



Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

www.cityofsandusky.com

Agenda

April 4, 2024

5:00 pm

City Commission Chamber

Live Streamed on www.Youtube.com/CityofSanduskyOH

1. **Meeting called to order – Roll Call**

2. **Public Hearing**

416 Warren St.

JaMarcus Hampton, on behalf of Hampton Enterprises, LLC. has submitted an application for an amendment to the zoning map for 416 Warren St. (parcel 56-00352.000). The application is to amend the zoning map from CS – Commercial Services to RMF – Residential Multi-Family.

3. **Adjournment**

NEXT MEETING: April 24, 2024 at 5:00pm

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

CITY OF SANDUSKY, OHIO
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

PLANNING COMMISSION REPORT

APPLICATION FOR A MAP AMENDMENT TO THE
ZONING MAP AT 416 WARREN ST. (PARCEL 56-
00352.000)

Reference Number: PRZ24-0002

Date of Report: March 27, 2024

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Property Owner: Hampton Enterprises, LLC
P.O. Box 2171
Sandusky, OH 44870

Site Location: 416 Warren St.
Sandusky, OH 44870

Current Zoning: CS – Commercial Service

Proposed Zoning: RMF – Multi-family Residential

Adjacent Zoning: North: CS – Commercial Service
East: R2F – Two Family Residential
South: CS – Commercial Service
West: CS – Commercial Services

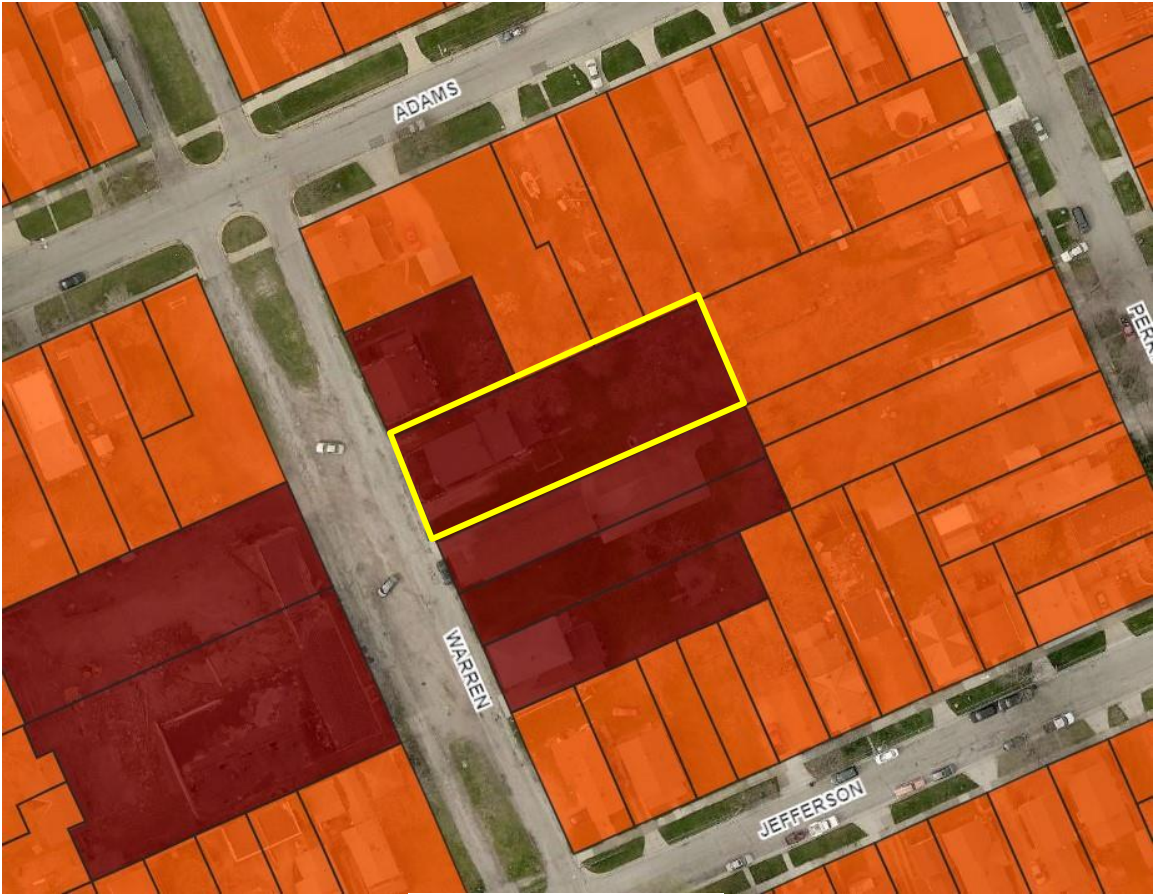
Existing Use: Residential / Business

























Proposed Use: Residential / Business

Applicable Plans & Regulations: City of Sandusky Bicentennial Comprehensive Plan
City of Sandusky Planning and Zoning Code Chapters:
1113 Amendments, 1129 Residential, Districts, 1137
Commercial Districts

SITE PICTURES

Subject Parcels Outlined in yellow:



Zone Map Setbacks	Zoning	
	 AG - Agriculture	 PF - Public Facilities
PUD - Planned Unit Development	 CA - Commercial Amusement	 R1-40 - Single Family Residential
	 CR - Commercial Recreation	 R1-50 - Single Family Residential
Parcels	 CS - Commercial Service	 R1-60 - Single Family Residential
	 DBD - Downtown Business	 R1-75 - Single Family Residential
TRO - Transient Rental Overlay	 GB - General Business	 R2F Two-Family Residential
	 GM - General MANufacturing	 RB - Roadside Business
	 LB - Local Business	 RMF - Multi-Family Residential
	 LM - Local Manufacturing	 RRB - Residential/Business
	 P - Auto Parking	 RS - Residential Suburban

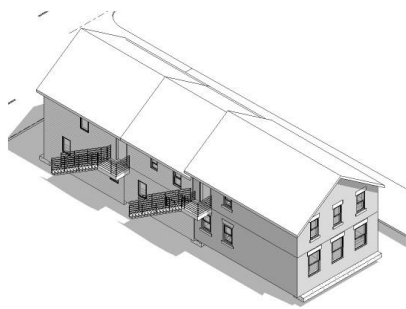
Aerial of site – Fall 2023



Bird eye photo from (3/7/2023)



Street View from 7/2019



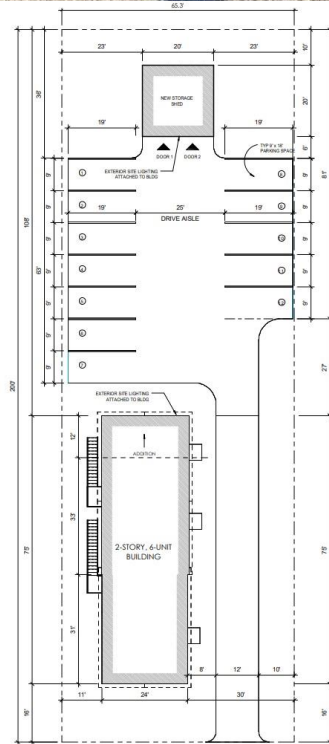
⑤ ROOF AXON



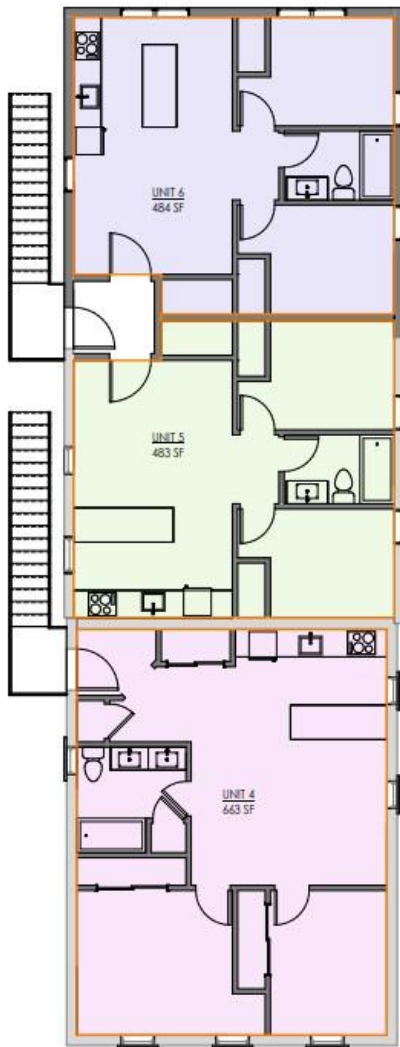
② FRONT PERSPECTIVE



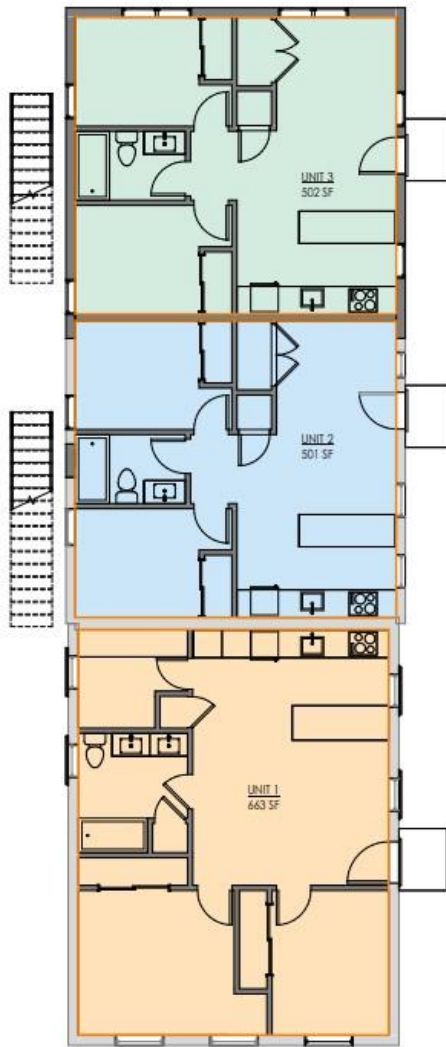
③ REAR PERSPECTIVE



① SITE PLAN



④ SECOND FLOOR



③ FIRST FLOOR

PROJECT DESCRIPTION

The structure had historically been a two family unit but was altered by the previous owner to a one unit. The applicant is proposing to convert the structure from a one unit residential to a six unit residential, for the purpose of long-term rentals.. To do so, a zoning change must take place. The current zoning, Commercial Service District, limits residential units to two.

APPLICABLE CODE SECTIONS

CHAPTER 1113
Amendments

Chapter 1113 Amendments, of the Zoning Code states that the Zoning Map may be amended periodically in order to keep it abreast of new zoning techniques, as well as when the following general conditions arise:

- (1) Whenever a general hardship prevails throughout a given district;
- (2) Whenever a change occurs in land use, transportation, or other sociological trends, either within or surrounding the community; and
- (3) Whenever extensive developments are proposed that do not comply but would be in the public interest.

