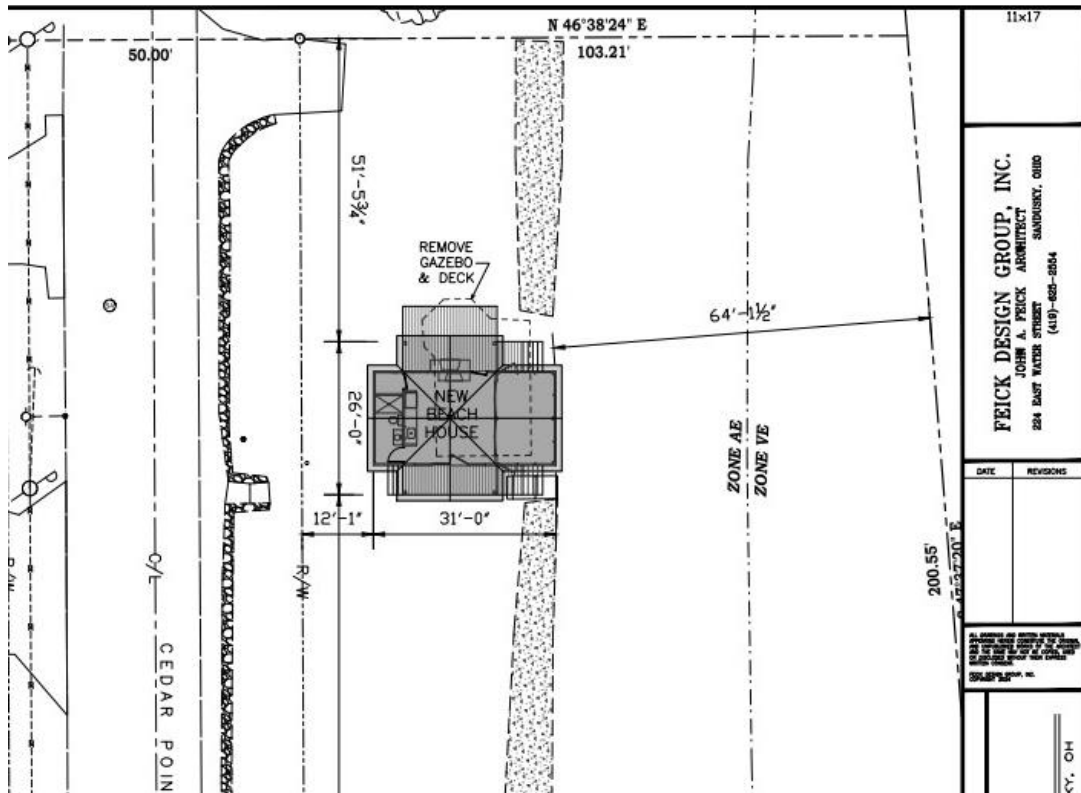
County Auditor Property Map (subject property outlined in red)



Existing Conditions:

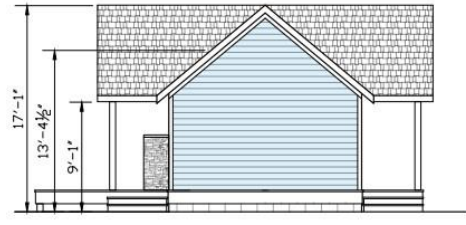


Existing Street Perspective





N Elevation



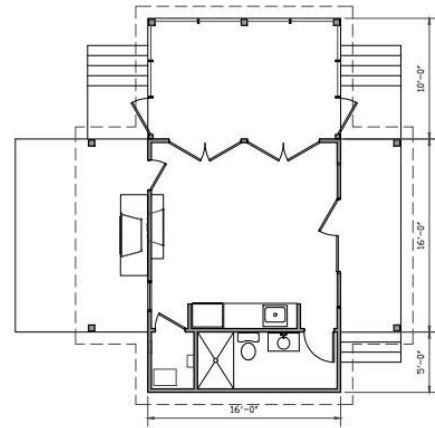
S Elevation



W Elevation



E Elevation



1st Floor Plan

SCALE: 1/8"=1'-0"

PROJECT DESCRIPTION

The applicant is in the pre-process of replacing a lakefront accessory structure. Cedar Point Rd. separates the secondary part of the parcel from the main part of the parcel. The proposed structure would be a 26' x 31' beachhouse on the lakefront / secondary parcel. It is a one story structure with an average height below 15 feet.

The zoning code requires that all accessory structures are permitted only in the rear yard. Accessory structures that are permitted in a rear yard must also comply with a 3 foot setback from the side and rear property lines.

Variances Requested:

1. To allow an accessory structure in the "front yard."

RELEVANT CODE SECTIONS

CHAPTER 1145

Supplemental Area and Height Regulations

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.

(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. No, similar structures are constructed in the front yard at numerous addresses on Cedar Pt. Rd.

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, the structure would replace an existing gazebo in the same location. The structure is out of the site lines of the neighbors.

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

- i. There would be no effect on the delivery of governmental services.

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

- i. No, there was a structure already in place in the front yard.

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

- i. No. to have a structure in the front yard requires a variance.

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 structure is similar to many structures already in existence in the front yards along Cedar Point Road.

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 it would. The new structure would increase the value of the property and increase the ability of the owners to enjoy the beach,

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. the same variance has been requested and granted by many Cedar Point property owners.

DIVISION OF PLANNING COMMENTS

The variances sought for this property would result in a built condition that fits within the neighborhood. Staff has observed half a dozen files from previous cases on Cedar Pt. Rd. similar to this from historic files. All of the single-story structures in the historic files were approved.

Given the large parcel and setbacks, Staff is not requesting a survey to confirm the location of the property lines.

CONCLUSION/RECOMMENDATION

Planning staff supports the requested variance at 1137 Cedar Point Rd. parcel (55-00108.000) 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: 1137 Cedar Point Road

Name of Property Owner: William B. Hann

Mailing Address of Property Owner: 1137 Cedar Point Road

City: Sandusky State: Ohio Zip: 44870

Telephone #: 216-276-1065 Email: wbh1137@gmail.com

If same as above check here ☐

Name of Applicant: _____

Mailing Address of Applicant: _____

City: _____ State: _____ Zip: _____

Telephone #: _____ Email: _____

Description of Proposal:

Accessory building on the north side of the road

Variance Requested:

to allow the construction of an accessory structure in the front yard

Section(s) of Zoning Code:

Section 1145.15 (a)

Signature of Property Owner

Date


Signature of Authorized Agent

2/22/2024

Date

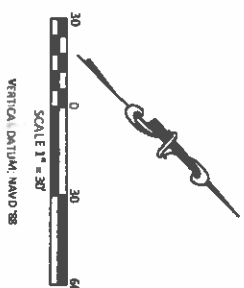
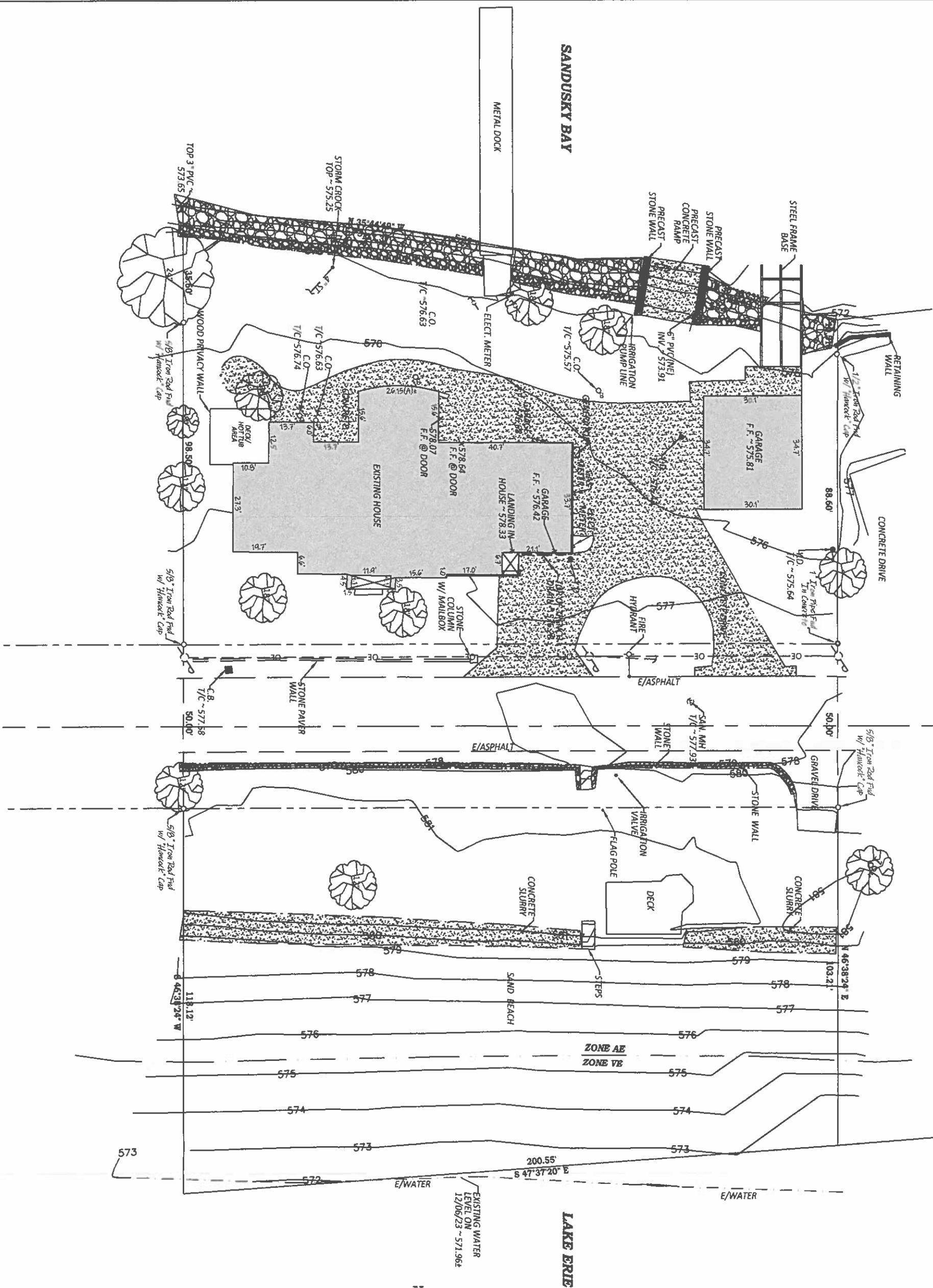
APPLICATION #BZA-001

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, similar structures are constructed in the front yard at numerous addresses on Cedar Point Road
- 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. The structure would replace an existing gazebo in the same location. The structure is out of the sight lines of the neighbors.
- 3) Would the variance adversely affect the delivery of government services (e.g. water, sewer, fire, police)?
There would be no effect on the delivery of governmental services.
- 4) Was the property purchased with the knowledge of the zoning restrictions?
No, there was a structure already in place in the front yard.
- 5) Can the property owner's predicament be resolved through some method other than a variance?
No, to have a structure in the front yard requires a variance.
- 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 structure is similar to many structures already in existence in the front yards all along Cedar Point Road.
- 7) Would the property yield a reasonable return or can there be a beneficial use of the property without a variance?
Yes it would. The new structure would increase the value of the property and increase the ability of the owners to enjoy the beach.
- 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, this same variance has been requested and granted by many Cedar Point property owners.



