



Planning Commission

City Building

City of Sandusky, Ohio 44870

**APRIL 26, 2017
1ST FLOOR CONFERENCE ROOM
4:30 P.M.**

AGENDA

-
1. Review of minutes from the 3/8/2017 meeting

PUBLIC HEARING TO REVIEW THE FOLLOWING:

2. Application for Ordinance Amendments to Section 1129.06

NEXT MEETING: May 24, 2017

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

Planning Commission
Special Meeting Minutes
"Draft"
March 8, 2017
Minutes

Chairman Mears called the meeting to order at 4:31 PM. The following members were present: Mr. David Miller, Mr. Pete McGory, Chairman John Mears, Mr. Mike Zuilhof, and Commissioner Wes Poole. Ms. Casey Sparks and Ms. Angela Byington represented the Planning Department, Mr. Justin Harris represented the Law Department and Debi Eversole, Clerk from Community Development. Commissioner Lloyd and Commissioner Brady were also in attendance. Mr. Ned Bromm and Mr. Jim Jackson were excused.

There were five Commissioner Members present.

Chairman Mears opened the meeting stating that the special session was called to discuss proposed amendments to Sections 1129.06, 1133.04, 1133.05, 1133.06, 1137.03, 1137.04 and 1151.08.

Ms. Sparks presented that the proposed zoning amendments are all involving the Transient Occupancy section of the zoning code. Currently, transient rental is illegal in residentially zoned areas, but permitted in most commercial and business districts. There are, however, legal nonconforming properties within residentially zoned areas allowed to rent to transient occupants by virtue of an August 21, 2012 Judgment Entry issued by Judge Tone. This Judgment Entry did not preclude the City from "regulating" transient rental. A municipality has the power to create ordinances for the protection of health, safety and welfare. City staff would like to introduce transient rental legislation to assist in the protection of health, safety and welfare of the transient occupants and the surrounding property owners.

Staff recommended to continue to make transient rental "illegal" in residentially zoned areas, with the exception of area(s) possibly designated in the future as "transient overlay districts". Staff also recommended to adopt transient rental regulatory legislation that will require the following:

- Registration
- Inspection
- Enforcement
- Taxation

Planning Commission has privity over the Zoning Code. The four items above will not be included in the Zoning Code Amendments. They will be modified and amended through our Codified Ordinances.

The Proposed Zoning Amendments:

- Changing the definition of Transient Occupancy and creating Transient Overlay Districts
- Create a process, criteria and public notice for a Transient Occupancy Overlay District, which may be created in the future
- Inserting the use "Transient Occupancy" within districts, in which they are already permitted. Primarily the Commercial and Business Districts
- Specifying acceptable documentation to confirm or maintain legal nonconforming status

Current and Proposed Definitions:

- Current Definition: "Non-transient" means a period of not less than 365 days
- Current Definition: "Transient occupancy" means occupancy when it is the intention of the parties that the occupancy will be temporary. There is a rebuttable presumption that, when the dwelling unit occupied is not the sole residence of the guest, the occupancy is transient
- Proposed Definition: "Transient Occupancy" means occupancy when it is the intention of a party to occupy a dwelling unit for a period of less than 30 days
- Proposed Definition: "Transient Occupancy Overlay District" means the renting from a resident family to other individuals for the purposes of transient occupancy is permitted within an approved transient occupancy overlay districts

A transient overlay district is a layer of zoning that would permit transient rental use in addition to all uses permitted in the underlying (existing) zoning.

Considerations for an Overlay District:

- The City would initiate an overlay district. The City may consider, overtime, area(s) that may benefit from transient rental
- Possible Factors to consider:
 - Proximity to business and commercial districts (i.e., downtown)
 - Declining Housing Stock
 - Declining Housing Values
 - High Rental Percentage
- Reason to initiate an overlay district would be to spur investment in a declining geographic area with the goal of increasing property values and maintenance of homes in areas that are in close proximity to commercial and retail areas

Process for an Overlay District:

- Planning Commission or City Commission could initiate the amendment
- Planning Commission shall hold a public hearing and make recommendation to City Commission
- City Commission shall hold a public hearing and vote on the proposed overlay district

Commercial and Business Districts:

- The current code does not list transient occupancy within certain permitted business and commercial districts. Staff would propose listing this use under the following districts.
 - RB Roadside Business
 - GB General Business
 - DBD Downtown Business
 - CR Commercial Recreation
 - CA Commercial Amusement
- Each of these districts permit hotel and lodging, as such transient occupancy is permitted.