CHAPTER 1129

Residential Districts

1129.03 SCHEDULE OF PERMITTED BUILDINGS AND USES.

		Minimum lot size			Minimum yard dimensions			Max. Height	
			Width at Front building depth line		Side Width		Rear Depth	Main Building	
District	Dwelling or building type	Area per unit (sq. ft.)	(ft.)	(ft.)	Single (ft.)	Total (ft.)	30% or (ft.)	Story	Ft.
RMF	1 Fam. Dw.	4,300	33	25	3	10	40	2	30
	2 Fam. Dw.	2,500	33	25	3	10	40	2	30
	Row	2,250	66	25	**	**	40	2	30
	House Apartment	2,000	66	25	**	**	40	6	75

1145.06 DWELLING UNIT AREA REQUIREMENTS.

In order to promote healthful living conditions, and to preserve the value and character of residential neighborhoods, dwellings shall be erected, altered, moved, maintained, modernized, or used only in accordance with the following standards:

- (a) Area of Dwelling Unit. The sum of the gross floor areas above the basement level, including those rooms and closets having a minimum ceiling height of 7 feet, and having the natural light and ventilation as required by the building code; rooms above the first floor may be included which are directly connected by a permanent stairs and hall, and spaces under pitched roofs having a minimum knee-wall height of 4 feet if 2/3 of the room area has a minimum ceiling height of 7 feet. The area shall be measured from the interior face of the enclosure walls at the

first floor line, and the interior face of the walls of those rooms which may be included under a pitched roof for one-family dwellings, and measured from the center line of party walls where applicable for two-family or multifamily dwellings. There shall be excluded all areas within garages and porches for all dwellings; utility and general storage rooms in basementless dwellings; and public halls, and utility and general storage rooms in multifamily dwellings.

(b) Minimum Area. The minimum area of a dwelling unit, as defined in this section, shall be not less than set forth in the following schedule:

Dwelling Type	District	Minimum Area Per Dwelling Unit (sq. ft.)
1-family	RS R1-75 R1-60	900
1-family	R1-50	700
1-family	R1-40	575
1-family	R2F	550
2-family		450
1-family	RMF	550
2-family		450
Multifamily		400

1137.05 PERMITTED MAIN BUILDINGS AND USES; COMMERCIAL SERVICES DISTRICT.

(a) Main Buildings and Uses.

- (1) All buildings and uses permitted in and as regulated in the Commercial Recreation District;
- (2) Wholesale businesses, services and storage establishments as follows:
 - A. Cleaning establishments. Laundries, dyeing, carpet cleaning, dry cleaning, towel supply; auto-wash provided the waiting-line area is maintained entirely within premises;
 - B. Food and drink preparation. Baking, cake ornaments, canning, dehydrating, freezing, grinding, mixing, pasteurizing, refining, and roasting processes, meat processing, ice manufacturing, bottling works, breweries, wineries;
 - C. Laboratories; research, experimental, and testing;
 - D. Print and publishing establishment, stationary products;
 - E. Boat building and repair, fisheries, shipping docks;
 - F. Poultry packing and dressing;
 - G. Repair establishments for automotive motors, body and paint, tire vulcanizing, electrical and household appliances;
 - H. Other shops. Contractors, carpentry, plumbing, heating, painting, glazing, ornamental iron, roofing and sheet metal, packing and crating;
 - I. Warehouses, storage and wholesale establishments, freight yards and stations, excluding storage of explosive and flammable gases, solids, or liquids;
 - J. Yards for storage of coal, lumber, and other building materials, monument works;
 - K. Yards for public utility materials, equipment, and vehicles;
 - L. Animal hospitals, veterinarians' offices, kennels, stables for horses;
 - M. Commercial greenhouses.

- (3) Manufacturing uses, limited to the following products and processes.
- A. Advertising signs, sign painting;
 - B. Awnings, blinds, shades, brushes, brooms;
 - C. Cameras, clocks, jewelry, cutlery, kitchen utensils;
 - D. Clothing and leather goods;
 - E. Cosmetics and toiletries, compounding of pharmaceutical products;
 - F. Electrical equipment. Fans, irons, toasters; radios, televisions, and other electronic equipment; assembly of lighting fixtures;
 - G. Furniture, boxes, crates, patterns, and similar small wood products;
 - H. Hand tools and hardware, dies and similar small metal products;
 - I. Instruments and equipment for athletic, engineering, medical, musical purposes;
 - J. Mattresses and upholstering;
 - K. Metal finishing, grinding, plating, polishing, sharpening, welding;
 - L. Assembly and fabrication of machine tools; processing and machining of castings; assembly, fabrication, machining, processing, painting, plating and rustproofing of metal and nonmetal parts and accessories, including screw machine parts.
- (4) Multi-family residences as a conditional use in structures listed on the National Register of Historic Places as published from time to time by the Secretary of the United States Department of the Interior.
- (b) Similar Main Uses. Any other service, storage, or manufacturing establishment not listed above or in subsequent use classifications, and determined as similar by the Commission.
- (c) Accessory Buildings or Uses.
- (1) Accessory off-street parking and loading facilities as regulated and set forth in Chapter 1149.
- (2) Any accessory use customarily incident to a permitted main use.
(1980 Code 151.65)

DIVISION OF PLANNING COMMENTS

Rezoning applications for zone map amendments are evaluated based on the current/desired land use of the applicant and the broader perspective of whether the zoning change makes sense for the expected future land use of the site and the surrounding parcels.

The existing parcel is about 1 block away from an RMF- Multi-family Residential zoning district. The 400 block Commercial section of Warren Street is surrounded by residential uses. Staff has determined that changing to RMF- Multi-family Residential zoning district at 416 Warren St is appropriate and is in harmony with the comprehensive plan. It is also in harmony with surrounding zoning districts to the north, south and west. Commercial zones allow more intensive uses. The Multi-Family Residential zone is more restrictive compared to what is currently permissible and more appropriate in context of the residential neighborhood. Several permissible uses of a Commercial service District are: Manufacturing of durable goods, metal finishing, assembly and fabrication of machine tools, boat building, yards for storage of coal, lumber, and other building materials. Lack of available housing units in Sandusky has identified a strong need for more units of all types, and this project will increase the supply.

The Bicentennial Vision Comprehensive Plan outlines a number of priorities for the Central Neighborhood. Some of the priorities related to this site are:

1) Central District

- a. Preserve historic and intact housing stock and maintain quality of life in the neighborhood.
- b. Strengthen neighborhoods, enhance amenities and connections to downtown.

Staff examined the City's Bicentennial Vision Comprehensive Plan as it relates to this area and suggest this rezoning could offer great potential towards increasing quality of life, preserving an existing historic building, and helping to shape Sandusky as a livable city.

The parcel meets all area and yard requirements as proposed.

The applicant has submitted a site plan application for the project. Should the rezoning move forward, the site plan application will be on the Planning Commission agenda for May's regularly scheduled meeting.

OTHER DEPARTMENT COMMENTS

Engineering Staff:

The Engineering Department has no objections.

Building Staff:

The Building Department has no objections.

Police Department:

No objections have been received as of the writing of this report.

Fire Department:

No objections have been received as of the writing of this report.

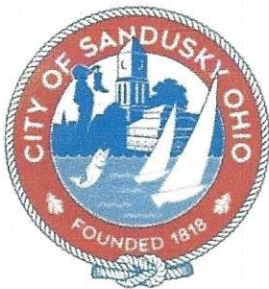
Code Compliance:

The Code Compliance Department has no objections.

CONCLUSION/RECOMMENDATION

Staff recommends approval of the proposed amendment to the Zoning Map at 416 Warren St. (parcel 56-00352.000) with the following conditions:

1. All applicable permits must be obtained through the Building Department, Engineering Department, and any other applicable agency prior to transient occupancy.



PLANNING COMMISSION

Application for Zoning Map Amendment

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891
www.cityofsandusky.com

APPLICANT/AGENT INFORMATION:

Property Owner Name:

Hampton Enterprises LLC

Property Owner Address:

P.O. Box 2171

Sandusky, OH 44871

Property Owner Telephone:

313-348-9114

Email

hamptonenterprisesllc@yahoo.com

Authorized Agent Name:

LaMarcus Hampton

Authorized Agent Address:

1514 Buchanan Street

Sandusky, OH 44870

Authorized Agent Telephone:

313-348-9114

Email

lamarcus-hampton@yahoo.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

416 Warren Street, Sandusky, OH 44870

Legal Description of Property (check property deed for description):

26 Warren Street WH 66'x198'

Parcel Number:

56-00352.000

Zoning District:

CS - Commercial Service

DETAILED SITE INFORMATION:

Land Area of Property: See Enclosed (sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: _____ (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

> See Enclosed

Total Building Coverage (as % of lot area): See Enclosed

Gross Floor Area of Building(s) on Property (separate out the square footage of different uses – for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space:

_____ See Enclosed...

Proposed Building Height (for any new construction): See Enclosed

Number of Dwelling Units (if applicable): See Enclosed

Number of Off-Street Parking Spaces Provided: See enclosed

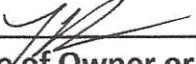
Parking Area Coverage (including driveways): See enclosed (in sq. ft.)

Landscaped Area: TBA (in sq. ft.)

Requested Zoning District Classification: RMF - Multi-Family Residential

APPLICATION AUTHORIZATION:

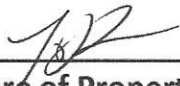
If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.


Signature of Owner or Agent

1/16/2014
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of Hampton Enterprises LLC (municipal street address of property), I hereby authorize Jamarcus Hampton to act on my behalf during the Planning Commission approval process.


Signature of Property Owner

1/16/2014
Date

REQUIRED SUBMITTALS:

1 copy of a site plan/off-street parking plan for property
1 copy of the deed or legal description for property
\$300.00 application fee

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

Erie County, Ohio - Property Record Card
Parcel 56-00352.000
Card 1

GENERAL PARCEL INFORMATION

Owner HAMPTON ENTERPRISES LLC
Property Address 416 WARREN
Mailing Address PO BOX 2171
SANDUSKY, OH 44871-2171
Land Use RESIDENTIAL - 510-SINGLE FAMILY DWELLING
Deed CURRENT DEED VOLUME/PAGE: 202205777/
Legal Description 26 WARREN STREET WH 66'X198'

VALUATION

	Appraised	Assessed
Land Value	\$14,920.00	\$5,220.00
Improvements Value	\$6,320.00	\$2,210.00
CAUV Value	\$0.00	\$0.00
Total Value	\$21,240.00	\$7,430.00
Taxable Value	\$7,430.00	
Net Annual Tax	\$379.08	

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
F - FRONT LOT	0.3	198	66	113	14920

AGRICULTURAL

RESIDENTIAL

Building Style	01-SINGLE FAMILY	Full Baths	2
Year Built	1919	Half Baths	0
Stories	2	Basement	None
Finished Area	2784	Finished Basement Area	0
First Floor Area	1536	Heating	Electric
Half Floor Area	0	Cooling	None
Upper Floor Area	1248	Attic	None
Rooms	14	Number of Fireplace Openings	0
Bedrooms	5	Number of Fireplace Stacks	0
Family Rooms	0		

ADDITIONS

Description	Area	Year Built	Value
OFF-OPEN FR PORCH	36	1919	1037

IMPROVEMENTS

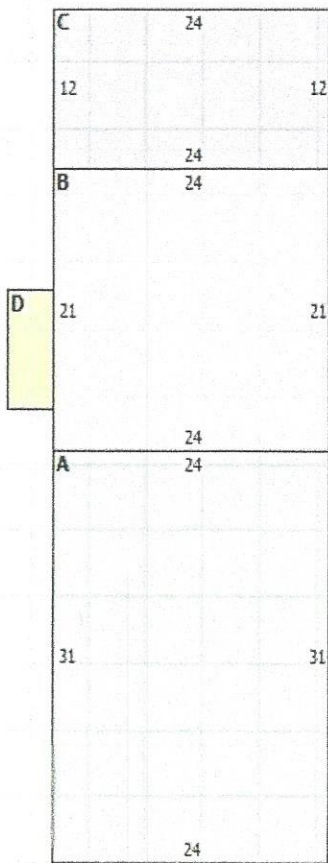
SALES

Date	Buyer	Seller	Price
6/13/2022	HAMPTON ENTERPRISES	GONZALEZ EFREN	\$30,000.00
1/18/2018	JONES EARNEST SR	JONES EARNEST SR &	\$0.00
1/18/2018	GONZALEZ EFREN	JONES EARNEST SR	\$14,500.00
1/25/1995	JONES EARNEST SR &	HOWE MARY ANN FEICK	\$0.00
12/28/1994	HOWE MARY ANN FEICK	FEICK EDWARD L	\$0.00
1/1/1950	FEICK EDWARD L	UNKNOWN	\$0.00