SET	FOUND	DESCRIPTION
●	○	IRON PIPE (RHO)
●	○	IRON PIPE
●	○	WAG MAG
○	○	140
○	○	MEASURED
○	○	CALCULATED
○	○	SURVEY

ALL 1ST IRON RODS SET ARE 30' LONG REBAR WITH
TALLER PLASTIC CANS 51A W/RED C 0.60 AND 0.65 & 0.65

EXISTING	LEGEND
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	GAS LINE
	TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	CABLE & TELEVISION LINE
	FENCE LINE
	CENTER LINE
	RIGHT OF WAY LINE
	MANHOLE
	CATCH BASIN
	CLEANOUT
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS METER
	WATER SERVICE
	GAS VALVE
	POWER POLE
	LIGHT POLE
	POLE w/ DOWNGUY
	TREE
	SIGN

NOTE - THIS IS NOT A BOUNDARY SURVEY. LOT BEARINGS AND DISTANCES SHOWN PER SURVEY BY JOHN HANCOCK & ASSOCIATES DATED AUGUST 29, 2014.

FEMA FLOOD ZONE INFORMATION

Subject property is within Zone AE. Zone AE is within a Special Flood Hazard Zone.

Base Flood Elevation: 577.00 Feet

Community Panel No.: 304-3000646

Effective Date: September 1, 2022

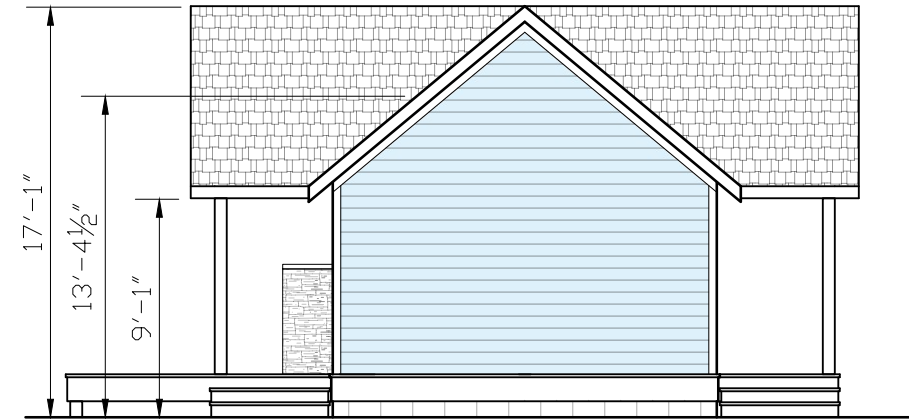
Version: 04/17/20

TOPOGRAPIHC SURVEY FOR
THE HAINN FAMILY
BEING A PARCEL OF LAND LOCATED IN PART OF LOT 89,
IN THE CEDAR POINT IMPROVEMENT COMPANY'S FIRST SUBDIVISION,
PLAY VOLUME 68, PAGE 48, CITY OF SANDUSKY, WARD 1,
ERIE COUNTY, FIRELANDS CONNECTICUT WESTERN RESERVE, STATE OF OHIO

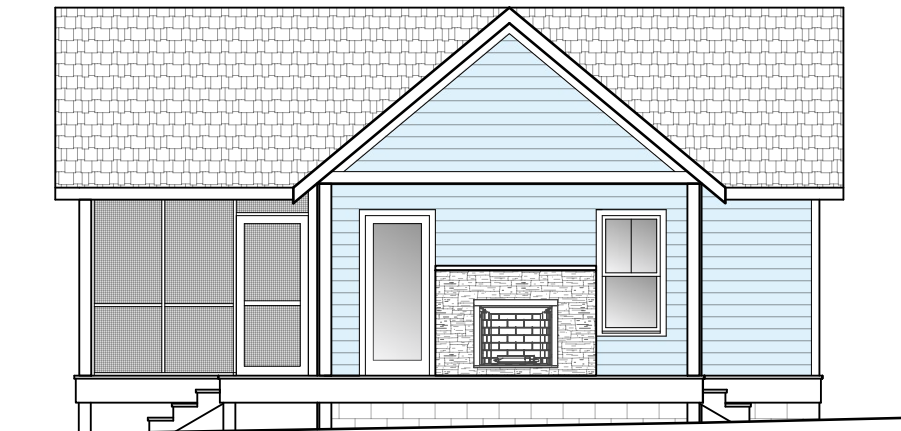
DATE:	DECEMBER, 2003	CFO.	ABC	PROJECT IN CHARGE
BY:	KIN	BY:		23-536



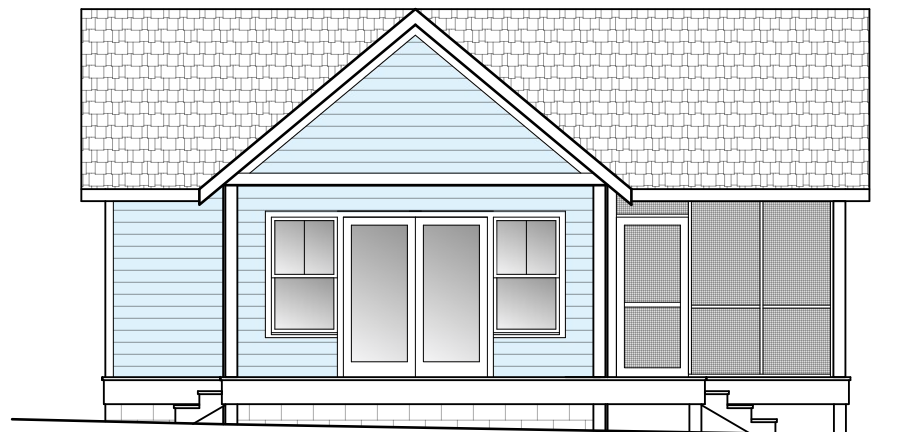
N Elevation



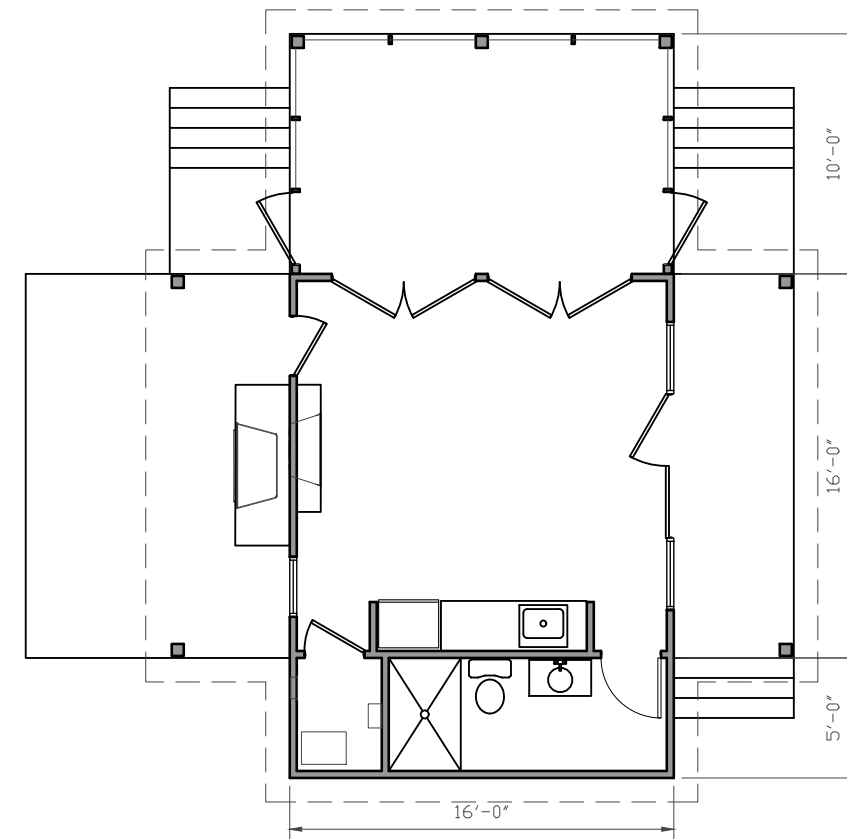
S Elevation



W Elevation



E Elevation



1st Floor Plan

SCALE: 1/8"=1'-0"

11x17

FEICK DESIGN GROUP, INC.
JOHN A. FEICK ARCHITECT
224 EAST WATER STREET SANDUSKY, OHIO
(419)-625-2554

DATE REVISIONS

ALL DRAWINGS AND WRITTEN MATERIALS
APPEARING HEREIN CONSTITUTE THE ORIGINAL
AND UNPUBLISHED WORKS OF THE ARCHITECT
AND THE SAME MAY NOT BE COPIED, USED
OR DISCLOSED WITHOUT THEIR EXPRESS
WRITTEN CONSENT.
FEICK DESIGN GROUP, INC.
COPYRIGHT 2024