Legal Nonconforming Status:

- To confirm or maintain legal nonconforming status the following document will be accepted:
 - Previous tax bill showing income from property providing transient occupancy
 - Signed contracts indicating the dates in which the transient occupancy use occurred

Mr. Harris stated that depending on Planning Commission's decision at tonight's meeting, there will be proposed legislation presented at City Commission. If the Public Hearing is set in Monday's City Commission meeting, the legislation will be presented on April 24, 2017. He invited anyone interested to participate in the City Commission meeting on April 24, 2017.

Audience Comments:

Erlene Tersek, 119 Greenbriar asked for clarification that if someone rents for more than 30 days, but less than 365 days, example 6 months, would they have to pay the \$500.00 rental registration and be inspected. Mr. Harris stated that the new definition of "transient occupancy" would state that anything over 30 days would not be considered transient. They would have to register as a rental property and pay registration fees.

Mary Mischler, 172 E. Market St asked about the legal nonconforming status and what it would take to get that status. Could a renter use guest books to confirm that they have rented since 2010? Ms. Sparks stated that in the past, guest books were accepted. The proposed amendment would require a signed contract. Current legal nonconforming status would be needed if you are renting in a residential area. She then asked that since there is no law in place, could she bring in her guest books dating back to 2010 and be grandfathered in to a nonconforming status. Mr. Harris stated that there is no clear definition of what can be accepted at this time and current cases are being handled on case by case basis. The purpose of developing legislation is to establish uniformity for legal nonconforming cases. The best measure to prove that someone has legal nonconforming status is their tax returns.

Ms. Mischler also asked Staff about the factors that they considered for the overlay districts, specifically increased home values. Ms. Sparks stated that the increase in value is only one of the elements in creating an overlay district. The other factors include if there is a current decline in housing stock, if it's in close proximity to commercial or retail or improve a neighborhood in a whole. Ms. Mischler stated that she loves the City of Sandusky and would love to invest more money into the city but because of the current regulations, she invested in Huron. She feels that for every one complaint on a VRBO property, you would probably find 50 that run with no complaints.

Chris Romick, 172 E. Market St asked if complaints were public record where someone could see what the complaints stated. Ms. Sparks stated that yes, these would be public record, which came to Community Development. He stated that he tried to print a report through the Police Department that showed where the Police were dispatched and for what reason. This report was for May 2016 through September 2016. He stated that there were 4 calls to Lane D, and 1 call to Cedar Point Rd. With the exception of one call reporting a loud group of people, he could not find any complaints regarding transient rental. Mr. Harris responded that complaints are not necessarily through the Police Department. Any complaint regarding legal use of property comes to Community Development, either Planning or Code Enforcement

Divisions. Mr. Romick asked what a person that rents his home for 5 days does differently than a person that rents for 31 days. Are they doing anything other than a person that resides there? He feels like it's starting to boil down to the neighbors don't want particular people to stay next to them.

Lloyd Fitzenbarger, 454 Millpond Dr. stated that he feels it is a mistake to not allow transient rental in our area. We are a tourist community and good people want to come here and spend money. The money spent fixing up rental properties is spent in our community and the tax dollars go to our community. If it's a matter of nuisance complaints, we have laws governing noise, trash, parking, etc.

Ms. Byington stated that the purpose of this meeting today is a step towards allowing transient rental. It is currently only allowed in Commercial and Business Districts. The proposal today is to have sections of the city that would permit transient rental. Due to past opposition, it would be very difficult to propose allowing city wide transient rental in residential neighborhoods.

Erlene Tersek agreed with Ms. Byington stating that she understands that the City is not trying to disallow transient rental, but to start allowing it in certain districts. She added that there are some property owners that will screen their renters and take their neighbors into consideration and others that will not.

Valerie Parker, 1021 Cedar Point Rd stated that she heard examples of reasons against transient rental tonight that discriminated against who is next door to you or in your neighborhood. She stated that is not her concern. She answered the question of what is the difference between 1 night stay and 30 or more day's rental. She stated that the 1 or 2 night rentals can be a constant party, all day, every day. She added that they come in with large groups of people with cars everywhere and that is disruptive if you are in your quiet home. If someone is renting for 365 days, this won't happen as often. There is trash and debris left over everywhere. There is a hazard for safety vehicles to get down Cedar Point Road because there are cars parked everywhere. She likes that the city is trying to regulate this.

Doug Ebner, Cedar Point Road stated that Ms. Parker previously rented a house that he owns on Cedar Point Rd. He added that we are a destination city and that Sandusky counts on the tourism. He would not consider Cedar Point Road a neighborhood, like other communities within the city. He stated that the renting was going on prior to some of the purchases and that the people should have considered the fact before they purchased.