COMMERCIAL



Grid Scale: 5ft

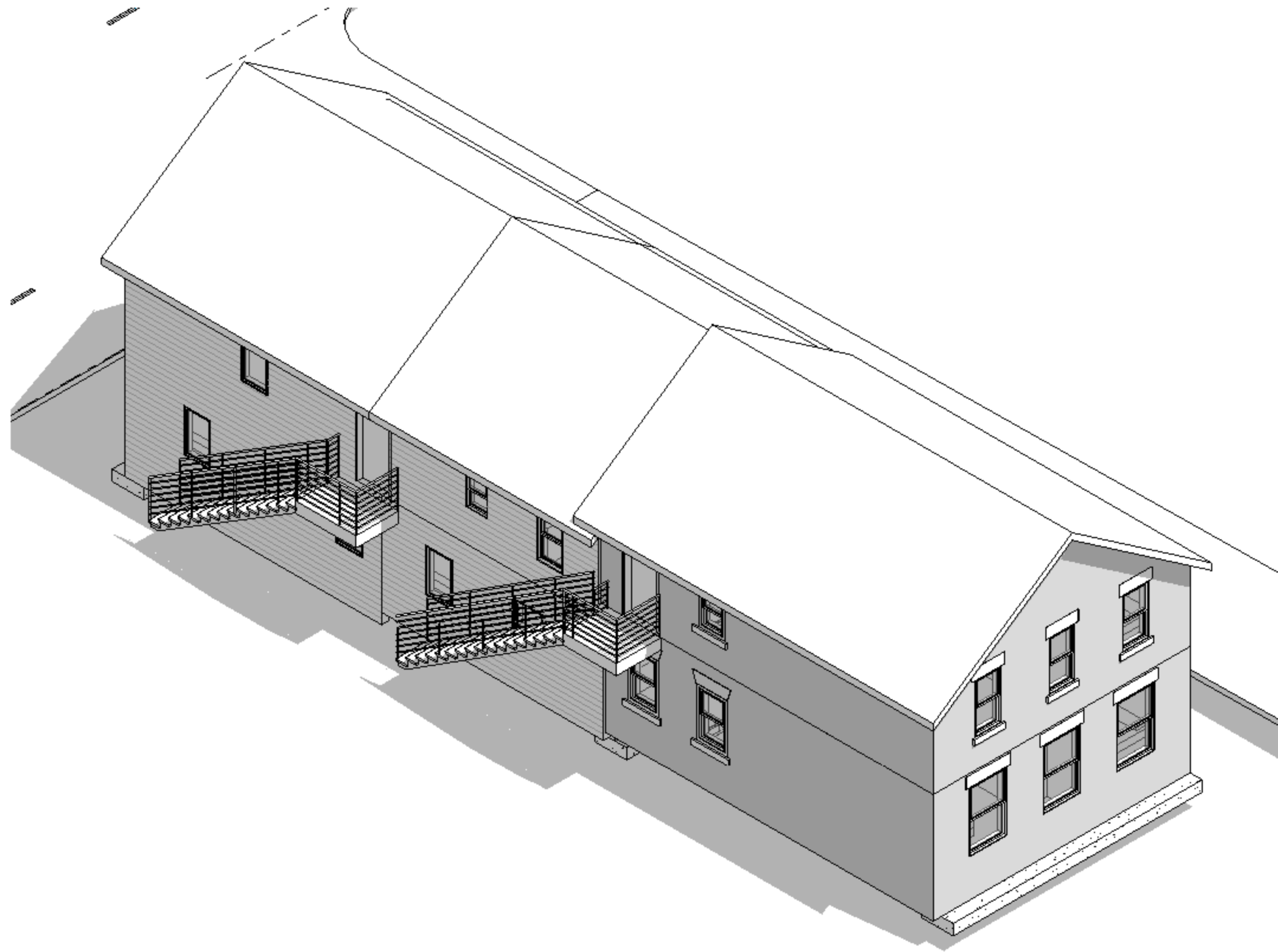


- A 25BR (2 STORY BRICK)
744 sqft
- B 25FR (2 STORY FRAME)
504 sqft
- C 15FR (1 STORY FRAME)
288 sqft
- D OFP (OPEN FR PORCH)
36 sqft



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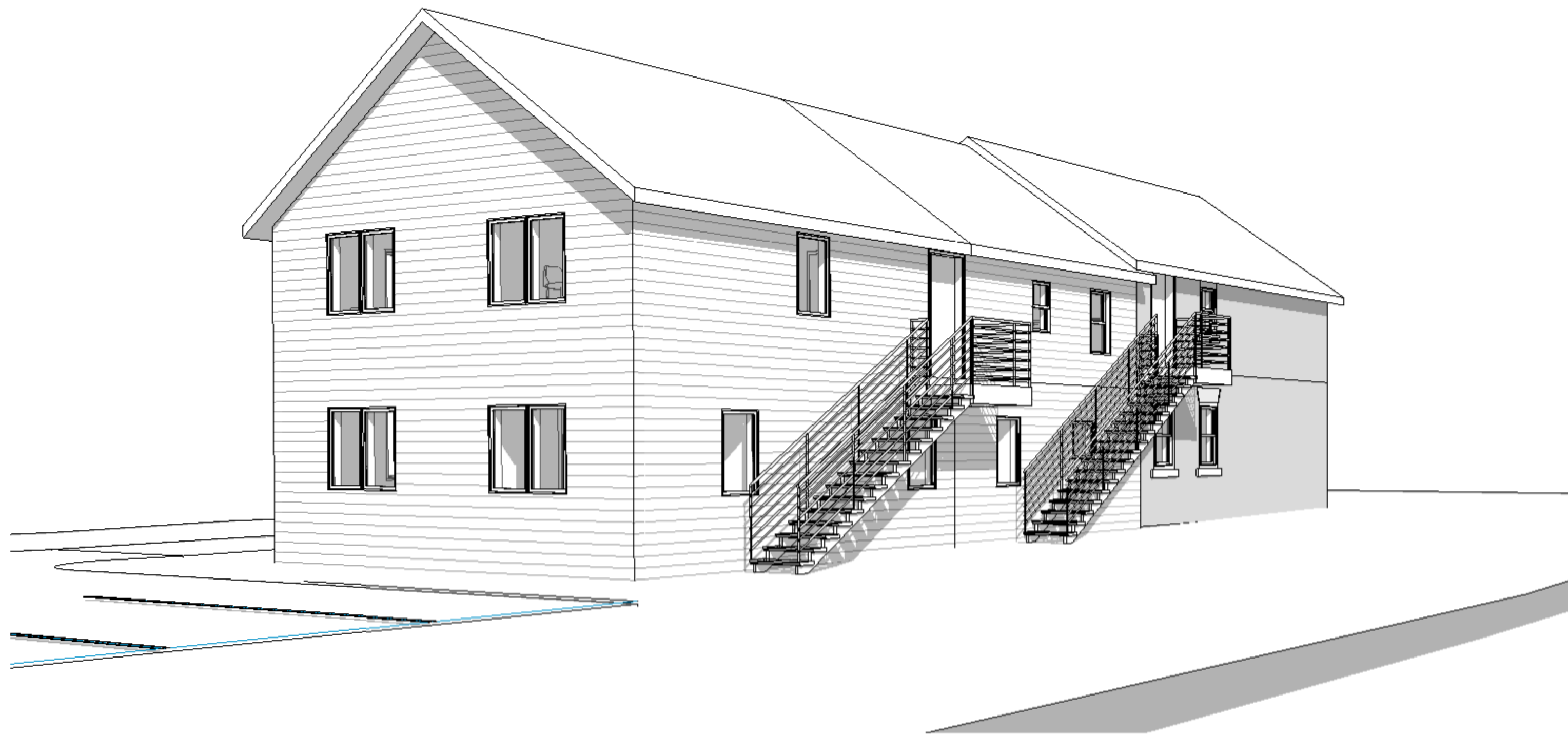