PRELIMINARY FLOOR PLAN

New Beach House
Hann Residence
1137 CEDAR POINT ROAD SANDUSKY, OH

DATE JANUARY 12, 2024

DRAWN BY

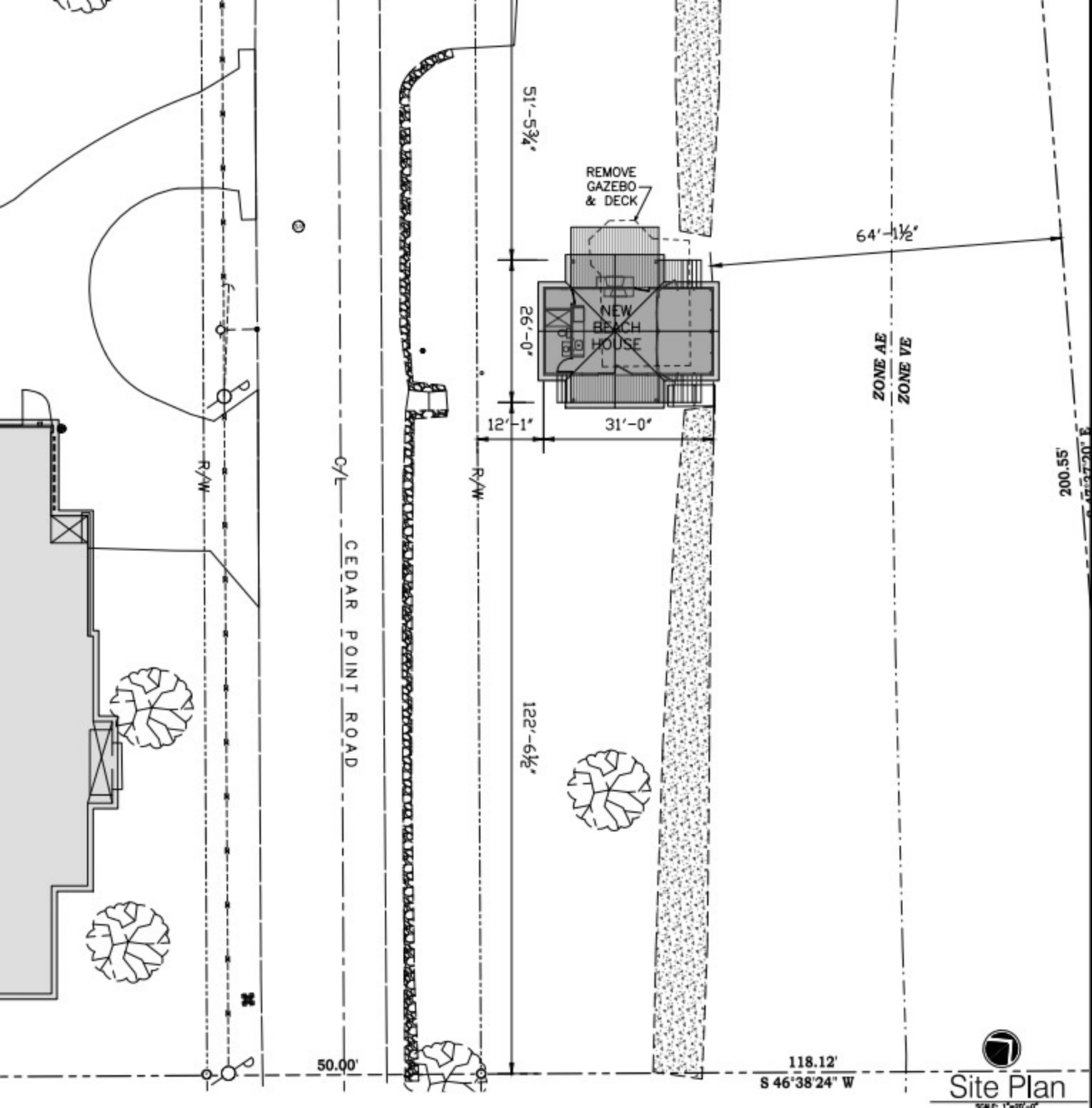
CHECKED BY JAF

SHEET NUMBER

Pre1

SHEET 1 OF 1

PROJECT NO. F0002



BOARD OF ZONING APPEALS REPORT

APPLICATION FOR AN AREA VARIANCE TO ALLOW
THE CONSTRUCTION OF AN ACCESSORY
STRUCTURE IN THE SIDE YARD AND ALLOW AN
ACCESSORY STRUCTURE TO EXCEED THE 30%
REAR YARD AREA AT
1403 MCDONOUGH ST. PARCEL (58-68012.000)

Reference Number: PVAR24-0003

Date of Report: March 6, 2024

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio Board of Zoning Appeals Report

BACKGROUND INFORMATION

Property Owner: 1403McDonoughStreet, LLC
1204 Central Ave.
Sandusky, OH 44870

Site Location: 1403 McDonough St.
Sandusky, OH 44870

Current Zoning: R1-40 - Single Family Residential

Surrounding Zoning:

North: R1-40 - Single Family Residential
South: R1-40 - Single Family Residential
East: R1-40 - Single Family Residential
West: R1-40 - Single Family Residential

Surrounding Uses: Residential

Existing Use: Church

Proposed Use: Church

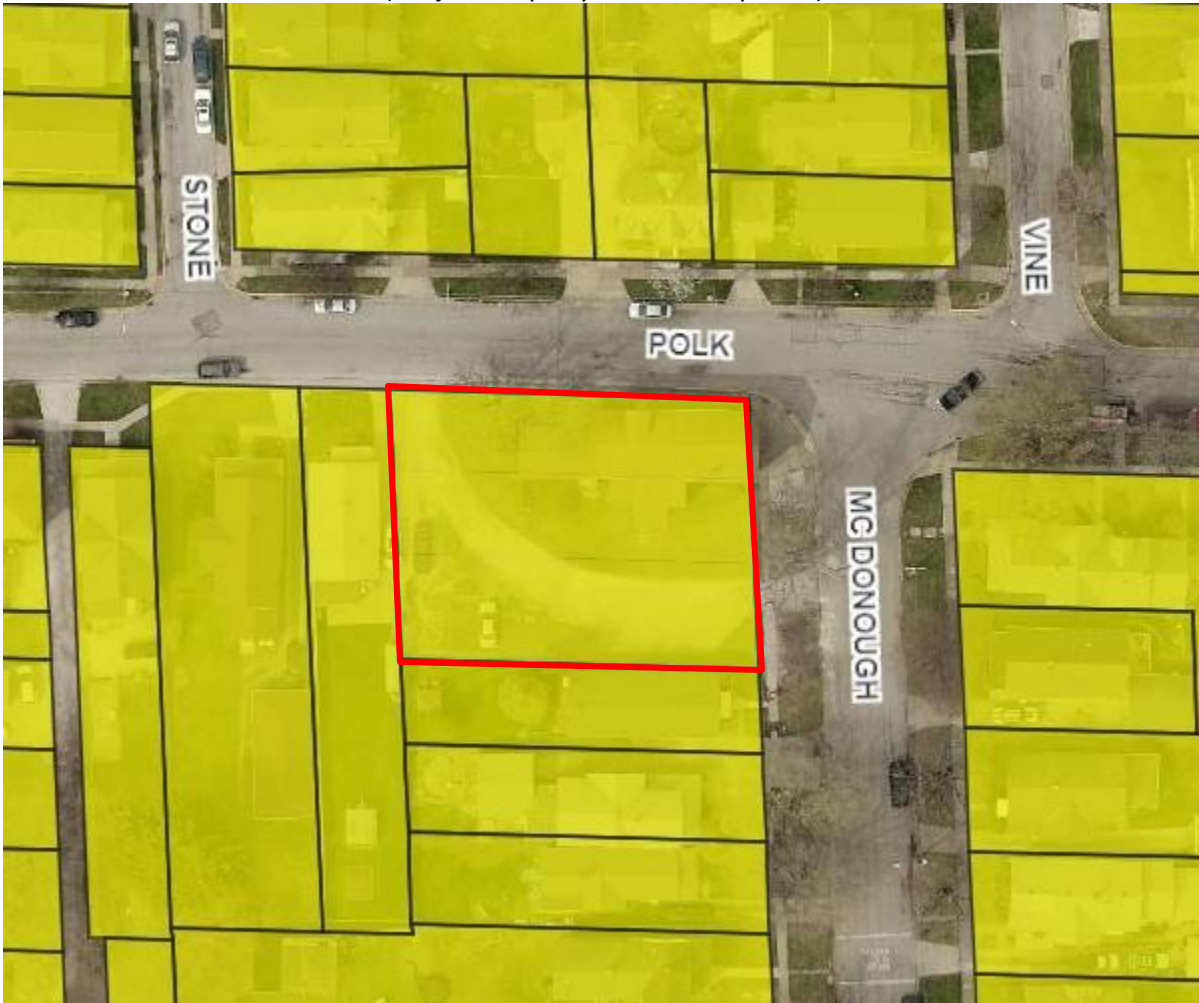
Applicable Plans & Regulations: City of Sandusky Zoning Code Sections 1145.15 (a)

Variances Requested:

1. To allow an accessory structure in the "side yard."
2. To allow an accessory structure to exceed the 30% rear yard area.

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

An aerial photograph of a suburban neighborhood. A blue location pin is placed on a house with a reddish-brown roof, situated on a large green lot. The house is surrounded by trees, some of which have autumn-colored foliage. A wide, light-colored gravel or dirt driveway leads from the street to the property. Other houses with various roof colors (grey, brown, white) are visible in the surrounding area, along with green lawns and mature trees. A street runs horizontally across the middle of the image, and another street branches off to the right. A white car is parked on the left side of the main street.

Looking West Street Perspective (September, 2016)



Looking East Street Perspective (October, 2013)



Approximate location of garage



PROJECT DESCRIPTION

The zoning code requires that all accessory structures are permitted only in the rear yard. The applicant is in the pre-process of adding an 20' x 91' accessory structure partially in the side yard of the existing main structure. The proposed structure is expected to be encroaching approximately 55' into in the side yard and will have a 36' setback from the front property line.

Accessory structures placed in the rear yard must also not exceed 30% of the rear yard area. The rear yard allowance is approximately 1,050 sq. ft. for an accessory structure. The proposed structure is 1,820 sq. ft. The applicant is seeking an relief of 770 sq. ft.