Mary Mischler, 172 E. Market Street stated that she can appreciate the concern of having multiple cars come in and out and having parties every night. She has not witnessed that, but she feels that any short term renter will spend most of their time at Cedar Point or surrounding attractions. She doesn't see a difference in having short term renters having a party and property owners having a graduation party. She has rented to Attorney General Mike DeWine and feels that if he is for short term rentals, why is the City of Sandusky not? She also wondered how and who determines the zoning for overlay districts. Ms. Sparks stated that there is no area at this time and that this meeting is to attempt to set the criteria for overlay districts. Mr. Harris stated that there is a passion for either side of the issue and that it is already illegal for short term renting within residential neighborhoods. What we are trying to accomplish is to provide a better definition for transient occupancy. What we are presenting to

Planning Commission is that if they were to adopt the definition 1107.01 (g12) "Transient Occupancy", staff would also recommend the repeal of 1107.01 (g11) "Non-Transient Rental" because they would only contradict each other.

Valerie Parker responded to Mr. Ebner's comment that she had rented one of his properties. She rented in December for her children to come visit. She clarified that there is a difference between the middle of summer and the middle of December. Summer, there are bonfires, trash, water toys that may cause disturbance for the neighbors. She stated that she does not disagree with transient rental all together, just when it causes a disturbance in the neighborhood.

Doug Ebner stated that he is in full agreement with rules and regulations. The City laws are in place for noise and disturbance complaints. It is not his intent to disrespect his full-time neighbors. He purchased 3 of his properties on Cedar Point Road out of foreclosure so he is doing the city a service within the economy.

Mr. Zuilhof stated that he feels that this session helped with understanding that staff is trying to make it possible allow transient rentals in certain areas and not prevent these uses. He stated that his concern is how staff will implement this overlay district going forward for example deciding what areas are permitted and what areas are not permitted Mr. Zuilhof does understand the value of allowing in certain declining neighborhoods to increase value to the area, solve land use problem, and solve an economic development problem.

Mr. Poole stated that zoning exists to ensure that compatible uses are in locations that don't create problems. He understands that in residential neighborhoods, there are rules put into place so that the property owners know what to expect. What the overlay district allows the city to identify places where transient rental will not be a problem.

Mr. Miller stated that he understands that this is more permissive than what is currently in place but wonders as we move forward, how the overlay districts will be regulated and how will individual cases be handled.

Mr. McGory stated that in everything that he has heard today, nobody is wrong and everybody was right in what they had to say. He stated that there are two types of transient rental. On the one hand, there are people that want to experience the area and will not have the big parties or excessive guests parking everywhere. And, there are others that will take advantage of the outside fun. This could be a nuisance to permanent residents. The hard decision is finding something that would be right for everyone.

Mr. Zuilhof stated that one of the points that was missed in the past is that there are two different situations to consider: Should someone be allowed short term use according to the zoning codes regarding peaceful use of the property, number of occupants, etc. Or, will the people renting be using the property for a party/party hall or venue for any celebration, for example a wedding reception. This use is an entirely different situation which would fall into a commercial use, not a residential use.

He added the concern about property rights and how people feel that any restriction on their property is unconstitutional. The city has the right to protect the neighbor's rights that pertain to the different zoning codes.

Mr. Poole asked if all of the amendments needed to be addressed in separate motions. Mr. Harris stated that any motion could have amendments to the definitions. Mr. Poole stated that he moved to adopt section 1151.08 as written, but excluding the last line which states "signed contracts indicating the dates which transient occupancy occurred". With no second to the motion, the motion died.

Mr. Miller moved to accept all of staff's recommendations, including the repeal of 1107.01 (g11) as it conflicts with the new definition of 1107.01 (g12). Mr. McGory seconded the motion. The motion carried with a unanimous vote.

Ms. Sparks informed the Commission that there is a regular scheduled meeting on Thursday March 22, 2017.

Chairman Mears adjourned the meeting at 5:45PM.

APPROVED:

Debi Eversole, Clerk

John Mears, Chairman

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR
ORDINANCE AMENDMENTS TO SECTIONS
1129.06

Reference Number: PC-04-17

Date of Report: April 19th, 2017

Report Author: Casey Sparks, Assistant Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

The City of Sandusky has submitted the following application, below is the information that is relevant to this application:

Applicant: City of Sandusky
222 Meigs Street
Sandusky, Ohio 44870

Applicable Plans & Regulations: Sandusky Zoning Code
1129.06

DESCRIPTION

Last year Planning Commission and City Commission reviewed proposed amendments to the Planning & Zoning Code regarding recreational vehicles. City Commission ask planning staff to review the amendments and look at expanding these regulations to address some of the residents' concerns. Planning Staff held two work sessions with Planning Commission to discuss these proposed amendments. The amendments proposed address the location in which the recreational vehicles can be stored including setbacks and screening requirements, the number of recreational vehicles permitted on the property, and the ownership of the vehicles.