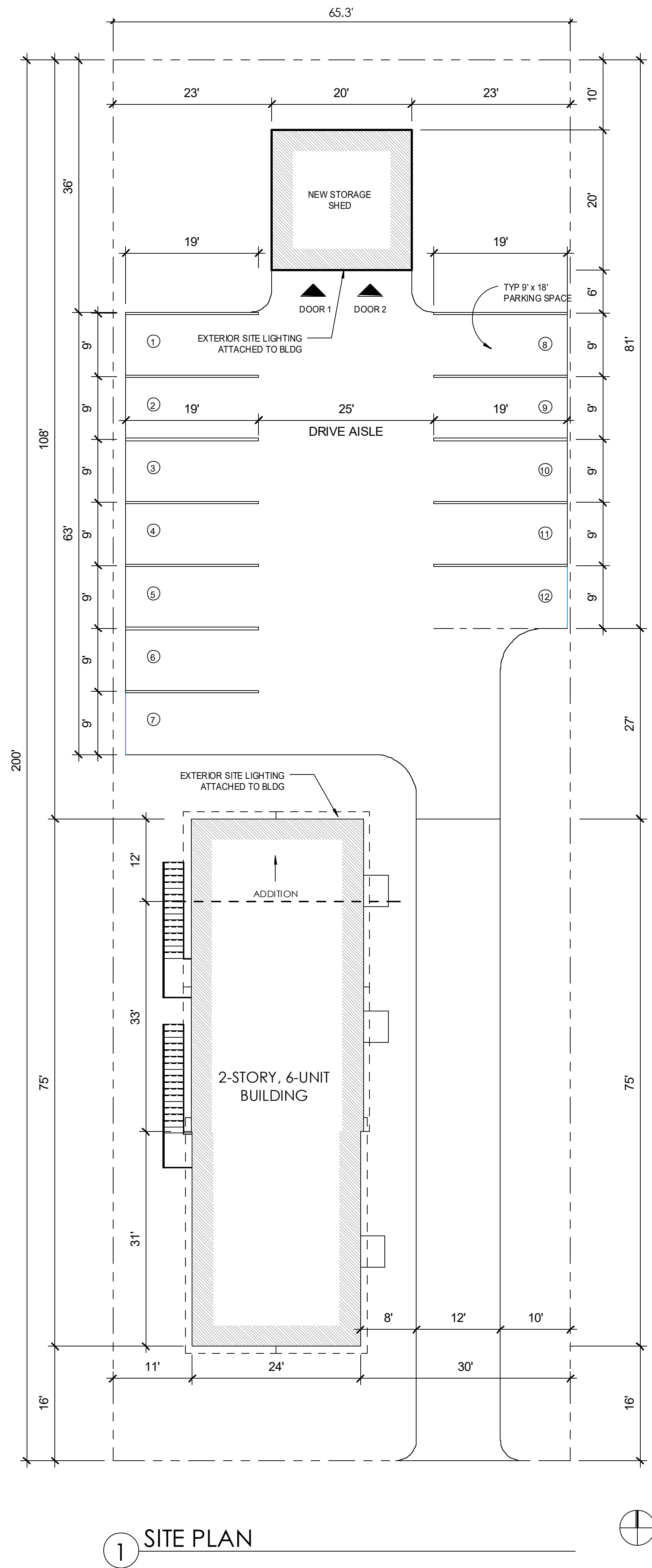
5 ROOF AXON



2 FRONT PERSPECTIVE

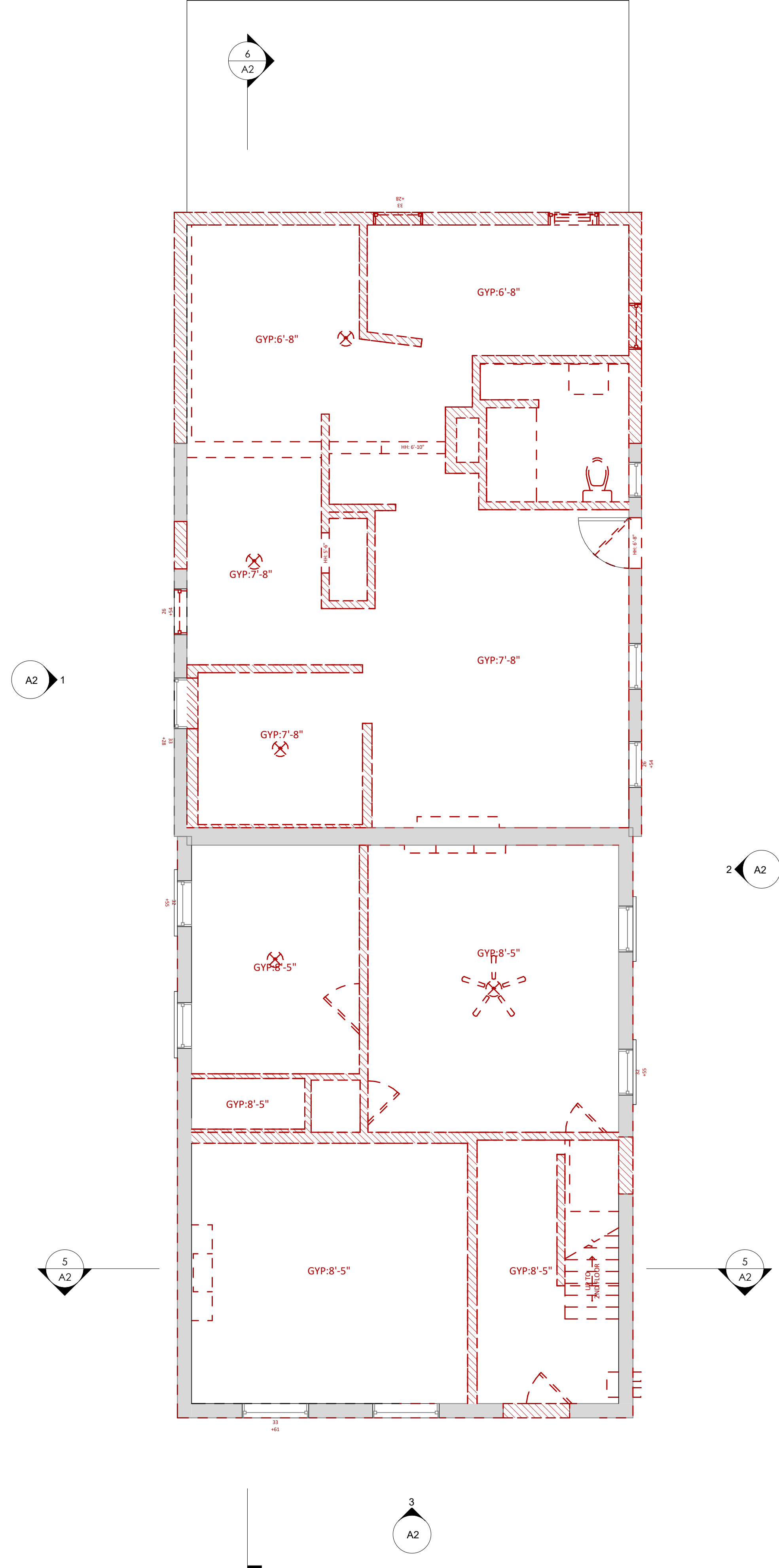


3 REAR PERSPECTIVE

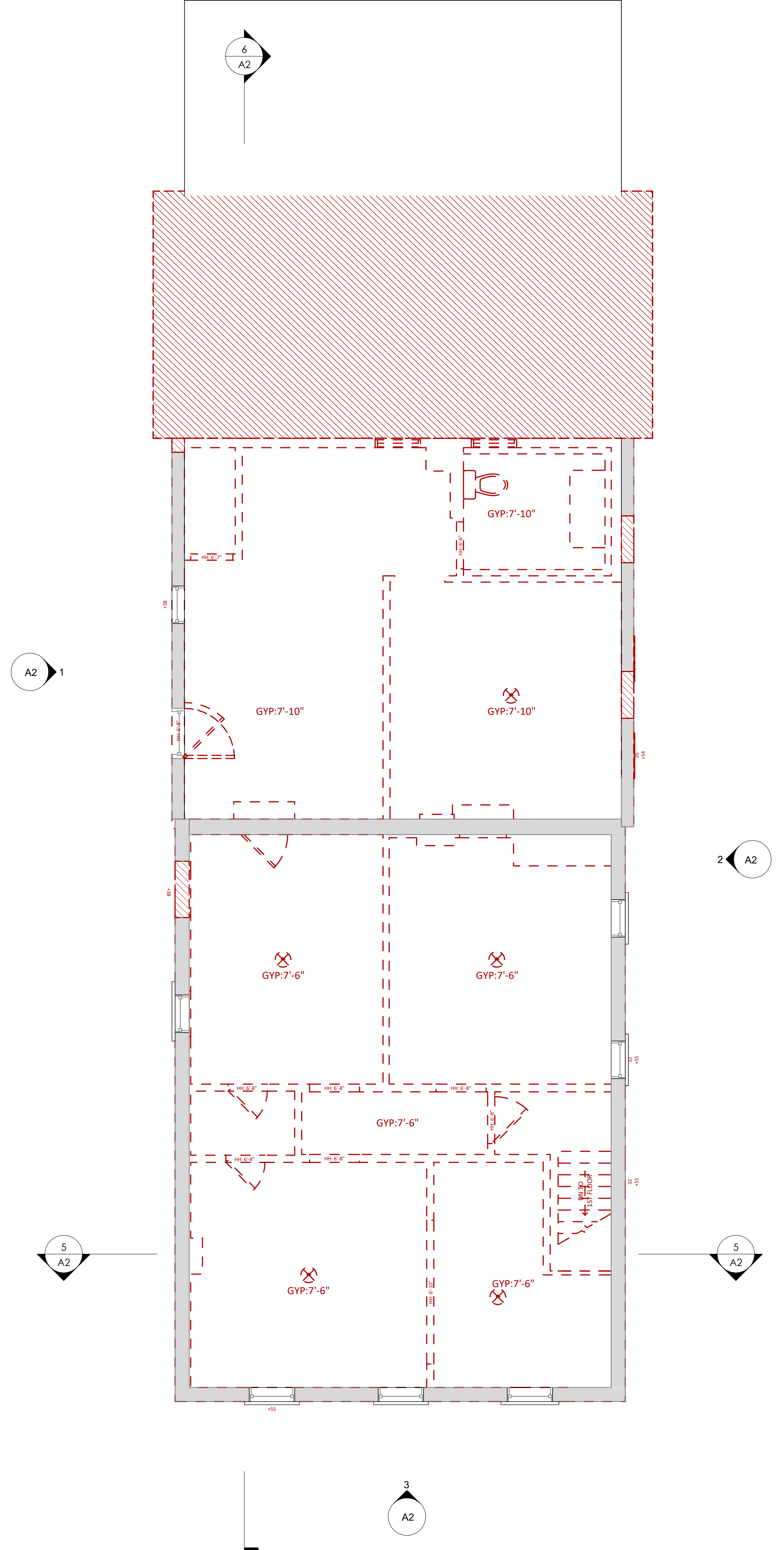


1 SITE PLAN

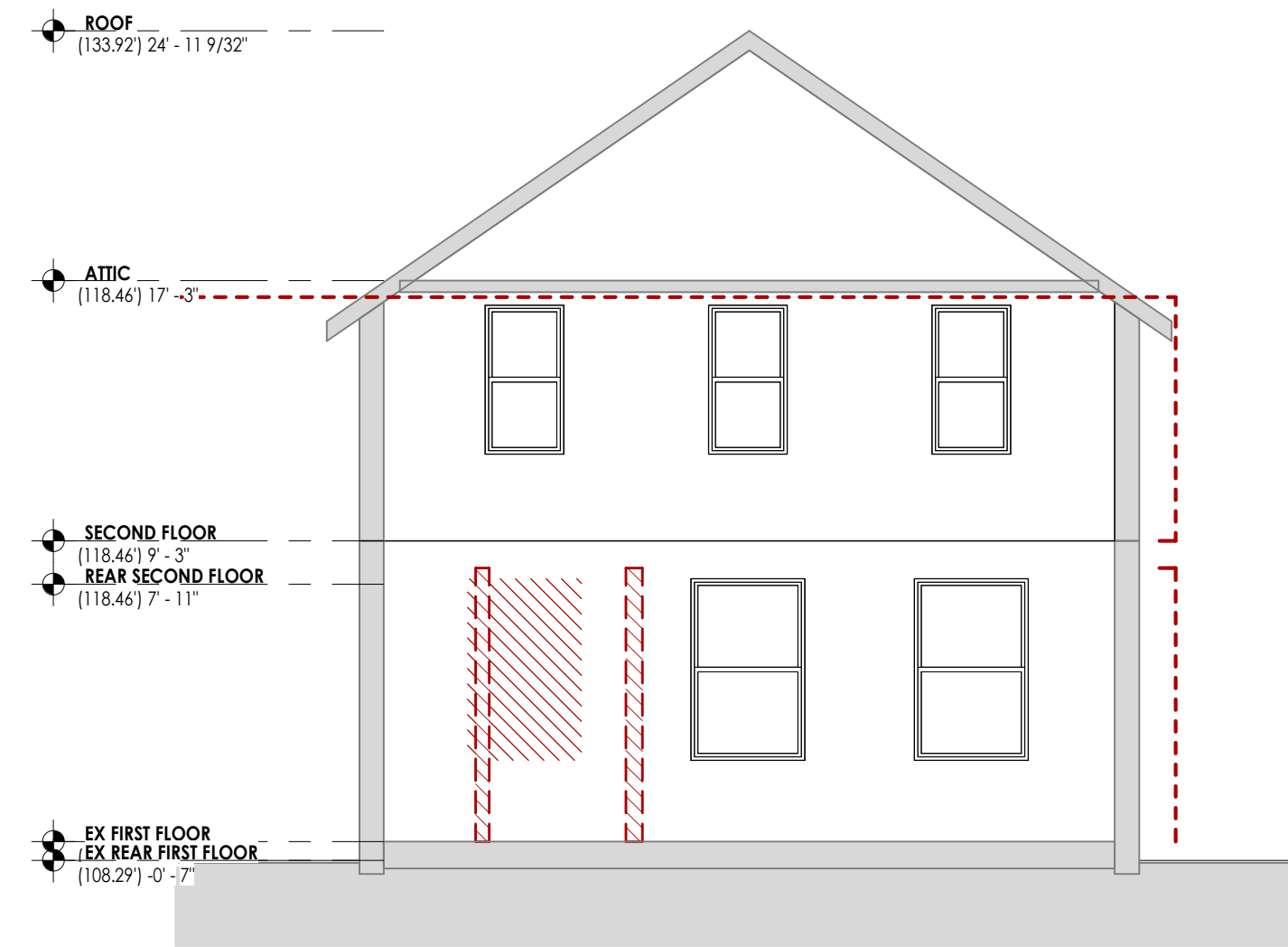