Variances Requested:

1. To allow an accessory structure in the "side yard."
2. To allow an accessory structure to exceed the 30% rear yard area.

RELEVANT CODE SECTIONS

CHAPTER 1145

Supplemental Area and Height Regulations

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.

(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, the variance would be substantial (staff believes she meant to put no). Instead of being in the back yard, it will be in the side yard. The front address of the property is recorded to be on McDonough Street, but as the property has been converted over the years, the entrances are actually on Polk Street, which gives the appearance that the side yard is actually the back yard. Both Mr. Thom of the Building Inspector's office and Mr. Williams, my surveyor referred to the "side yards" as my back yard, and I assumed they were until I learned differently from Zoning. I just completed a lot combination (upon the advice from the City Official) after submitting my plans for this new structure. It would suffice the advice was given assuming the two "side yards" were actually my backyard and would give ample space for the structure to be built.

No, there were originally houses on the property which were long since removed.

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;

Originally, the two "side" lots were homesteads and had houses on them. Over the years these were torn down, so putting a thin, long structure would be somewhat consistent to the original make up of that block of McDonough St.

In addition, my neighbor on the south side welcomes the structure so that it will provide a privacy fence, in sorts, for her backyard. Neighbor on the west side already has a tall privacy fence, indicating that privacy is welcome, and the structure would not only provide privacy but may also eliminate some of the foot traffic—using it for a short cut—that is prevalent on the side and back of lot.

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

- i. No, there were originally houses on the property which were long since removed.

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

- i. No, when I purchased the property, I wasn't sure what I would do with it. It has been a church for many years, but when I grew up in the neighborhood (3 blocks down on Polk Street), it was a candy store. The entrance at that time was on McDonough Street, but is now on Polk Street. I knew nothing about restrictions or zoning, but I believe the front of the building was on Polk Street, where there are two entrances and a front porch.

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

- i. No, since I am a minister, I would like the property to be used in many different capacities to benefit the community. The storage facility will be used in part to store things used for the church and community events, including church benches, tables and chairs, and supplies and equipment used for events that will be used at the facility for different venues.

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

- i. The spirit behind the zoning requirement would be observed to further the interests and well being of the community.

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 variance will enable the property to be used in a way to benefit the community. Neighbors on every side of the church have asked me my intent for the use of the building and each seems very happy that I have purchased the building, will improve not only the appearance (new front window, new siding and/or paint, new roof, new landscape, etc.), but also want the property to enhance their quality of living and improve neighborhood valuations.

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.

- ii. Absolutely not! It will be consistent with the beautification program!

DIVISION OF PLANNING COMMENTS

The site has been operated in the past as a church use, which is a non-conforming use in this zoning district. Staff asked the applicant to supply documentation of the most recent use of the structure in order to determine the non-conforming status. A letter explaining the continuation of a church use at 1412 E. Farwell St. was given to staff.

Staff has asked the applicant to update their preliminary site plan in order to provide clearer, more legible information on 3.5.24. An updated site plan was delivered to staff on 3.8.24.

Concerns of water runoff from the accessory structure were discussed by Planning and Engineering staff.

CONCLUSION/RECOMMENDATION

Planning staff is not opposed to the variance requested at 1403 McDonough St. parcel (58-68012.000) 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.
2. Water runoff onto the neighboring properties is avoided.

Application for Board of Zoning Appeals

STAFF USE ONLY:

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

Address of Property (or parcel number) for Variance Request: 1403 McDonough St. Sandusky Ohio 44870

Name of Property Owner: 1403 MCDONOUGH STREET LLC

Mailing Address of Property Owner: 1204 CENTRAL AVENUE

City: SANDUSKY State: OHIO Zip: 44870

Telephone #: 419 429 9124 Email: donatelifetoo@gmail.com

If same as above check here ☐

Name of Applicant: Sandra K Miller

Mailing Address of Applicant: Same as above

City: _____ State: _____ Zip: _____

Telephone #: _____ Email: _____

Description of Proposal: Erect a 20' x 91' storage building on south side of lot (formerly a triple parcel recently converted into a single parcel).

Variance Requested: Erect a 20' x 91' building on "side" lot.

Section(s) of Zoning Code: 1145.15



Signature of Property Owner

2/15/2024

Date

Signature of Authorized Agent

Date

APPLICATION #BZA-001

UPDATED 12/2/2019

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 arise 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. Property in existence at 1403 McDonough Street is currently used and a church and I would like to open this up to host community events and storage building will allow me the opportunity to house materials for numerous events. With the old Osborne school being converted into a senior living facility, I hope to hold different classes and events that would cater to this population to enhance their lives. This building will allow me to store things for the numerous events I'm envisioning.

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

No, it will provide sought-after privacy. In addition, a well-known realtor advised that this would increase property values.

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

YES. With verbiage used by city official(s) and upon said advice, I spent over \$1000 to combine the 3 individual lots into one so that I would have a large enough "back" yard to construct the building. There would have been no advantage for me to combine the lots had I known I was not to be in compliance to construct the storage building. It was with that in mind ONLY that the lots were combined to create sufficient space that would COMPLY with zoning regulations.

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

This storage facility will allow the church to enhance the community. The church property will be beautified with new siding and/or paint, have a new roof, get a large picture window put in on the McDonough side, be landscaped, and made to increase the valuation of every property owner in the neighborhood of the church. The storage facility will be brand new, as well.

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

The general spirit will remain. The proposed building will sit on the property on the said "side" yard, but will take up less than 30% of this side yard that was just converted into a combined lot. It will sit where a house once sat, which will in no way adversely affect the community.

6. **Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance?**

The spirit behind the zoning requirement would be observed to further the interests and well being of the community.

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

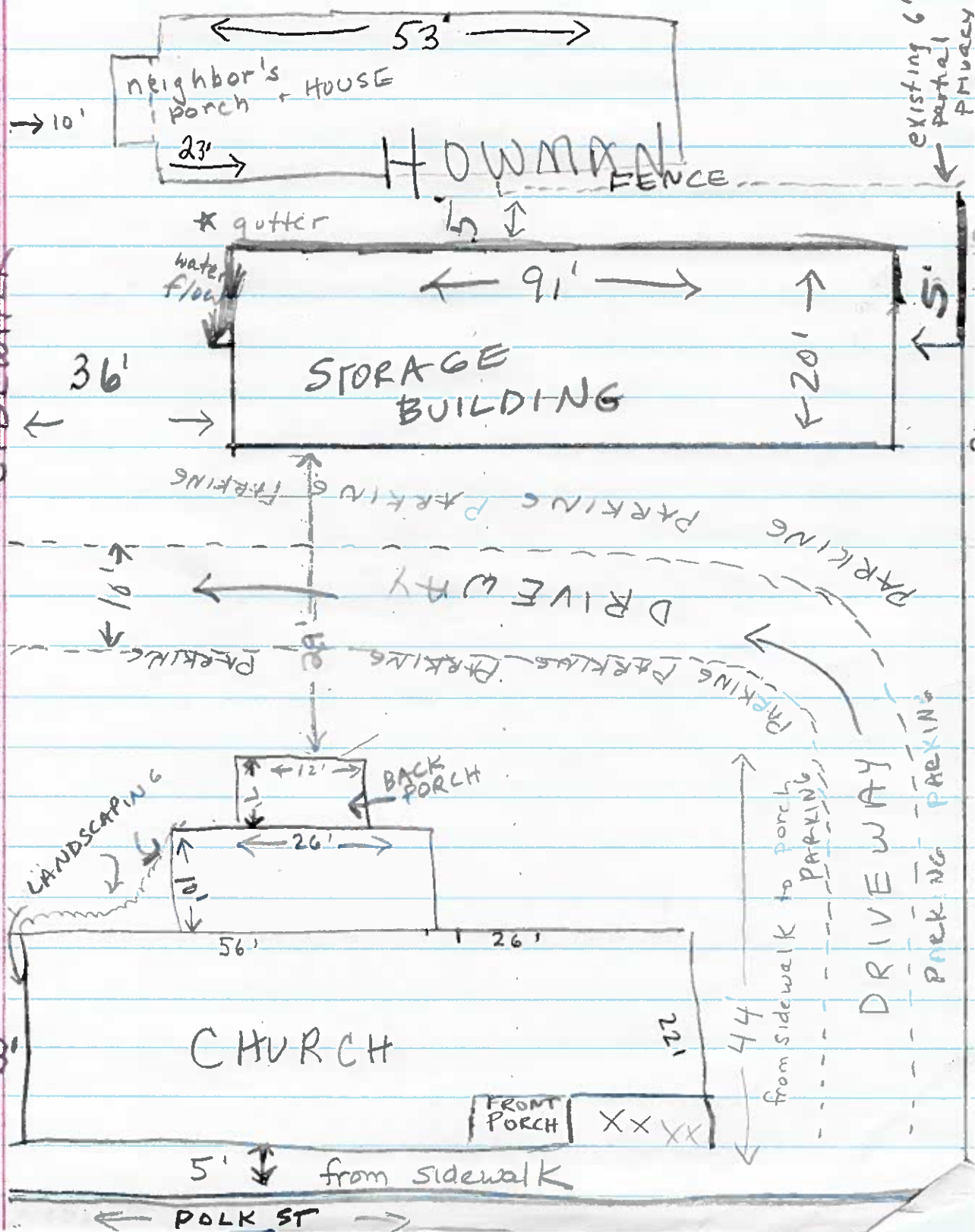
This variance will enable to property to be used in a way to benefit the community. Neighbors on every side of the church have asked me my intent for the use of the building and each seems very happy that I have purchased the building, will improve not only the appearance (new front window, new siding and/or paint, new roof, new landscape, etc.), but also want the property to enhance their quality of living and improve neighborhood valuations.

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?**

Absolutely not! It will be consistent with the Beautification Program!

★ Gutter would run along 91' from E to W on south side of building. Downspout would be in SE corner slanting toward 10' of East side draining toward driveway + same from SW corner.