At the last work session planning staff worked to clarify direction from the Planning Commission on these issues, however if the Commission believes that additional regulations should be added or removed from the proposed legislation we can propose these changes to City Commission.

Section 1129.06 ACCESSORY USES

- (a) Vehicles in Residential Districts.
- (1) Provision of parking facilities. Private or storage garages or open off-street parking areas are required for all residential types, in accordance with the standards set forth in Chapter 1149.
- (2) Placement, parking, or storing of motor vehicles and trailers. The placement, parking, or storage of motor vehicles, trailers or other vehicles as defined in Chapter 301 of the Traffic Code shall be subject to the following restrictions **on residentially-zoned property on property operating as a residential use:**

A. Vehicles or trailers of any kind without current license plates or current validation stickers on their rear license plates thereof or inoperable vehicles (i.e. vehicles unable to move under their own

power) shall not be stored on residentially zoned property except in a completely enclosed garage or other completely enclosed permanent structure.

B. Recreational vehicles including campers, motor homes, boats and boat trailers, personal watercraft and personal watercraft trailers, and buses converted for recreational use shall **meet the following regulations:**

1. No more than two recreational vehicles shall be permitted on a property, trailers shall be excluded if holding a recreational vehicle.
2. The number recreational vehicles shall not exceed 30% of the rear yard, this percentage shall be cumulative of all accessory uses and structures that exist on the property.
3. Recreational vehicles shall not be parked between the right of way and the front of the main structure on residentially zoned property. On corner lots, recreational vehicles shall also not be parked in the side yard adjacent to the right of way.
4. A minimum setback of three feet in width shall be maintained between recreational vehicles and the lot line of any side yard or rear yard. Screening shall be required within the rear yard when adjacent to another residential property, screening shall occur by virtue of a fence or vegetation at height of (6) six feet.
5. Recreational vehicles stored be on a paved surface.
6. Recreational vehicles stored on property operating as a residential use shall be registered to the occupant or property owner.

CONCLUSION/RECOMMENDATION

In conclusion, planning staff recommends that Planning Commission recommend the proposed amendments to City Commission.



Landmark Commission City Building

222 Meigs Street
Sandusky, Ohio 44870

APRIL 26, 2017
1ST FLOOR CONFERENCE ROOM
4:30 P.M.

AGENDA

1. Application for exterior renovations to 142 Columbus Avenue

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

LANDMARK COMMISSION REPORT

APPLICATION FOR EXTERIOR RENOVATIONS TO 142 COLUMBUS AVENUE

Reference Number: LC-05-17

Date of Report: April 19, 2017

Report Author: Casey Sparks, Assistant Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

Gabe Zeller, submitted a Landmarks application for alterations to the property located at 142 Columbus Ave. The following information is relevant to this application:

Applicant: Gabe Zeller
3907 Deerpath Drive
Sandusky, Ohio 44870

Site Location: 142 Columbus Avenue

Zoning: "DBD"/Downtown Business District

Existing Uses: Vacant

Proposed Uses: Restaurant

SITE DESCRIPTION

The site is zoned "DBD"/Downtown Business District by the Sandusky Zoning Code and is surrounded by other downtown business zoning districts.

142 Columbus Ave



142 Columbus Avenue



DIVISION OF PLANNING COMMENTS

The property located at 142 Columbus Ave is currently on the National Register of Historic Places, as it is within the Columbus Avenue Historic District. Per Chapter 1161 Landmark Preservation any property that is on the National Register or within a district is required to seek a Certificate of Appropriateness from the Landmarks Commission for any exterior renovations or additions.

The applicant, Gabe Zeller, has provided a project description for the proposed renovations. The applicant is looking to repair the existing stucco façade in areas where it is in disrepair. The applicant is also looking to cut out the stucco area above the storefront to reveal the original window, the applicant has stated they would like to add additional lighting to the interior of the building. Additional changes that are proposed include replacing the existing dual pane front window to create a single pane glass window, the dimensions will remain the same. The applicant is also looking to replace the front door as it is damaged. The Secretary of Interior Standards does state that when replacing windows they should be replaced to convey the same visual appearance. The Secretary of Interior Standards does state that when replacing the windows you should sustain the same number of panes, however without an historical image of the property we cannot determine what was originally within this area. It appears that both the window area and the doors have already been replaced, as such the historic integrity of the building has already been compromised.

The applicant has also proposed two signs for the building, one blade sign that will hang above the front door and one wall sign that will mount within the existing area above the storefront. This sign will be internally illuminated which does go against the downtown design review standards. The blade sign is proposed to be 3' 9" x 2' 6" and the wall sign is proposed to be 5' 6 1/4" x 26".