1 FIRST FLOOR DEMOLITION



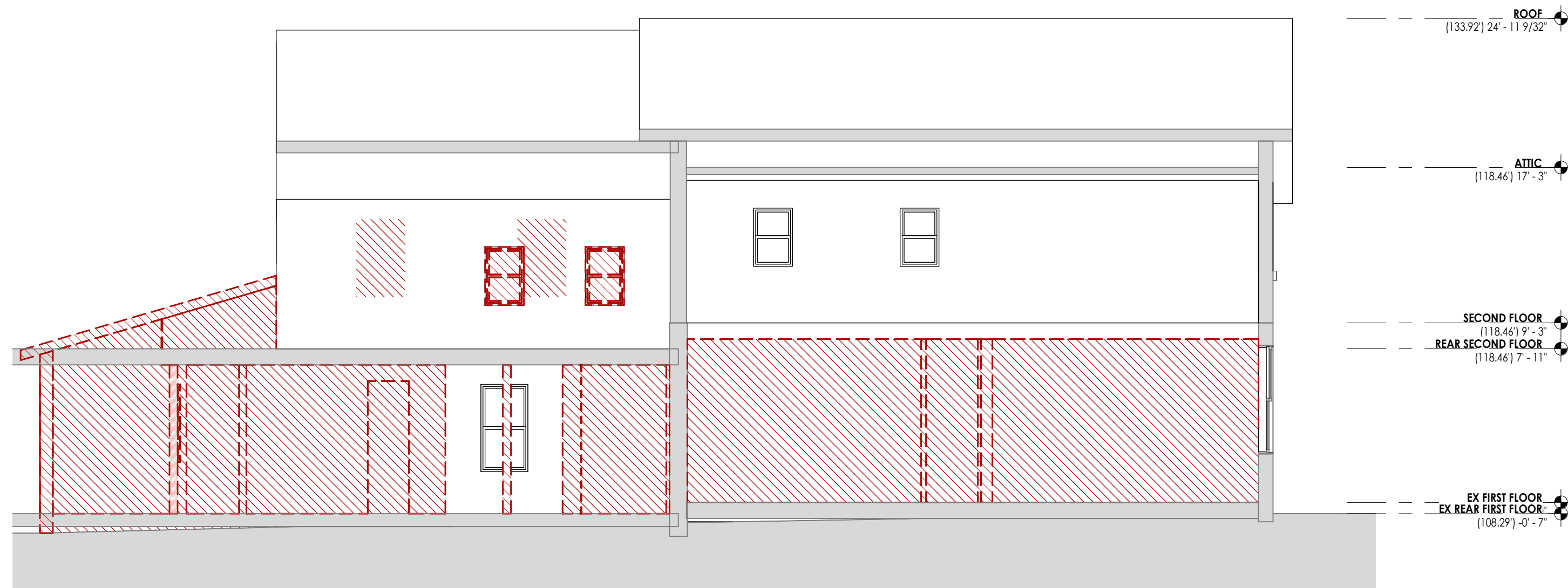
2 SECOND FLOOR DEMOLITION



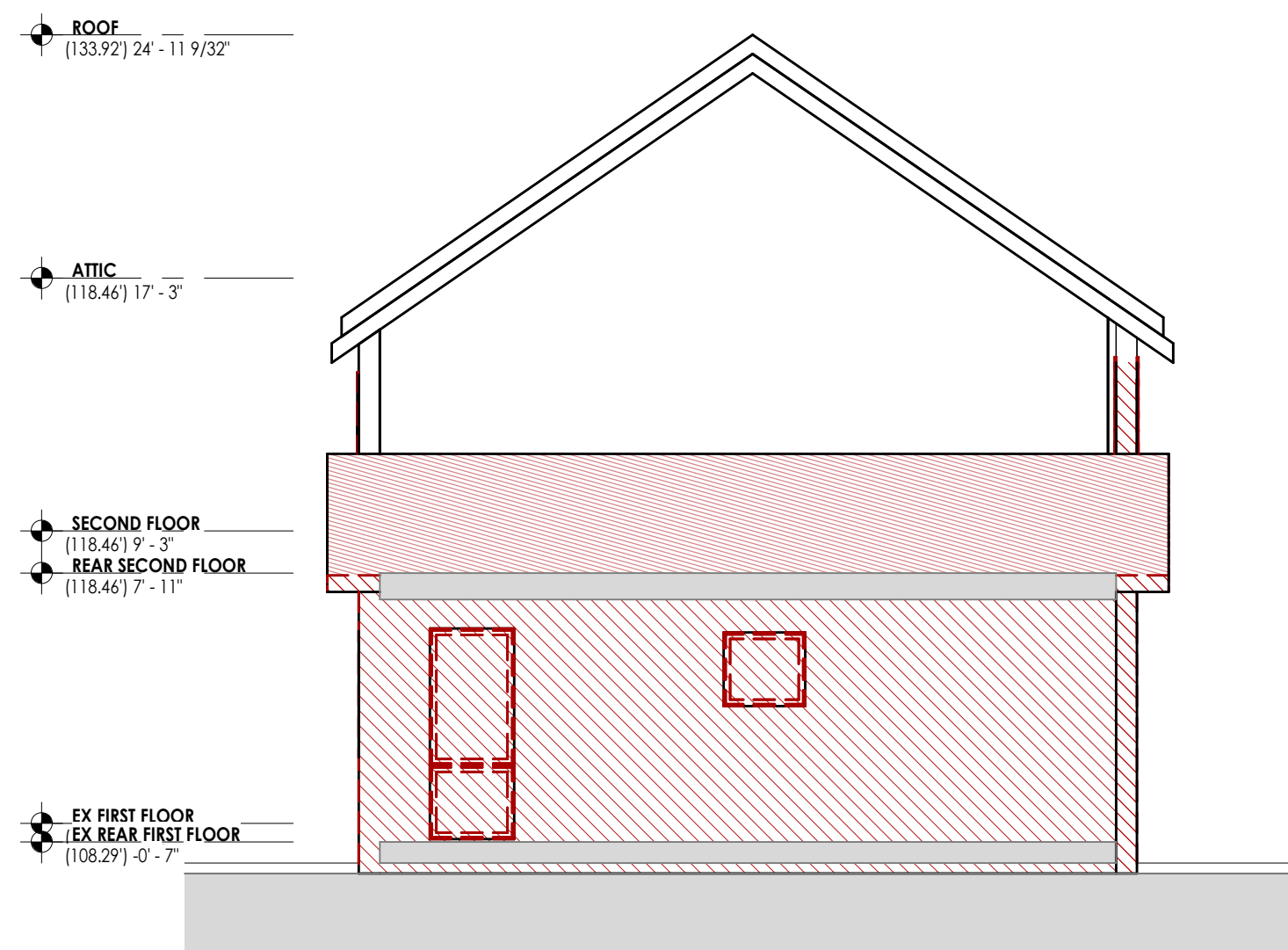
No.	Description	Date



5 EX CROSS SECTION 1



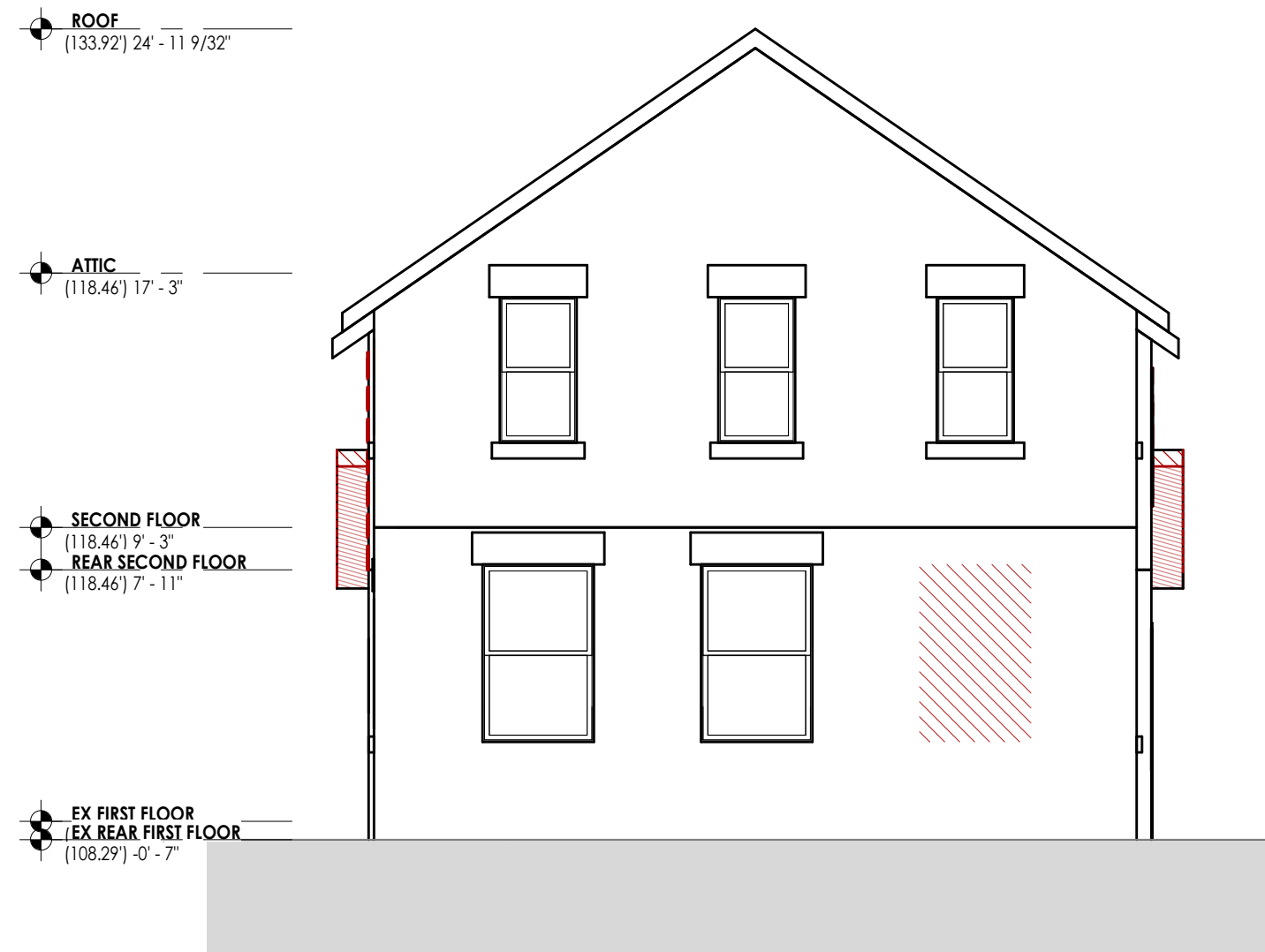
6 EX LONGITUDINAL SECTION 1