** parking for church would run along both sides of driveway. 16 parking spaces



NOTE: STORAGE BUILDING WILL NEVER BE RENTED, ONLY USED BY PROPERTY OWNER FOR FUNCTIONS AND STORAGE. CHURCH WILL BE A NEIGHBORHOOD ASSET w/ NEW ROOF, FRONT WINDOW, PAINTING/SIDING, LANDSCAPING!

from sidewalk 30
MADONNETT
ST

SIDE YARD

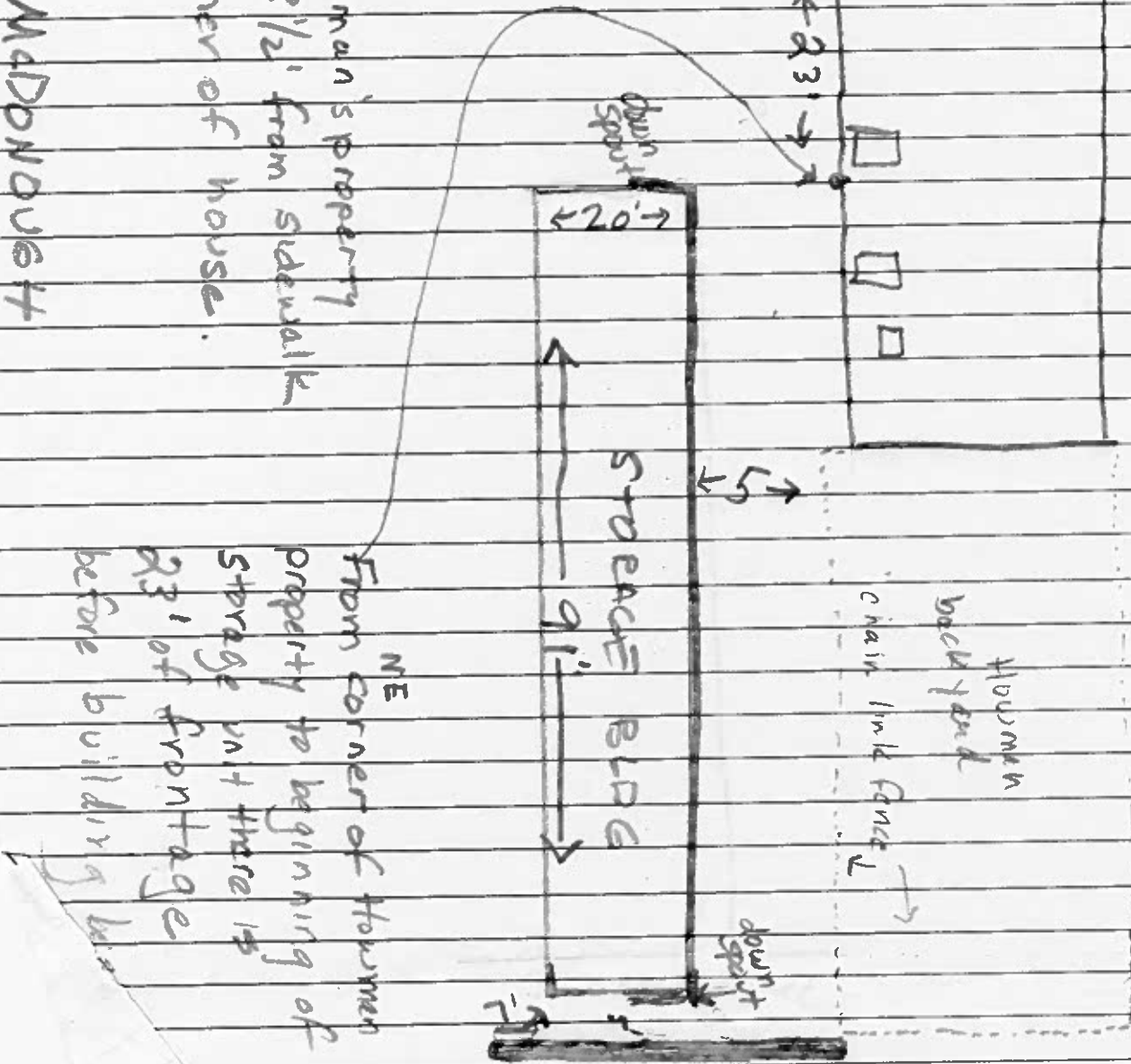
1403 McDONOUGH ST

McDONOUGH ST

SIDEWALK

Houman's property has 18 1/2' from sidewalk to corner of house.

Neutral each line represents 5'



6' x 32' fence

neighbor on west has a 6 x 32' privacy fence.



Share Edit Lens Delete



Search



Copy text

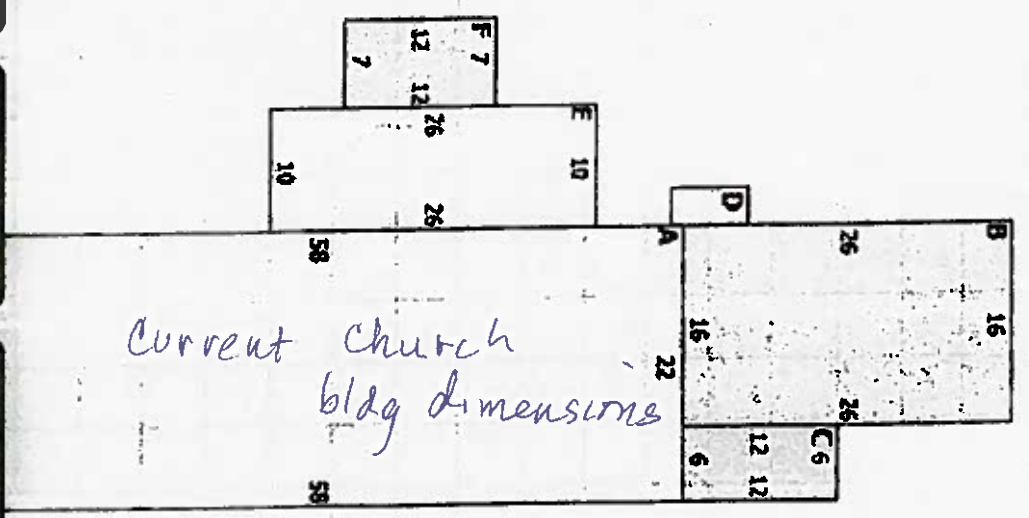


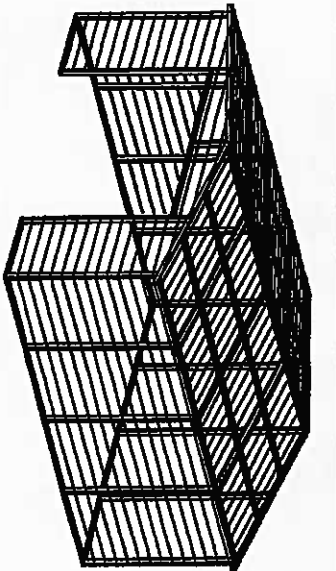
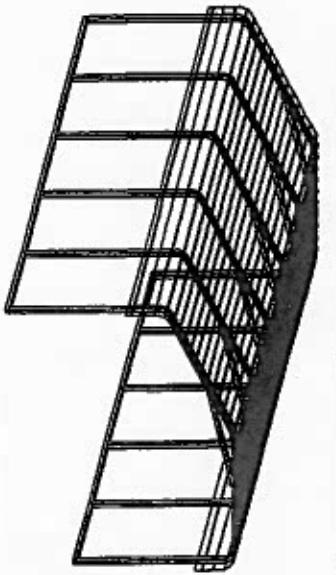
McDonough St.

Current church
bldg dimensions

1403 Mc Donough

Polk St





REGULAR / A-FRAME 20'-0" WIDE

CARPORT STYLE BUILDINGS

DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2015, OSMA, AISI 360, AISI 100, ASCE 7-10, AWS D13 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.

DESIGN CRITERIA

- PREVAILING CODE: 2017 IBC (IBC 2015)
USE GROUP: U (CARPORTS, BARNs)
RISK CATEGORY: 1

DRAWING INDEX

2. ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
3. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.

1. DEAD LOAD (D) $D = 4 \text{ PSF}$
2. ROOF LIVE/SNOW LOAD (Lr) $Lr = 20 - 61 \text{ PSF}$
(AS PER SNOW LOAD SEE TABLE 4)

1. COVER SHEET
2. SCHEDULES & MEMBER SECTIONS
3. A, 3-B FRAME SECTIONS & DETAILS
4. SPACING SCHEDULES - & ENCLOSURE NOTES
5. PURLIN & GIRT SCHEDULES
6. SHEATHING OPTIONS

4. ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12-14 X 3/4" SDs (ESR-2196 OR EQ) WITHOUT WASHERS.

3. SNOW LOAD (S) $P_g = 20 - 90 \text{ PSF}$

4. & ENCLOSURE NOTES

5. STEEL SHEATHING SHALL BE 29GA CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT: 3/4" (PT=80KS) OR EQ. CONNECTIONS SHALL BE #12-14 X 3/4" SDs (ESR-2196 OR EQ) WITH NEOPRENE WASHERS.

4. GROUND SNOW LOAD $P_g = 20 - 90 \text{ PSF}$

5. PURLIN & GIRT SCHEDULES

6. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL (FY = 50 KSI, FU = 65 KSI).

5. BASIC WIND SPEED $V_{ur} = 105 - 180 \text{ MPH}$

7. SIDE WALL FRAMING & OPENINGS

7. STRUCTURAL TUBE 2 1/2" X 2 1/2" - 14GA IS EQUIVALENT TO TS 2 1/2" X 2 1/2" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.

5. SEISMIC LOAD (E) DESIGN CATEGORY D IMPORTANCE FACTOR $I_e = 1.00$

7. END WALL FRAMING & OPENINGS

8. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA.

2. LOAD COMBINATIONS:
1. $D + (Lr \text{ OR } S)$
2. $D + (0.6W \text{ OR } \pm 0.7E)$
3. $D + 0.75 (0.6W \text{ OR } \pm 0.7E) + 0.75 (Lr \text{ OR } S)$
4. $0.6D + (0.6W \text{ OR } \pm 0.7E)$

9. CORNER BRACING DETAILS

9. ALL DESIGN CRITERIA MUST BE INCREASED TO THE NEXT HIGHER INCREMENT BASED ON THE TABLES ON PAGE 4. NO INTERPOLATION IS ALLOWED.