The applicant did not provide a rendering of the door they will be replacing nor an elevation drawing indicating the location of the proposed exterior changes and signage. The applicant was not able to produce a historic image of the property to provide with the application. Below is an image of the existing front façade of the structure.



CONCLUSION/RECOMMENDATION

Staff believes that the proposed alterations are to certain aspects of the building that have already been compromised, as such staff does not have any issues with these proposed changes. In regards to the signage, staff does not have concerns regarding the proposed blade signage. However the downtown design review guidelines are very clear on signage not being internally lit as such staff would not recommend approval of the wall signage. Staff would recommend that the signage that is to be flush to the wall the sign shall be externally lit. However, the applicant has indicated that the stucco above the storefront is to be removed to reveal the original window, if the proposed sign is to be within the window area our guidelines are silent on signage being on the inside of a structure.



CITY OF SANDUSKY LANDMARKS
COMMISSION

222 Meigs Street - Sandusky, Ohio 44870

Phone (419) 627-5832

LANDMARK DESIGNATION AND
CERTIFICATE OF APPROPRIATENESS

APPLICATION

Preparing Your Application:

Please type or use black ink and use paper no larger than 11" x 17" for the required supporting information. City staff is available to advise in the preparation of applications.

Filing Your Application:

When completed, the attached application will initiate consideration of a property for designation as a local historic landmark. The application will enable the Sandusky Landmark Commission to determine whether the property qualifies for designation.

**The guidelines developed for this application are based on the evaluation process set forth in Chapter 1161 of the City of Sandusky's Code of Ordinances.*

1. Name of Property

Historic Name: _____

Current Name: _____

2. Location

Please include the full street address of the property, including its local jurisdiction. Parcel Identification Numbers (PIN) can be found by contacting the Erie County Auditor's office or website.

Street Address: 142 Columbus Ave

City/Town/Jurisdiction: Sandusky OH /Historic

PIN Number: 56-00082.000

3. Owner Information (If more than one, list primary contact)

Name: Zeller Gaming Enterprises, LLC

Address: 3907 Deerpath dr. Sandusky OH 44870

Phone: 419-357-7354

4. Applicant/Contact Person (If other than owner)

Name: Gabe Zeller

Address: 3907 Deerpath dr.

Phone: 419-357-7354

5. General Data/Site Information

A. Date of construction and major additions/alterations: 5-1-17

B. Number, type and date of construction of outbuildings: NA

C. Approximate lot size or acreage: 1963 ft (from auditors website)

D. Architect, builder, carpenter, and/or mason: Byington Builders

E. Original use: _____

F. Present use: Vacant - previously used as a restaurant

6. Classification

A. Category (building(s), structure or site): Building

- Building - A "building," is created principally to shelter any form of human activity. (i.e.: house, barn, hotel, church, school, theater, stable)
- Structure - The term "structure" is used to distinguish from buildings constructions made usually for purposes other than creating human shelter (i.e.: tunnel, bridge, highway, silo)
- Site - A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure. (i.e.: battlefield, cemeteries, designed landscape)

B. Ownership (check one): Private Public

C. Number of Contributing and non-contributing resources on the property: A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because it was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period.

Contributing

Non-Contributing

Buildings _____

Structures _____

Objects _____

Sites _____

D. Previous field documentation (when and by whom): _____

E. National Register status and date (listed, eligible, study list): _____

Please contact the National Register Coordinator at the State Historic Preservation Office to determine National Register status.

7. Supporting Documentation (attach to application on separate sheets)

A. Required Documents

- Eleven (11) copies of the application shall be submitted as well as one (1) digital application

B. Required Photographs

- Digital photographs shall be submitted. Please include a printout of the images. To save paper and ink, as many as nine images may be placed on a single 8 X 10 sheet of paper, though images should be a least 3 ¼ "X 2 ½". Proofs may be in black and white on regular paper.
- For buildings and structures, include all facades and at least one (1) photo of all other contributing and non-contributing resources. Also include at least one (1) photo that shows the main building or structure within its setting. For sites, include overall views and any significant details.
- Photos must be identified with the name of the property, its address or location, and the date.

C. Maps

- Include two (2) maps; one (1) clearly indicating the location of the property in relation to the local community, and one (1) showing the boundaries of the property. Tax maps with the boundaries of the property are preferred, but survey or sketch maps are acceptable. Sketch maps should reflect, describe and label all buildings, structures, objects or sites, within the property boundary. Please show street names and numbers and all structures on the property. Mapping information may be obtained from the Erie County Auditor's website: www.erie.iviewtaxmaps.com

D. Historical significance (Applies to all classifications)

- Note any significant events, people, and/or families associated with the property. Please clearly define the significance of the property in the history. (For example, the property may have been the birthplace of an influential citizen, represent historical patterns of commercial or agricultural development, or served as an important center of community activity). Include all major owners.
- Please include a bibliography of sources consulted.