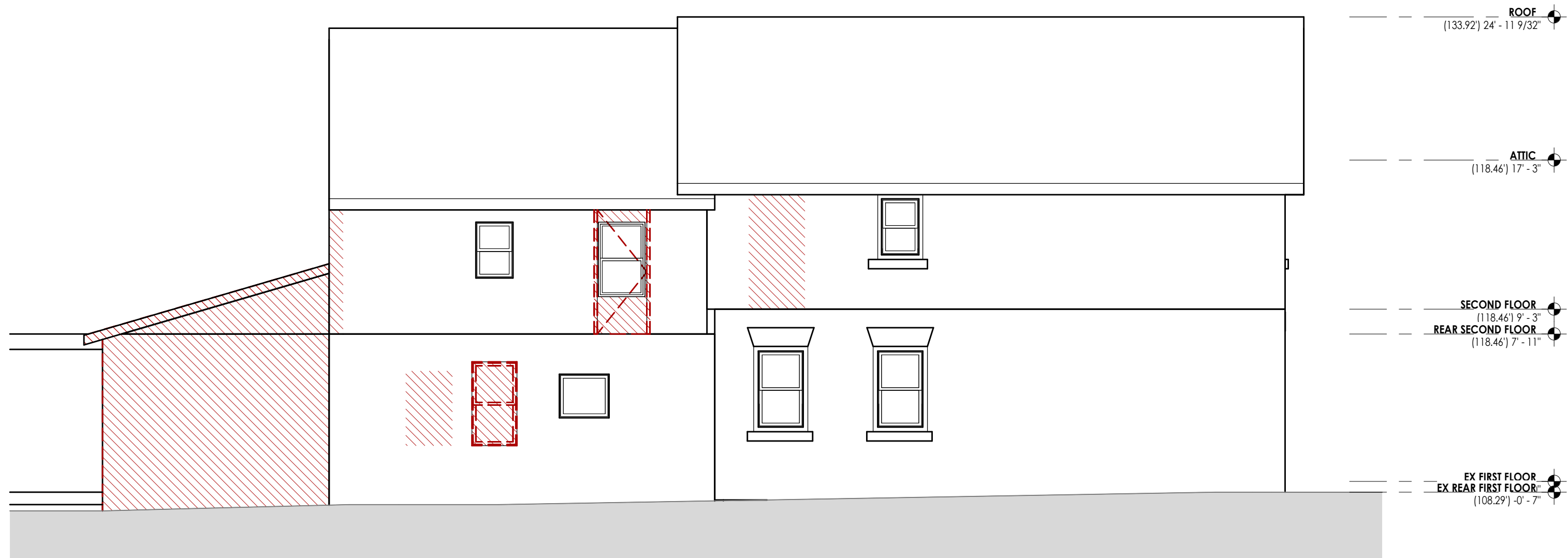
4 EX REAR ELEVATION



2 EX SIDE (NORTH) ELEVATION



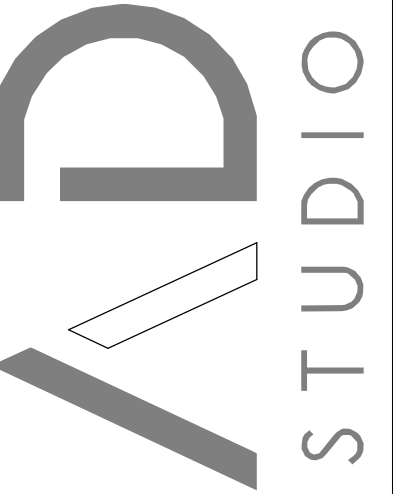
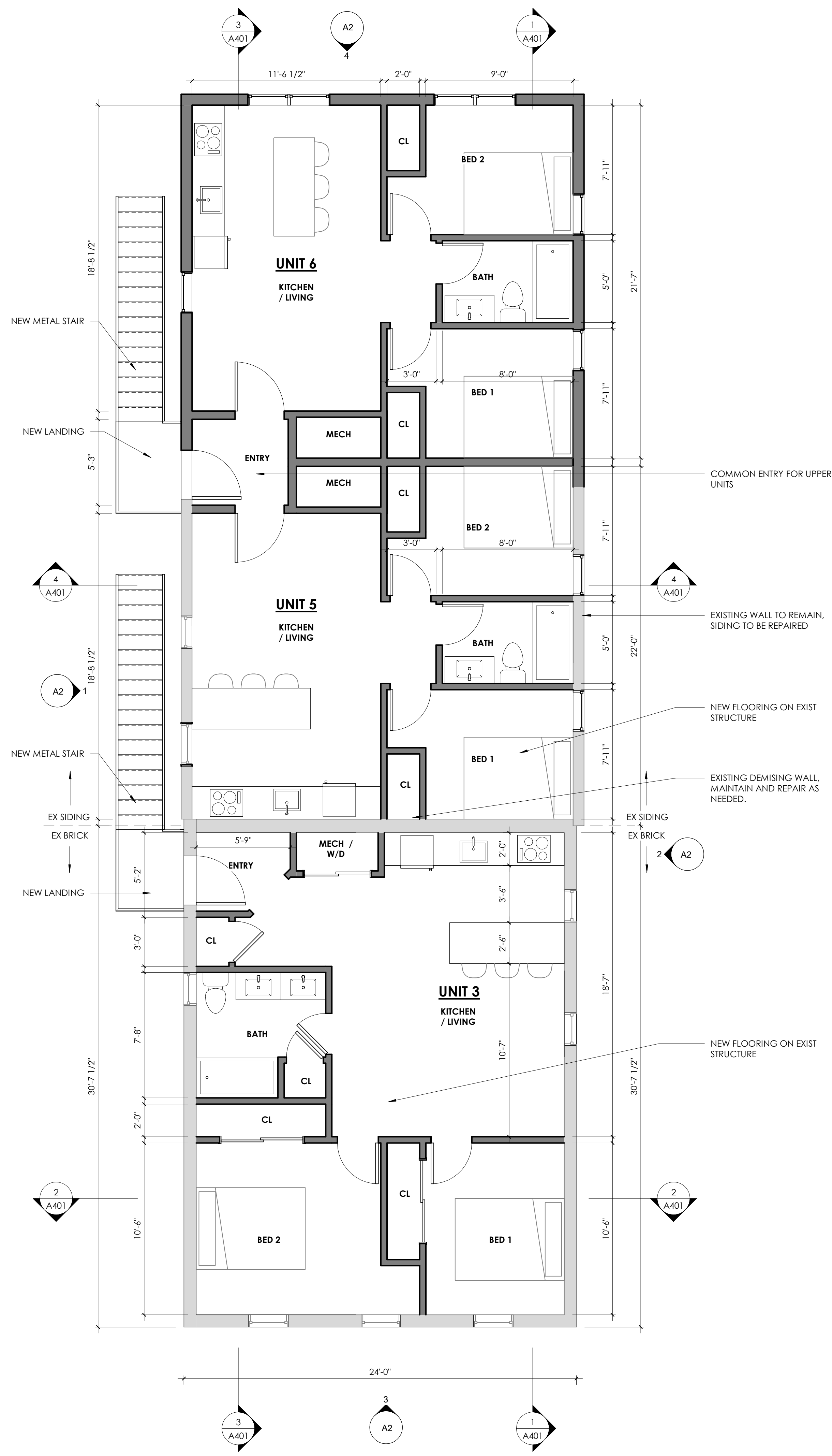
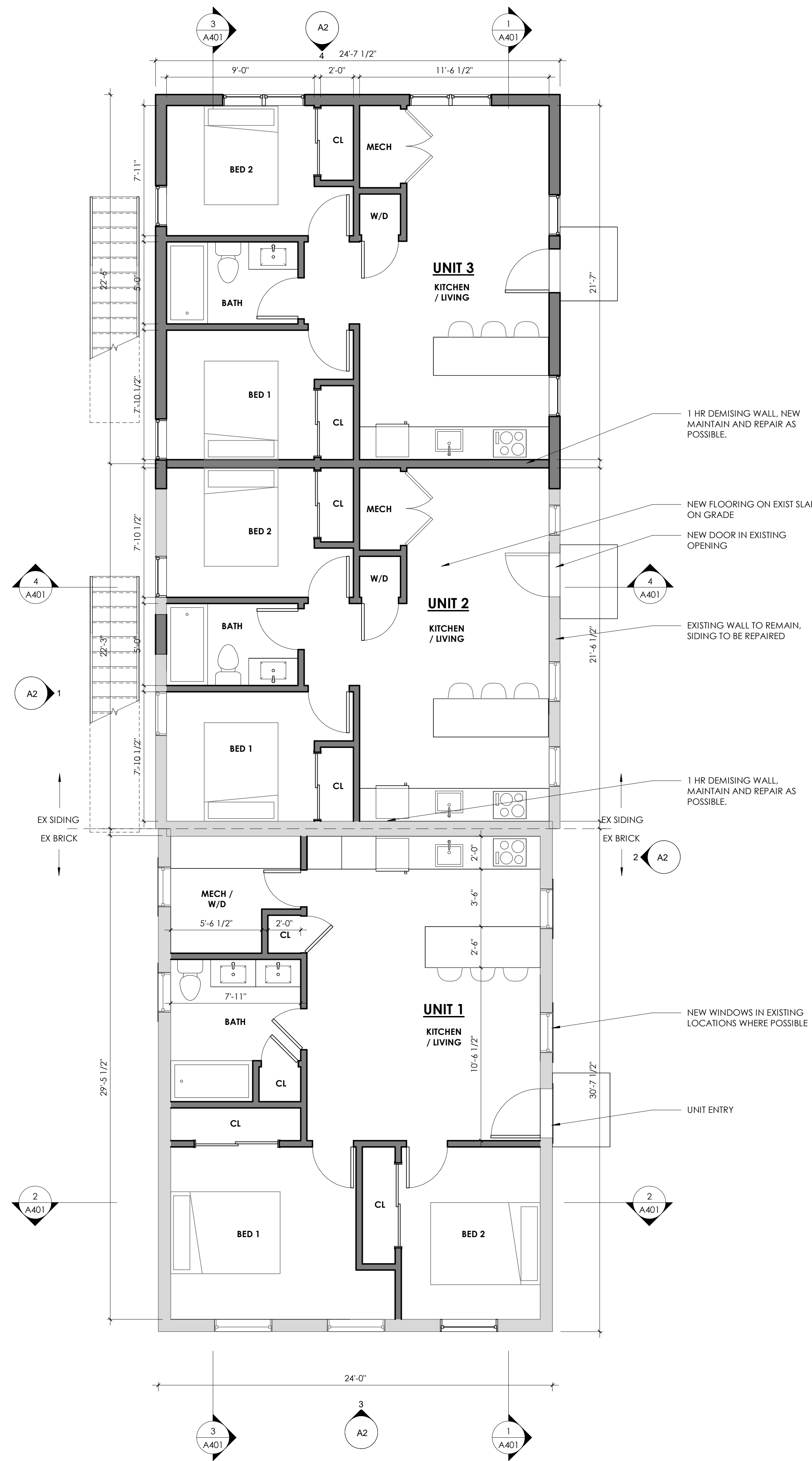
3 EX FRONT (STREET) ELEVATION