10. OPTIONAL LEAN-TO ADDITION

10. FOUNDATION OPTIONS

CUSTOMER INFORMATION

DESIGN LOADS

BUILDING INFORMATION

CERTIFICATION VALIDITY NOTICE

OWNER: _____
ADDRESS: _____

GROUND SNOW: _____
ROOF LIVE LOAD: _____
BASIC WIND SPEED: _____

WIDTH: _____
LENGTH: _____
HEIGHT: _____

FRAME TYPE: ☐ A-FRAME
☐ REGULAR
☐ FULL
☐ PARTIAL
☐ OPEN

DATE OF PLANS EXPIRATION: 01-26-2024
CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL - STRUCTURAL
6036 Reshawn Blvd., Toledo, OH 43628
Tel: 419-992-1985 • Fax: 419-992-0955
www.aandengineering.com

DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS

LOCATION: STATE OF OHIO

PROJECT NO.: 033-23-0120

SHEET TITLE:

COVER SHEET

SHEET NO.: 1 / 11

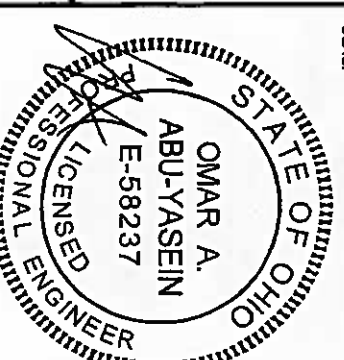
DRAWN BY: AW DATE: 1/24/22

CHECKED BY: OAA DATE: 1/24/22

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:



STAMP EXPIRY: 12-31-2023
DATE SIGNED: 01-26-2023



ACTURED BY:



WWW.MC-COINCIDENTS.COM

DATE SIGNED: **01-26-2023**



TABLE 4: FRAME SPACING CHART / SCHEDULE

GROUND SNOW / ROOF LIVE LOAD (PSF)	ENCLOSED BUILDINGS										OPEN BUILDINGS									
	WIND SPEED (MPH)										WIND SPEED (MPH)									
	105	115	130	140	155	165	180	105	115	130	140	155	165	180	105	115	130	140	155	180
30/20	60	60	54/60	54	42	36	36	60	54/60	48/60	42/54	36/42	36	36	60	54/60	48/60	42/54	36/42	36
40/27	48/60	48/60	42/60	42/54	42	36	36	48	48	42/48	42/48	36/42	36	36	48	48	42/48	42/48	36/42	36
50/34	40/48	40/48	40/48	40/48	40/42	36	36	40/42	40/42	40/42	40/42	36/42	36	36	40/42	40/42	40/42	36/42	36	36
60/41	36/42	36/42	36/42	36/42	36/42	36	36	36	36	36	36	36	36	36	36	36	36	36/42	36	36
70/47	32/36	32/36	32/36	32/36	32/36	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
80/54	30	30	30	30	30	30	30	24	24	24	24	24	24	24	24	24	24	24	24	24
90/61	24	24	24	24	24	24	24	18	18	18	18	18	18	18	18	18	18	18	18	18
100/68	24	24	24	24	24	24	24	15	15	15	15	15	15	15	15	15	15	15	15	15
120/81	24	24	24	24	24	24	24	12	12	12	12	12	12	12	12	12	12	12	12	12

EAVE HEIGHT =
UP TO 6'-0"EAVE HEIGHT =
7'-0" TO 9'-0"EAVE HEIGHT =
10'-0" TO 12'-0"

NOTES:

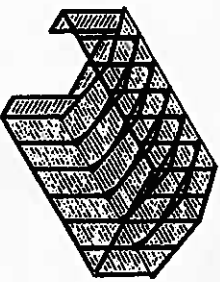
- FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
- WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL SHEATHING.
- SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF). WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH).
- FOR VALUES THAT LIE BETWEEN TWO CELLS, THE HIGHER (MORE STRINGENT) VALUE HAS TO BE USED. INTERPOLATION BETWEEN CELLS IS NOT ALLOWED.

ENCLOSURE CLASSIFICATION:

- ENCLOSED BUILDING = ALL 4 WALLS FULLY ENCLOSED WITH DOORS/WINDOWS = USE ENCLOSED BUILDING SPACING CHART.
- OPEN BUILDING = ALL 4 WALLS FULLY OPEN = USE OPEN BUILDING SPACING CHART.
- 3FT PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ONLY 3FT ENCLOSED = USE OPEN BUILDING SPACING CHART.
- PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ENCLOSED MORE THAN 3FT = START WITH OPEN BUILDING SPACING CHART AND THEN REDUCE SPACING BY 6".
- SIDE ENCLOSED = ALL WALLS ARE ENCLOSED EXCEPT FOR 1 END-WALL = START WITH ENCLOSED BUILDING SPACING + THE OPEN END FRAME MUST HAVE EITHER A GABLED END OR HAVE DOUBLED WELDED LEGS & ROOF.
- FOR ALL SHEATHING ENCLOSURES NOT LISTED ABOVE, REFER TO SHEET 5 FOR SPACING AND DESIGN REQUIREMENTS.

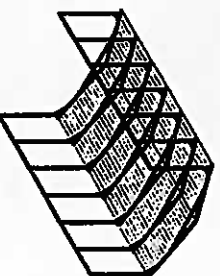
GENERAL NOTES:

- THE MAX. BUILDING LENGTH FOR ENCLOSED BUILDINGS IS 50'-0". THIS CAN BE INCREASED BY ADDING A DOUBLE FRAME AT THE CENTER TO BREAK THE LENGTH OF THE BUILDING.
- BUILDINGS WITH PARTIALLY ENCLOSED END WALLS NEED TO HAVE SIDE WALL BRACING TO SUPPORT THE PARTIALLY ENCLOSED END WALL. (SEE FIGURE A ON SHEET 5).
- ALL BUILDINGS WITH AN OPEN END WALL MUST HAVE A 10'-0" TUBE PEAK BRACE.



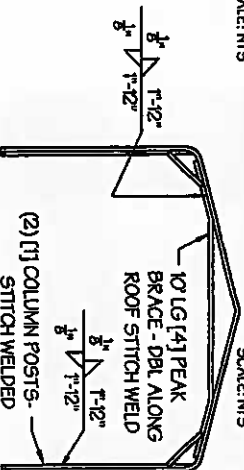
TYP. ENCLOSED BUILDING

SCALE: 1/8" = 1'-0"



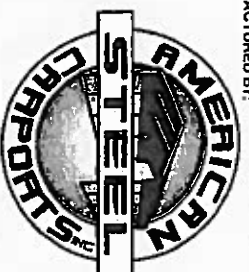
TYP. OPEN BUILDING

SCALE: 1/8" = 1'-0"

TYP. OPEN END WALL ON 3
SIDE ENCLOSED BUILDING

SCALE: 1/8" = 1'-0"

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL - STRUCTURAL
6036 Resurgence Place, Toledo, OH 43623
Tel: 419-292-1985 • Fax: 419-292-0855
www.a-a-engineering.com

DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS

LOCATION: STATE OF OHIO

PROJECT NO.: 083-23-0120

SHEET TITLE:

SPACING SCHEDULES
& ENCLOSURE NOTES

SHEET NO.: 4 / 11

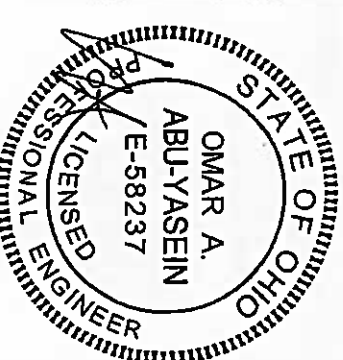
DRAWN BY: AW DATE: 1/24/22

CHECKED BY: OAA DATE: 1/24/22

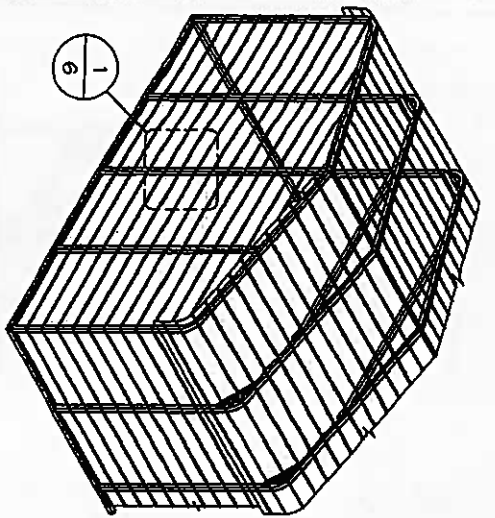
LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR
PART IS STRICTLY PROHIBITED. ANYONE DOING SO WILL
BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO DATE OF EXPIRATION.