E. Architectural description, significance and integrity (Applies to buildings, structures and objects)

- For buildings and structures, describe, including exterior architectural features, additions, remodeling, and alterations. Also describe significant outbuildings.
- Context of the history (For example, the building or structure might be one of a town's only surviving examples of a Greek Revival building, or it may be a unique local interpretation of the Arts and Crafts movement. An object might be a statue designed by a notable sculptor.)
- Include a statement describing how the building or structure currently conveys its historic integrity. For example, does it retain elements of its original design, materials, location, workmanship, setting, historic associations, or feeling, or any combination thereof?
- Please include a bibliography of sources consulted.

F. Property boundary, significance and integrity (Applies to all classifications)

- Describe the land area to be designated, address any prominent landscape features.
- Clearly explain the significance of the land area proposed for designation and its historical relationship to the **building(s)** or **structure(s)** located within the property boundary or, in the case of sites, the historical event or events that make the land area significant. For **buildings** and **structures**, the designated land area may represent part of or the entire original parcel boundaries, or may encompass vegetative buffers or important outbuildings. For **sites**, the designated area may encompass a landscape that retains its historic integrity (i.e. a battlefield encompassing undisturbed historic view sheds).

8. Scope of the Project to Include: Please circle all that apply.

- Awnings/ Shutters
- Signage
- Roofing
- Landscaping
- Rear Access
- Parking Lot Layout
- Siding

- Energy Conservation
- Doors, Windows, Entrances
- Complete Façade Restoration
- Partial Façade Restoration
- Exterior Painting (Commercial)
- Fences
- Other _____

9. Signatures

Applicant: _____ **Date:** _____

I have read the general information on landmark designation provided by the City of Sandusky Landmark Commission and affirm that I support landmark designation of the property defined herein.

Owner: _____ **Date:** _____

City of Sandusky/Downtown Design Review District
Application for Certificate of Appropriateness



Address of Property: 142 Columbus Ave

Property Owner Name: Zeller Gaming Enterprises, LLC

Property Owner Address: 3967 Deeppath dr. Sandusky OH 44870

Property Owner Phone Number: (Phone): 419-357-7354 (FAX):

Have you reviewed the Downtown Sandusky Design Review Guidelines?

Yes

No

Is the building on the National Register of Historic Places?

Yes

No

Scope of project to include: (Please check appropriate items.)

Awnings/Shutters

Energy Conservation

Fences

Signage

Doors, Windows, Entrances

Siding

Roofing

Complete Façade Restoration

Landscaping

Partial Façade Restoration

Rear Access

Exterior Painting (Commercial)

Parking Lot Layout

Other: _____

Briefly explain the proposed work: (Attach extra sheets if necessary.)

We need to replace the damaged front door. The front facade stucco will need to be repaired in areas. We would like to cut out some of the stucco above the store front to access an original window that is currently covered up. We would also like to replace the front window with one solid piece of glass instead of the dual pane that currently exists. Would like to put a 3' by 2' black sign above the entrance door. Will need to put a working rear access door.

City of Sandusky/Downtown Design Review District Application for Certificate of Appropriateness, Page Two



Please submit the following information:

- One historical (if available) and one modern photograph of building
- Eight (8) copies of plans of proposed work, including color and/or material samples if appropriate.

Estimated total cost/budget for proposed project:

Do you have any questions or concerns?

I understand the criteria for this application, approval and reviews by the Design Review Board and agree to be subject to the Secretary of the Interior's Standards for the above described work in accordance with City ordinances.

Signed: _____
Property Owner

Date: _____

FOR OFFICE USE ONLY

Application Number: _____

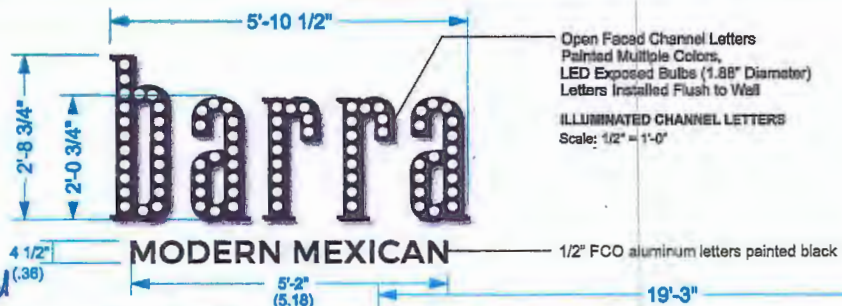
Received By: _____

Date Received: _____

Date of Meeting: _____

Approved or Denied?: _____

Conditions of Approval or Reasons for Denial:



Window

Cut out stucco to reveal original windows. Needed to create more lighting

Stucco is damaged in areas, will need to be fixed.