1 EX SIDE (SOUTH) ELEVATION

No.	Description	Date

2/21/2024 10:15:42 PM



416 WARREN ST
SANDUSKY OHIO

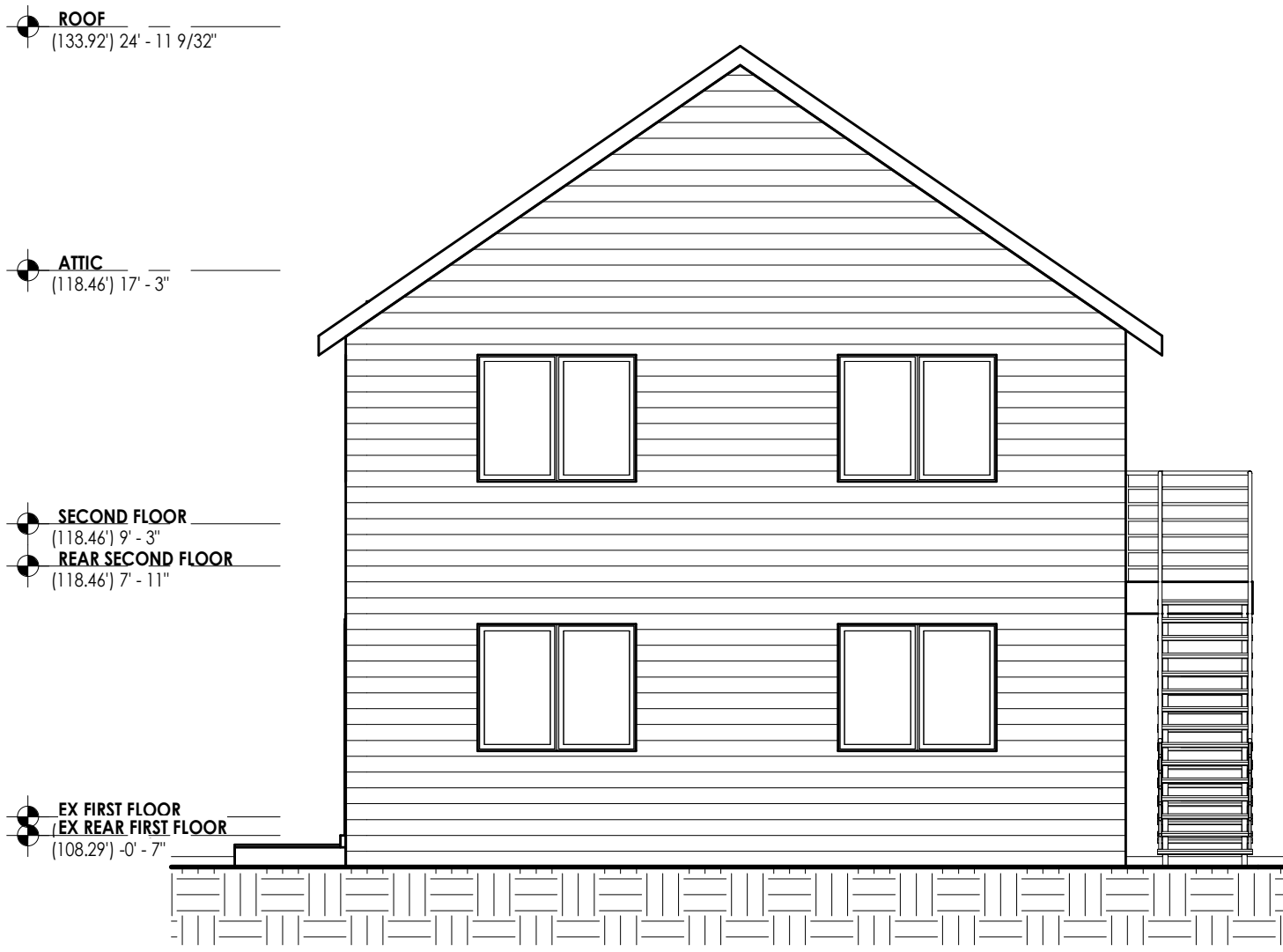
SO 3573 LT 0055

2024-02-19
DRAFT

No.	Description	Date

A3

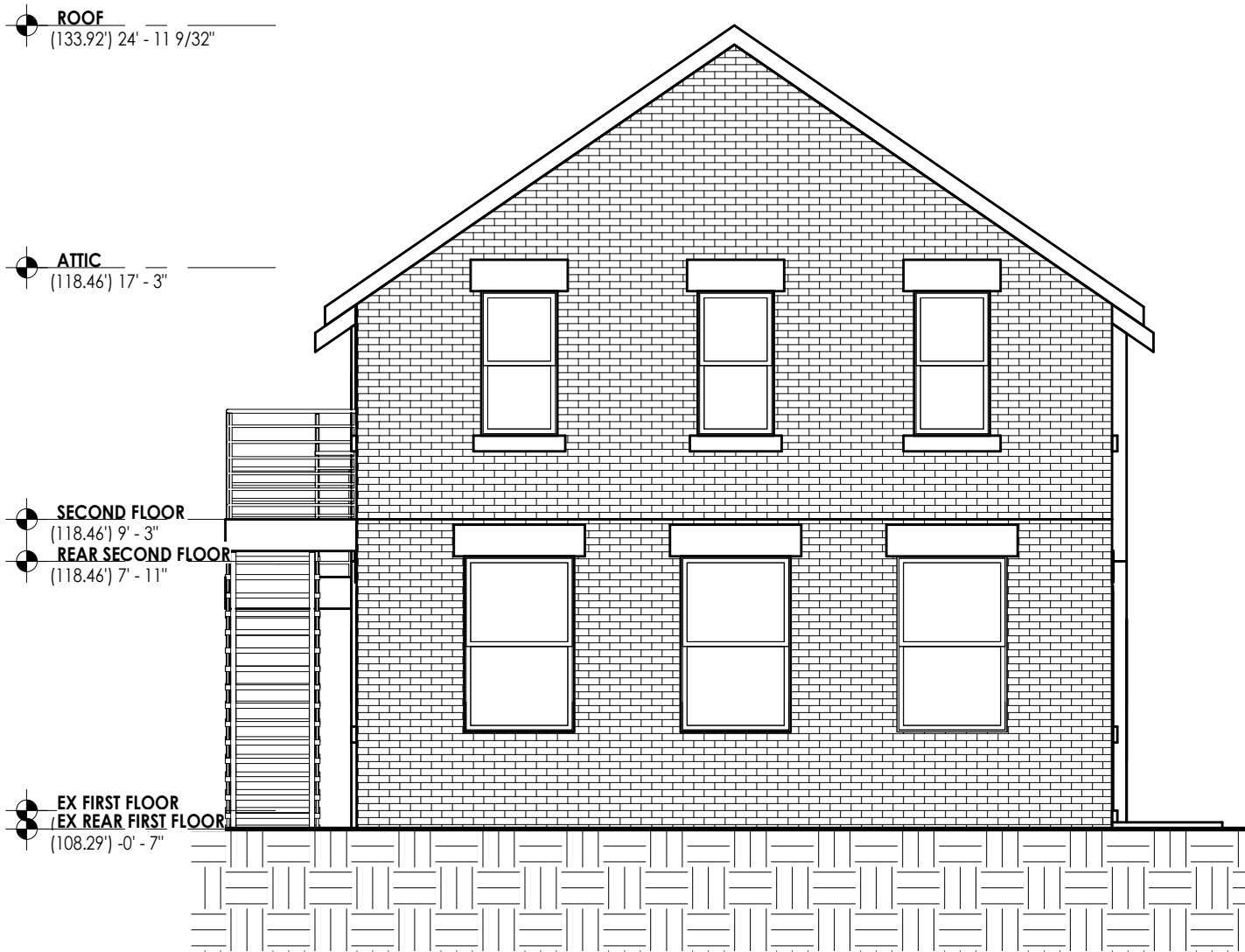
**PROPOSED
FLOOR PLANS**



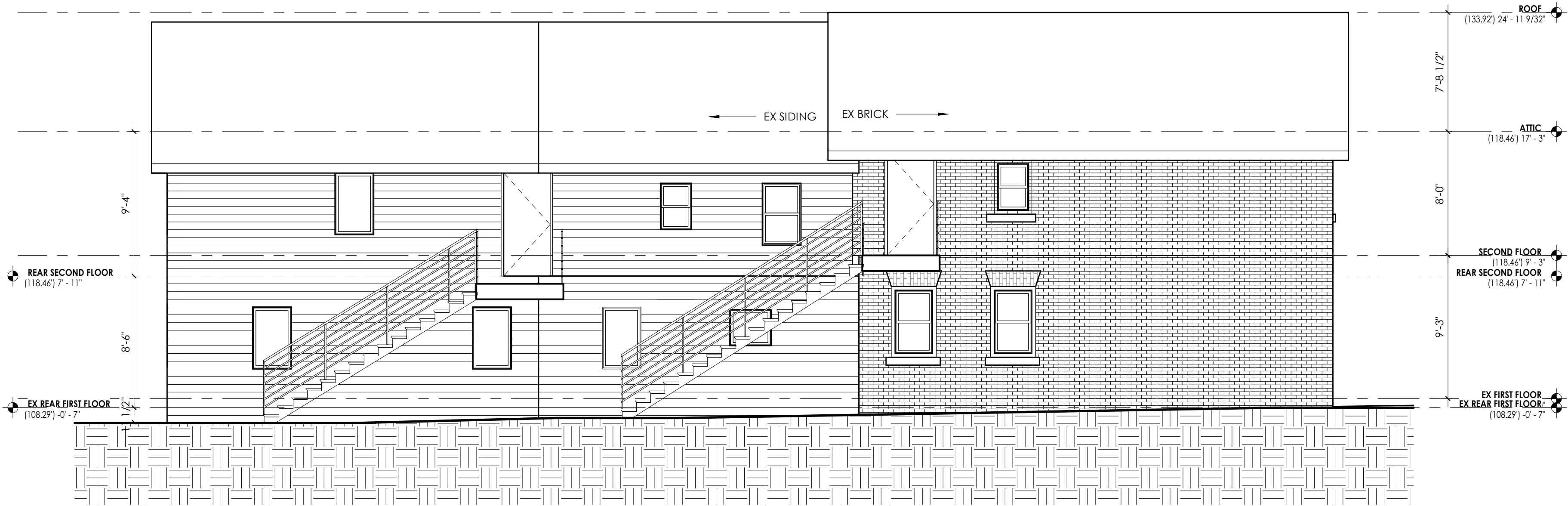
4 REAR ELEVATION



2 SIDE (SOUTH) ELEVATION

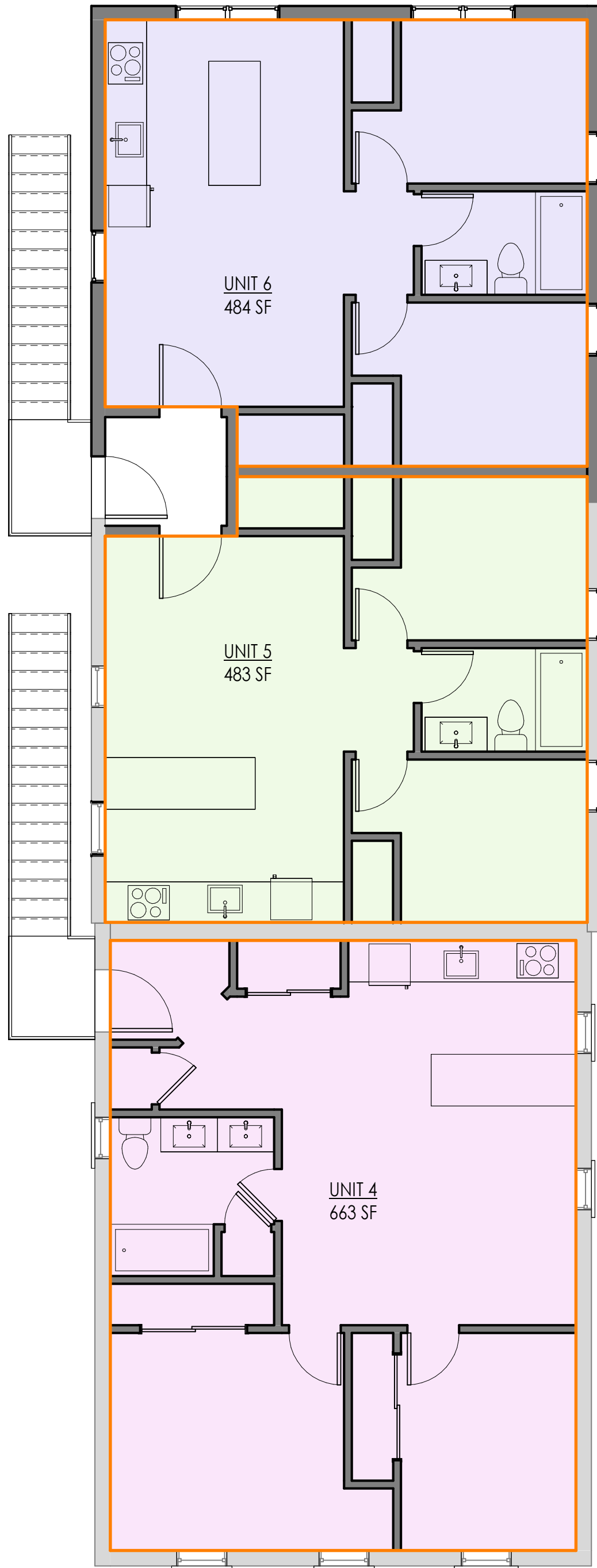


3 FRONT (STREET) ELEVATION

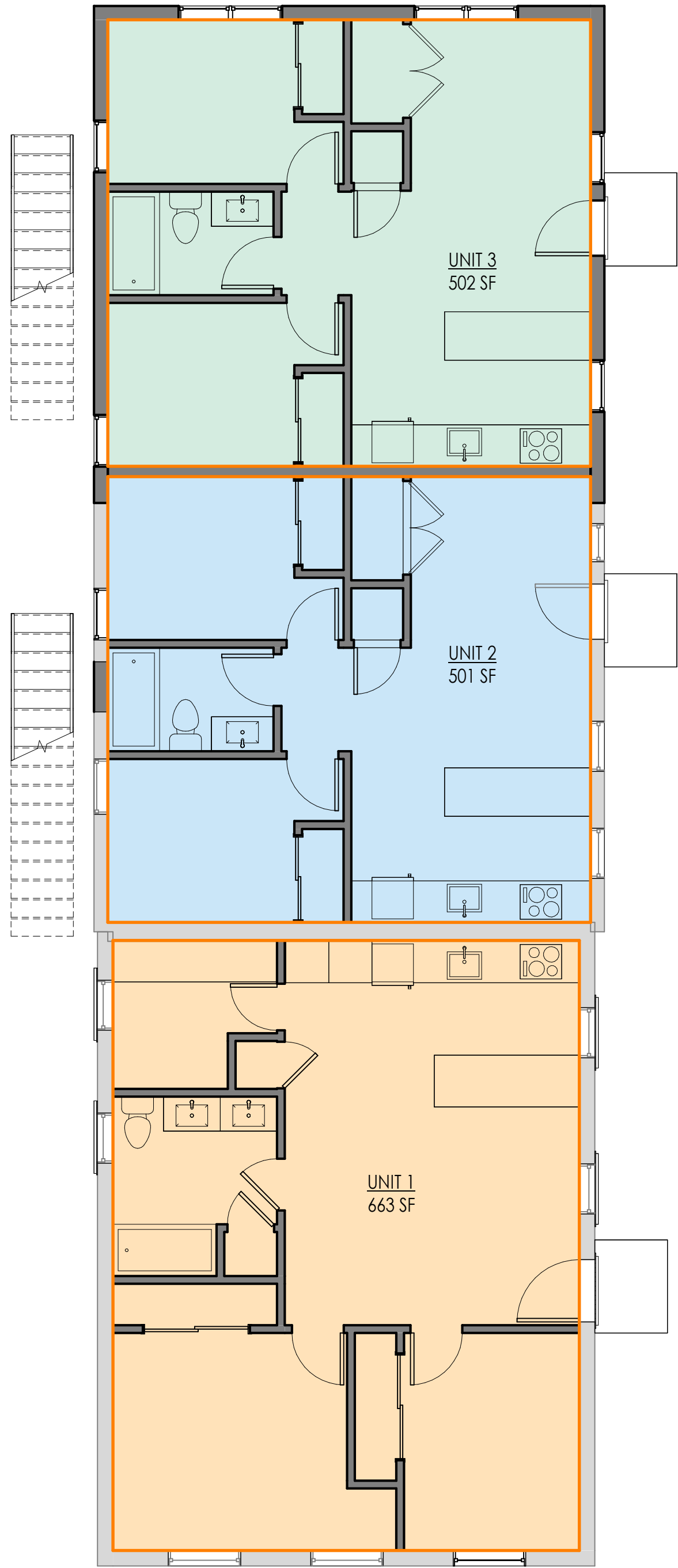


1 SIDE (NORTH) ELEVATION

No.	Description	Date



4 SECOND FLOOR



3 FIRST FLOOR

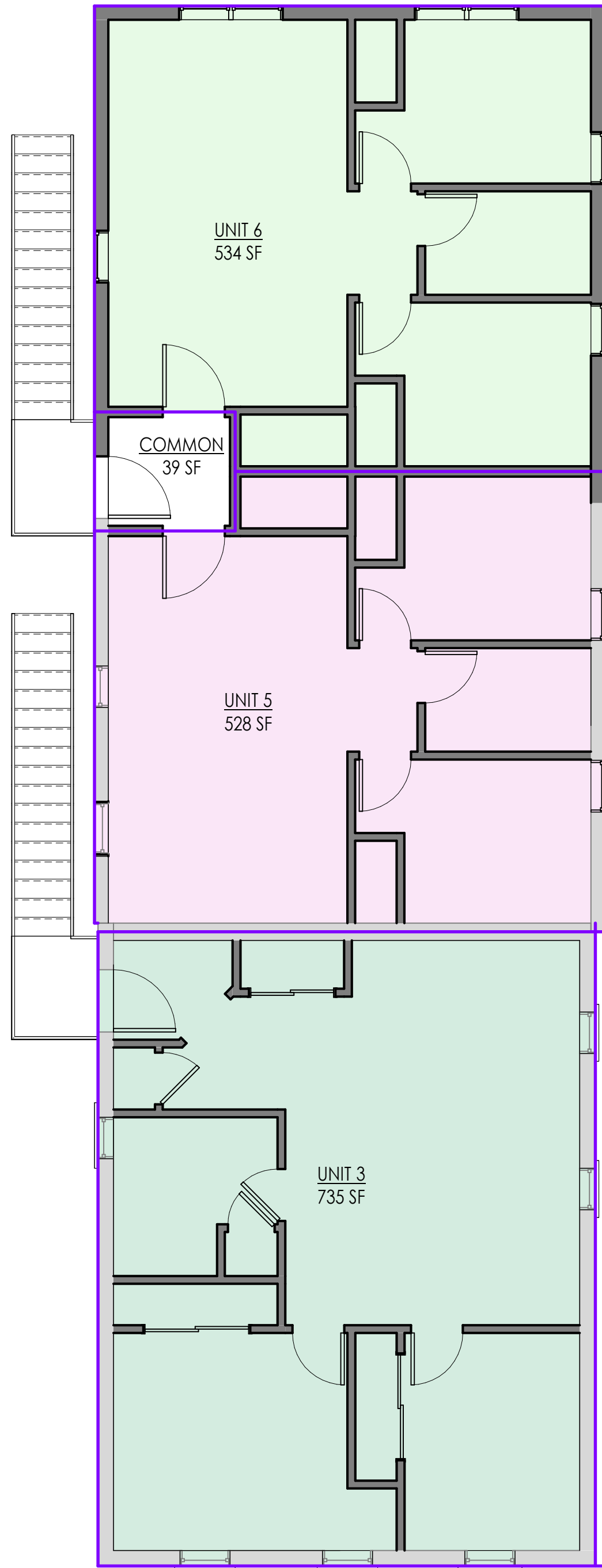
NET UNIT AREA TOTALS

-FOR INFORMATION ONLY.
-UNIT MEASUREMENT SHOWN IS INSIDE FACE OF
UNIT EXTERIOR WALLS. (PAINT TO PAINT)