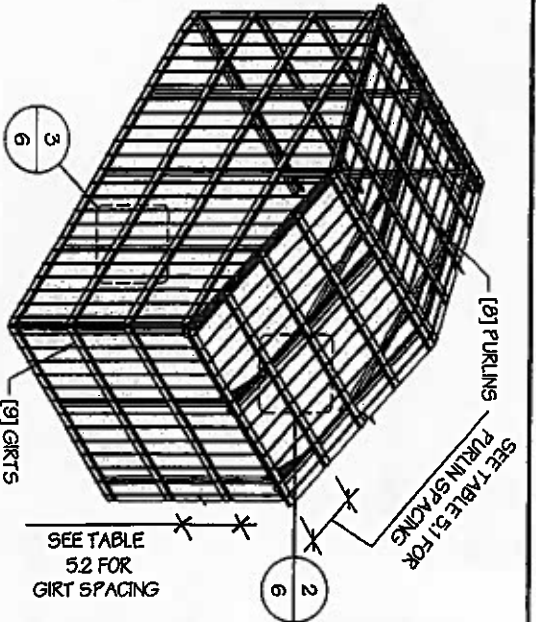
SEAL:



STAMP EXPIRY: 12-31-2023
DATE SIGNED: 01-26-2023

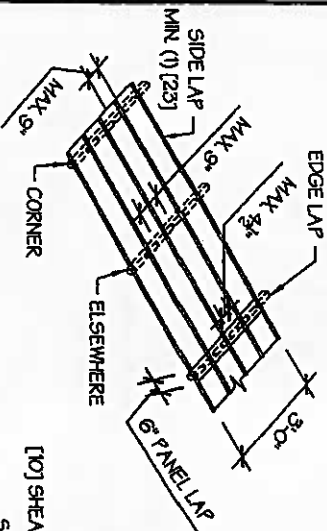


□ TYP. HORIZONTAL SHEATHING
SCALE: NTS

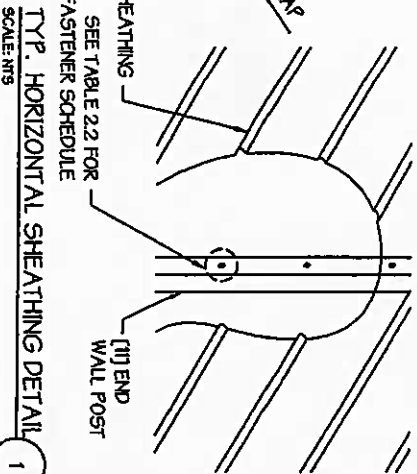


□ TYP. VERTICAL SHEATHING
SCALE: NTS

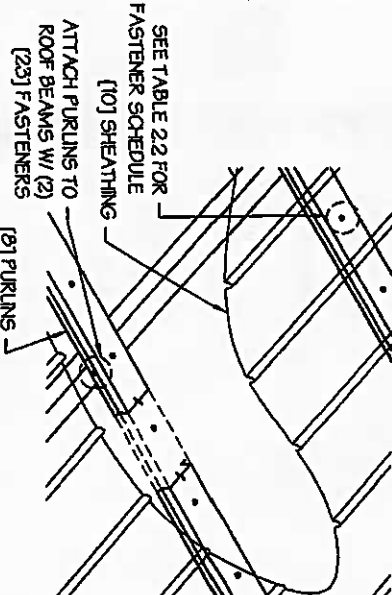
- GENERAL SHEATHING NOTES:**
1. REGULAR STYLE BUILDINGS CAN ONLY HAVE HORIZONTAL SHEATHING ON ROOF AND WALLS.
 2. A-FRAME STYLE BUILDINGS CAN HAVE ANY COMBINATION OF HORIZONTAL OR VERTICAL SHEATHING ON ROOFS AND WALLS.
 3. BOTH HORIZONTAL AND VERTICALS ROOF SHEATHING CAN HAVE MAX. 6" OVERHANG.
 4. USING VERTICAL SHEATHING MAY ALLOW FOR GREATER FRAME SPACING. SEE NOTE 2 UNDER TABLE 4.
 5. VERTICAL SHEATHING RECOMMENDED FOR BUILDINGS 30' OR LONGER



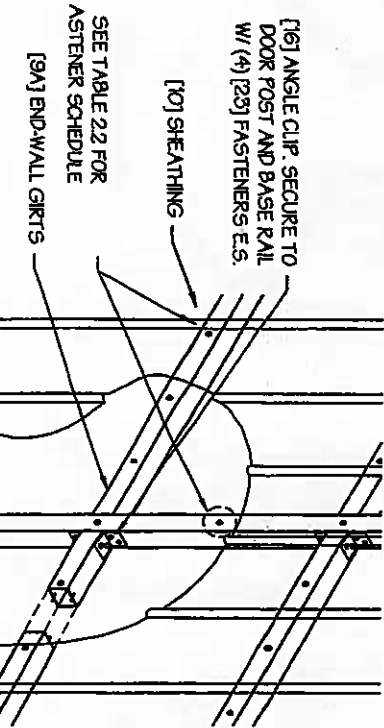
TYP. SHEATHING FASTENER SCHEDULE
SCALE: NTS



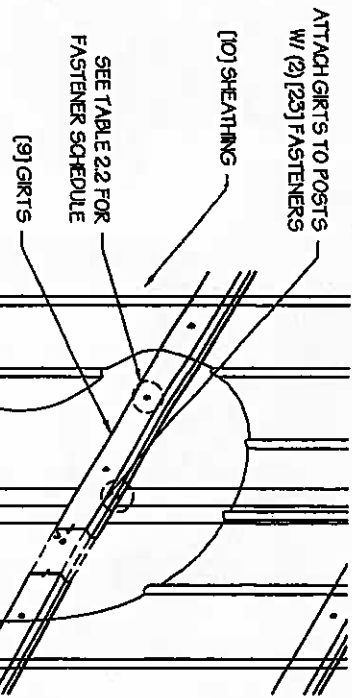
TYP. HORIZONTAL SHEATHING DETAIL 1
SCALE: NTS



ROOF VERTICAL SHEATHING DETAIL 2
SCALE: NTS



□ WALL VERTICAL SHEATHING - TUBE DETAIL 3
SCALE: NTS



□ WALL VERTICAL SHEATHING - HAT CHANNEL DETAIL 3
SCALE: NTS

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL
6036 Bendable Drive, Toledo, OH 43623
Tel. 419-597-1983 • Fax. 419-597-0955
www.a-a-engineering.com

DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS
LOCATION: STATE OF OHIO
PROJECT NO.: 033-23-0120
SHEET TITLE:

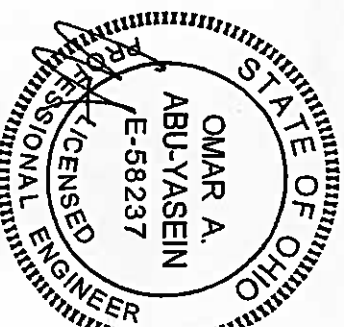
**SHEATHING OPTIONS
& DETAILS**

SHEET NO.: 6 / 11
DRAWN BY: AW DATE: 1/24/22
CHECKED BY: OAA DATE: 1/24/22

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO DATE OF CANCELLATION.

SEAL:



STAMP EXPIRY: 12-31-2023
DATE SIGNED: 01-26-2023

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL - STRUCTURAL
6036 Residence Plac., Toledo, OH 43623
Tel: 419-257-1555 • Fax: 419-257-0855
www.a-a-engineering.com

DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS
LOCATION: STATE OF OHIO
PROJECT NO.: 033-23-0120
SHEET TITLE:

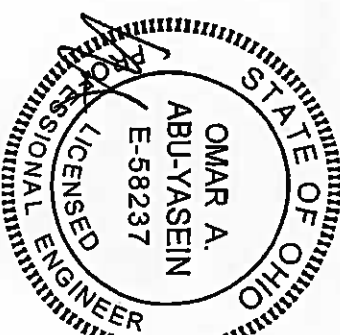
END WALL FRAMING

SHEET NO.: B-A / 11
DRAWN BY: AW DATE: 1/24/22
CHECKED BY: OAA DATE: 1/24/22

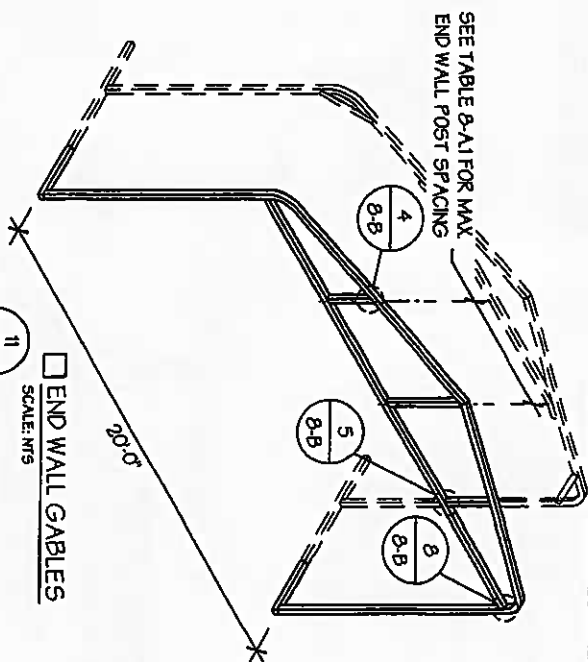
LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO DATE OF EXPIRATION.

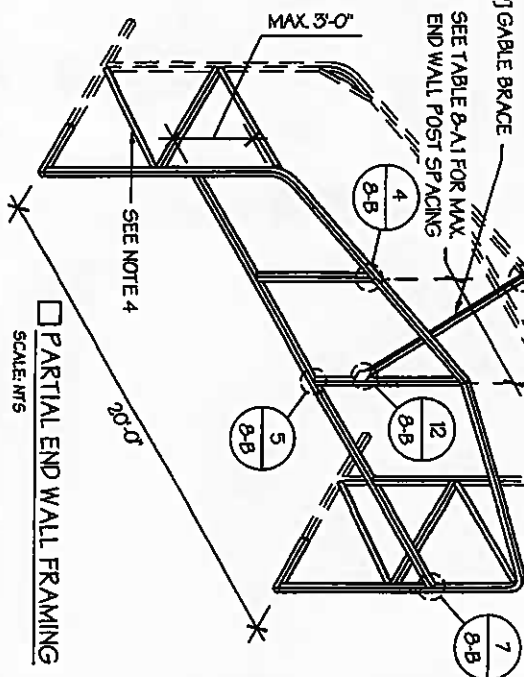
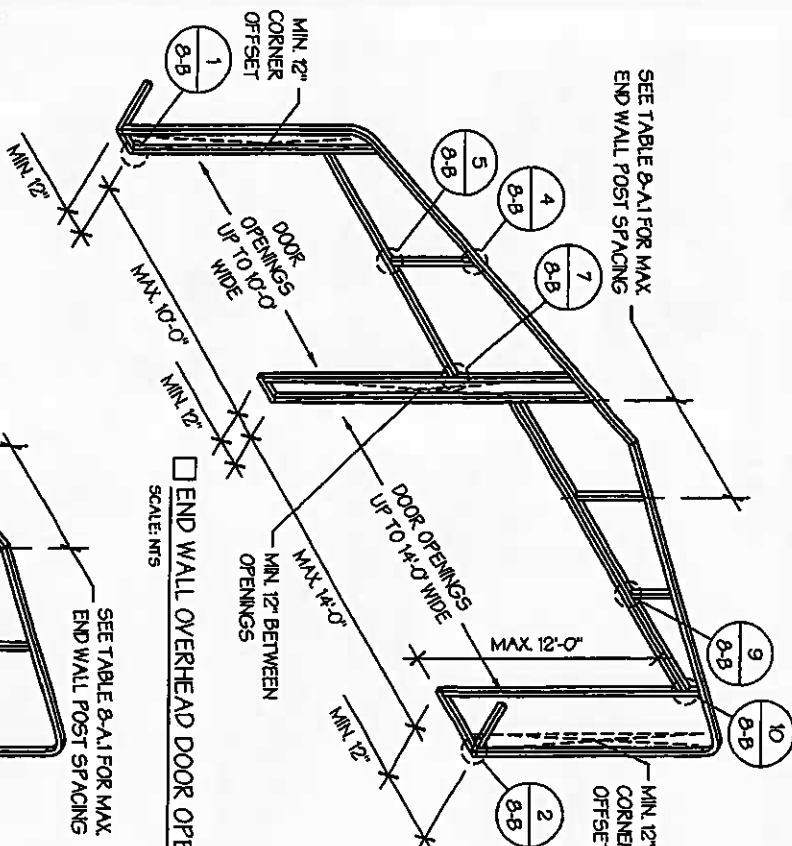
SEAL:



STAMP EXPIRY: 12-31-2023
DATE SIGNED: 01-26-2023

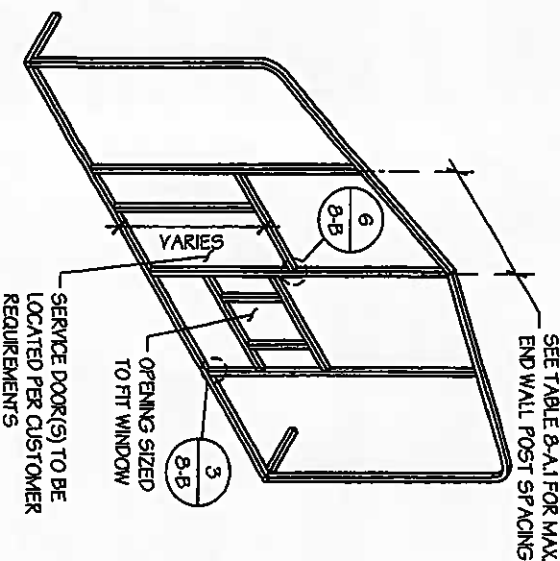


END WALL OVERHEAD DOOR OPENINGS



END WALL SERVICE DOOR AND WINDOW OPENINGS

SCALE: NTS



END WALL FRAMING NOTES:

- DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
- MIN. 12" CLEARANCE MUST BE MAINTAINED BETWEEN ANY TWO OPENINGS (OVERHEAD DOOR OR SERVICE DOOR) AND FROM CORNERS.
- SERVICE DOORS AND WINDOWS CAN BE PLACED AS NEEDED.
- DIAGONAL BRACES NEED TO BE ADDED FOR PARTIAL END WALL ENCLOSURES. SEE SHEET 9 FOR DIAGONAL BRACE CONNECTION DETAILS.

GABLE BRACING NOTE

- GABLE BRACE IS ONLY REQUIRED FOR PARTIALLY ENCLOSED END WALLS (END WALL POSTS ARE NOT ANCHORED TO THE GROUND).
- FULLY ENCLOSED OR OPEN END WALLS DO NOT REQUIRE GABLE BRACING.

TABLE B-A.1: END WALL POST SPACING SCHEDULE

WIND SPEED (MPH)	UP TO 7'	8' TO 9'	10' TO 12'
105	5'	5'	5'
115	5'	5'	4.5'
130	4.5'	4.5'	4'
140	4.5'	4.5'	3'
155	4'	4'	2.5'
165 - 180	3.5'	3'	2'

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL - STRUCTURAL
6036 Renaissance Place, Toledo, OH 43603
Tel: 419-292-1983 • Fax: 419-292-0955
www.aandengineering.com

DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS

LOCATION: STATE OF OHIO

PROJECT NO.: 033-23-0120

SHEET TITLE:

FOUNDATION OPTION 4:
SOIL ANCHORS

SHEET NO.: 11-D / 11

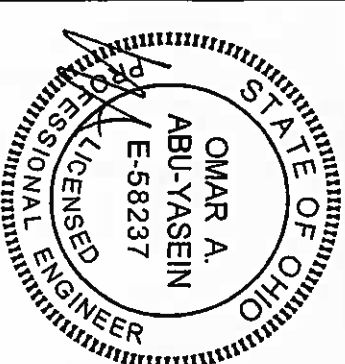
DRAWN BY: AW DATE: 1/24/22

CHECKED BY: OAA DATE: 1/24/22

LEGAL INFORMATION

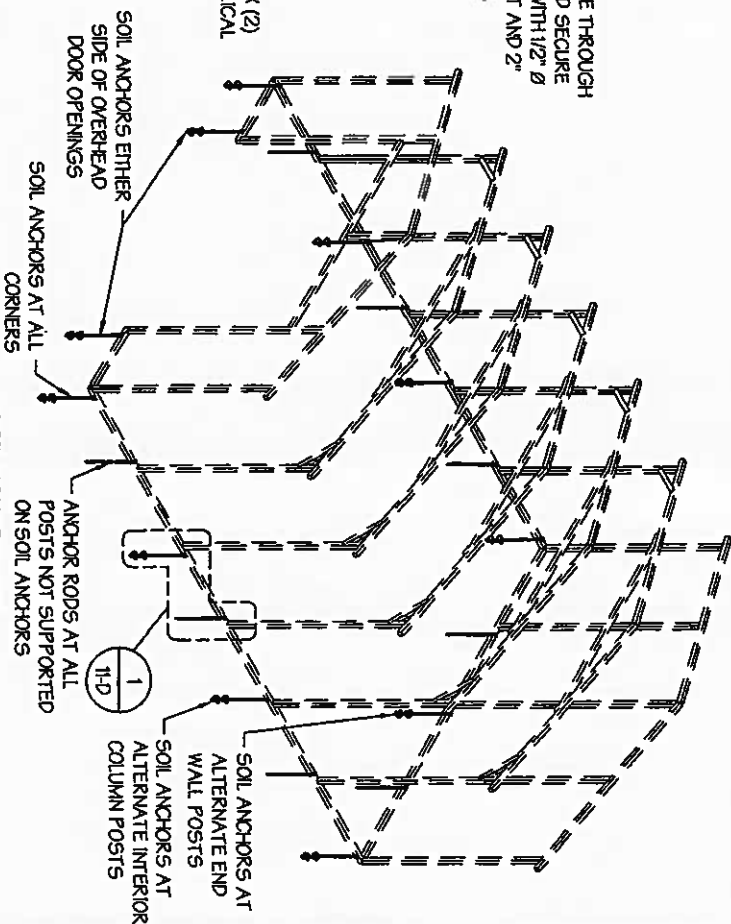
- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:



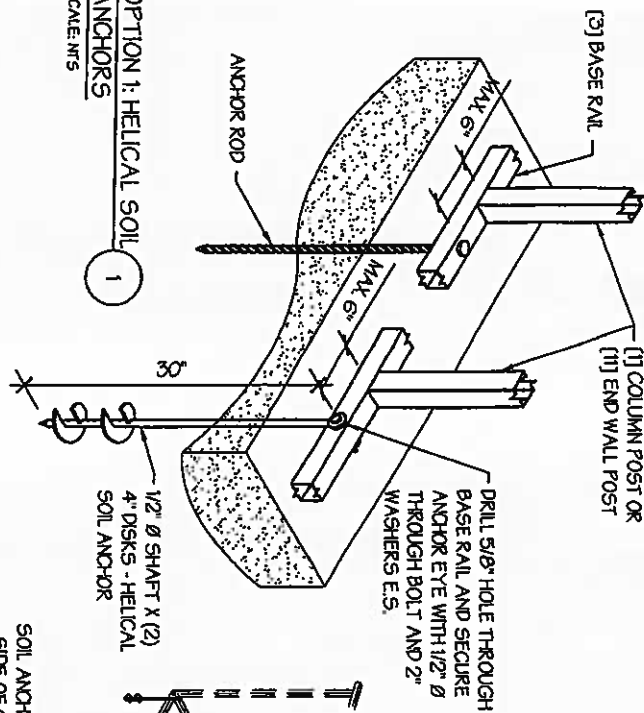
STAMP EXPIRY: 12-31-2023

DATE SIGNED: 01-26-2023



SOIL FOUNDATION
SCALE: NTS

☐ OPTION 1: HELICAL SOIL ANCHORS
SCALE: NTS



SOIL FOUNDATION NOTES:

- DESIGNS SHOWN ON THIS SHEET ARE FOR SOIL ANCHOR FOUNDATION.
- SOIL ANCHORS (HELICAL OR ROCK/ASPHALT) SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS, ON POSTS WITH DIAGONAL BRACING IF REQUIRED, AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
- HELICAL ANCHORS ARE TO BE USED ONLY IF THE DRIVING TORQUE INTO THE GROUND IS 150 FT-LBS OR GREATER. MANUFACTURER IS NOT RESPONSIBLE FOR SOIL QUALITY AT SITE.
- HELICAL ANCHORS CAN ONLY BE USED FOR CLASS 2, 3 & 4 SOILS (SEE SOIL CLASSIFICATIONS THIS PAGE).
- ALL POSTS WITH NO ANCHORS ADJACENT SHALL BE ANCHORED TO THE GROUND WITH A 1/2" X 30" LG. ROD. RODS WILL HAVE A PRE-FORMED HEAD AT THE TOP AND ONE COAT OF RUST PROOF MATERIAL.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN OF 1500 PSF.

SOIL CLASSIFICATIONS:

SOIL CLASS	DESCRIPTION
2	SANDY GRAVEL AND GRAVEL, VERY THIN DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL/COBBLES, PRELOADED SILTS, CLAYS AND CORAL.
3	SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, MEDIUM DENSE COARSE SANDS, SANDY GRAVEL, VERY STIFF SILT AND SANDY CLAYS.
4	LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS AND ALLUVIAL FILLS.

"FROM HUD 'MODEL MANUFACTURED HOME INSTALLATION STANDARDS'"

☐ OPTION 2: ROCK / ASPHALT ANCHORS
SCALE: NTS