Front window

Need to make a single Pane Glass
* will be same dimensions, only no longer dual pane.

Blade sign hanging above front door. 3' by 2' sign

PROPOSED SIGNAGE

Scale: 1/4" = 1'-0"

This drawing is not to be used as an exact representation of color. Colors shown represent design intent only for customer's consideration. Copyright © 2015 Brady Signs.



Customer: Barra / Lua
 Location: 142 Columbus Ave., Sandusky OH
 File name: Dwg71894A
 Date: November 10, 2016
 Note: -

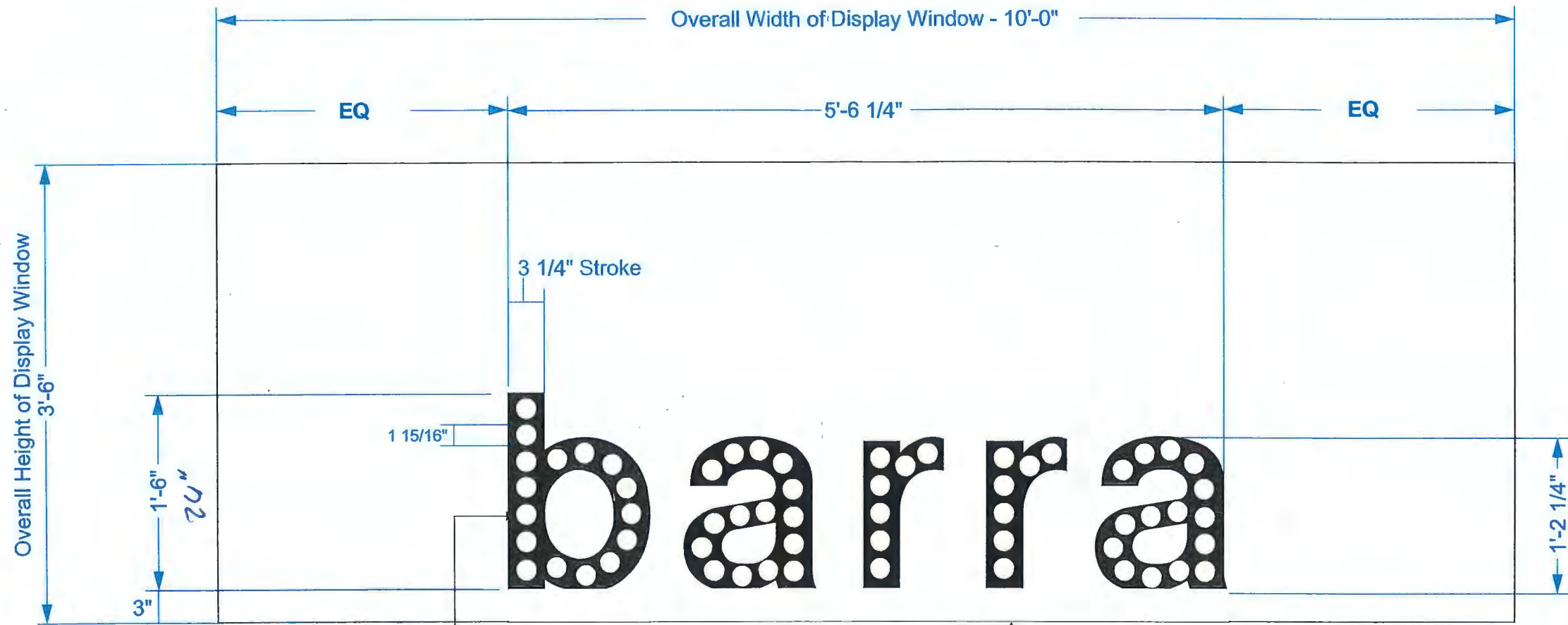
These drawings are the exclusive property of Brady Signs. They represent chargeable time spent. They are submitted for your personal use under the agreement that the use of this design in its entirety or any part will not be reproduced, copied, lent or used for any purpose without written consent from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

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

Front door is damaged. will need to be replaced.