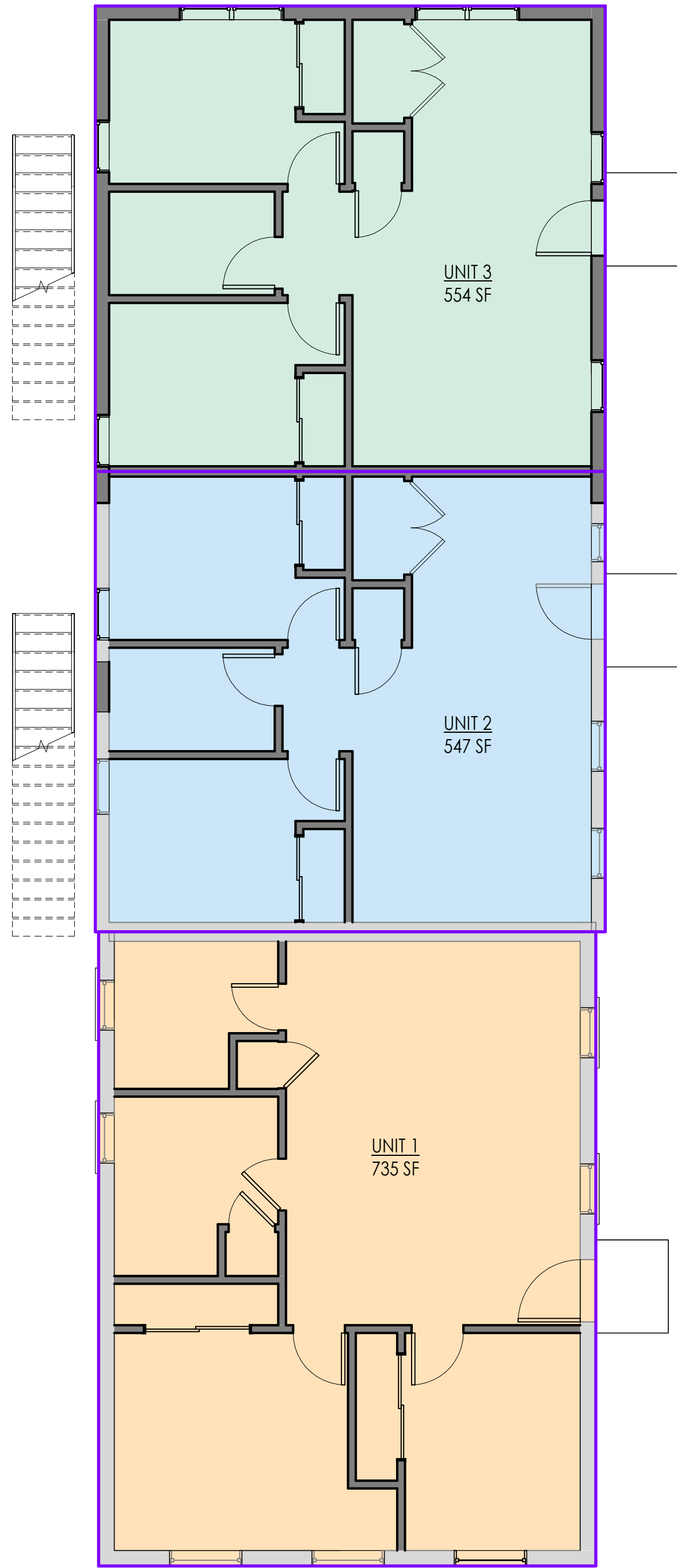
NAME	AREA	BEDS
UNIT 1	663 SF	
UNIT 2	501 SF	
UNIT 3	502 SF	
UNIT 4	663 SF	
UNIT 5	483 SF	
UNIT 6	484 SF	
TOTAL	3296 SF	

GRAPHIC LEGEND

AREA BOUNDARY



2 SECOND FLOOR



1 FIRST FLOOR

GROSS AREA

-FOR INFORMATION ONLY.
-UNIT MEASUREMENT TAKEN FROM FACE OF EXTERIOR
WALL TO CENTER LINE OF SHARED WALLS.

GROSS - BY UNIT		
Name	Area	OCC LOAD CALC

COMMON	39 SF	0.2
UNIT 1	735 SF	3.7
UNIT 2	547 SF	2.7
UNIT 3	1289 SF	6.4
UNIT 5	528 SF	2.6
UNIT 6	534 SF	2.7
Grand total	3672 SF	18.4

GROSS AREA - BY FLOOR

EX FIRST FLOOR	1836 SF	9.2
SECOND FLOOR	1836 SF	9.2
Grand total	3672 SF	18.4

No.	Description	Date

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

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