Scale: 1" = 1'-0"

Client Approval: _____ Title: _____ Date: _____



OPTION A
18" (b)

Open Faced Channel Letters,
Aluminum Cans Painted Black,
LED Exposed Bulbs (1.88" Diameter)

3" Raceway Mounted on Mantle Below Window,
(Letters will be Installed in the Interior of the building
behind the Window Glass)
Letters Will be Bottom Mounted to Raceway,
Aluminum Raceway with Painted Finish, Color TBD

This drawing is not to be used as an exact representation of color. Colors shown represent design intent only for customer's consideration. Copyright © 2015 Brady Signs.



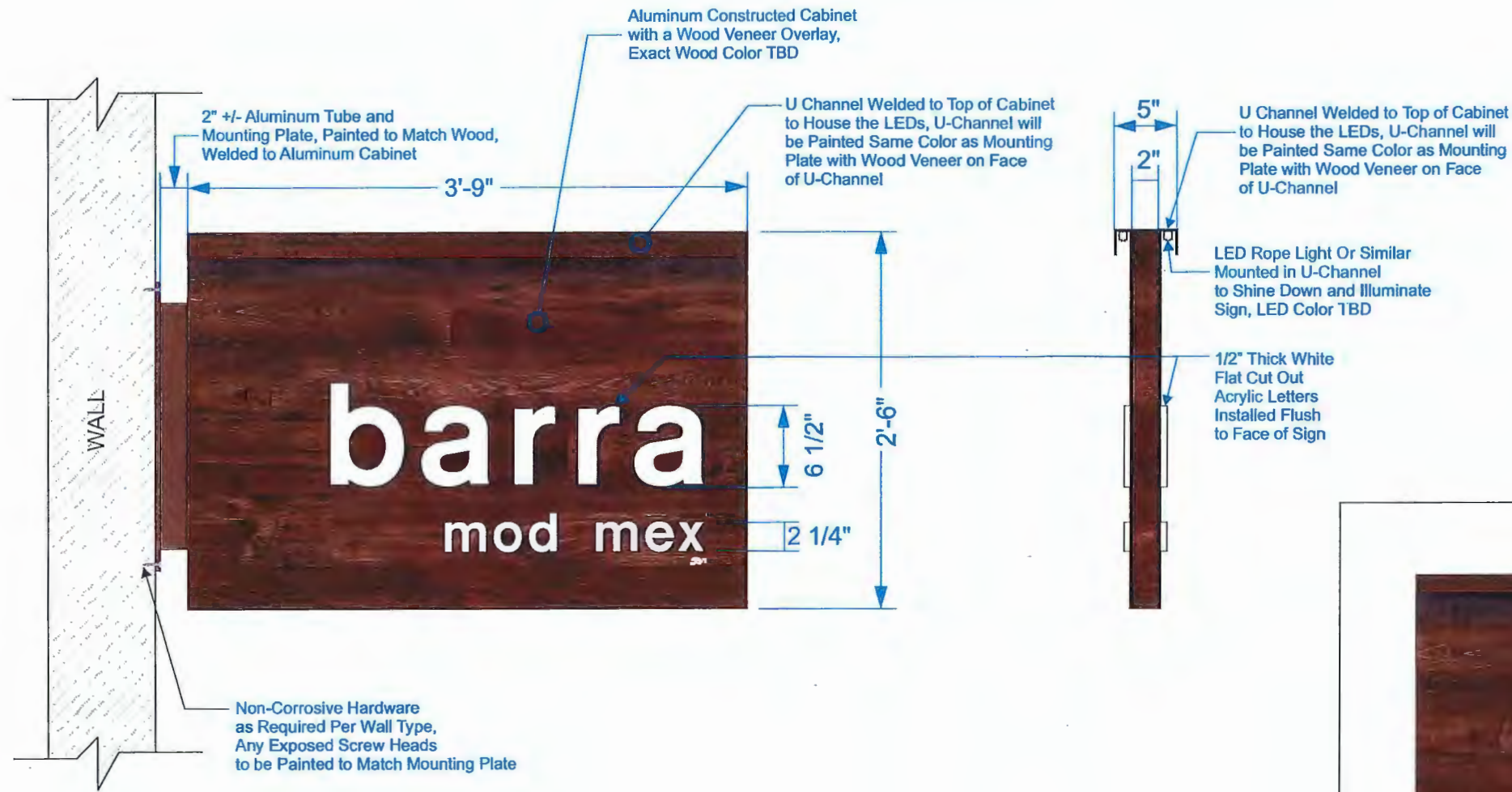
Customer: Barra / Lua
 Location: 142 Columbus Ave., Sandusky OH
 File name: Dwg71894A
 Date: March 15, 2016
 Note: -

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

Scale: 1" = 1'-0"

Client Approval: _____ Title: _____ Date: _____



DOUBLE FACED BLADE SIGN



ALTERNATE FACE GRAPHICS

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