



**STAFF REPORT**

Board of Zoning Appeals  
Meeting Date: July 17, 2024

<b>Case #:</b>	BZA-2024-167	<b>Address:</b>	304 Walnut
<b>Appellant:</b>	Dexter & Melanie Woods, Owners	<b>Zoning:</b>	"LBO" Lakeside Business
<b>Request:</b>	<b>Request for Area Variances from Section 3.5 to allow for an addition on the existing home to exceed the lot coverage (55% allowed/ 62.8% proposed) and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted (20%;197.6s.f allowed/ 22.1%; 218s.f. proposed).</b>		

**SUMMARY:**

The existing home on the property is nonconforming due to having 59.3% lot coverage. The applicant is proposing to remove a single-story 10' x 15' old, rear addition and replace it with a 12'3" x 15' two-story addition. This results in 34s.f. of new, additional square footage on the ground floor, resulting in more lot coverage, increasing to 62.8% where 55% is the maximum lot coverage allowed. The original structure consisted of 988s.f. 20% would have allowed for 197.6s.f. of new space to be added. The applicant is proposing to construct 34s.f. of new space on the first floor and 184s.f. on the second floor (218s.f. total proposed). This will result in a 22.1% increase.

**ANALYSIS:**

Staff provides the following analysis of the decision standards the Board utilizes in their deliberations for deciding whether the request should be approved or denied. The Board is not obligated to agree in whole or in part with any of Staff's review:

The property in question will yield a reasonable return and can be beneficially used without the variance because the property can continue to be used for a single-family residence.

The request is not substantial because the lot coverage is further exceeded due to 34s.f. and the coverage for an allowable addition is by 20.5s.f.

The essential character of the neighborhood would not be substantially altered or suffer a substantial detriment as a result of the variances because the addition is in the same location as the portion of the house being removed and at the rear of the property.

There is no indication that there would be a detrimental effect on the delivery of government services since utilities are existing and available to the property.

The applicant's narrative statement says they were not aware of the zoning requirements at the time they purchased the property in 2010.

The property owner's predicament cannot feasibly be obviated through some method other than a variance because this is a 16' x 60' lot and already over on the lot coverage. Any improvement to the structure would result in a variance needed for lot coverage and the additional square footage is to help square-up the rear of the structure.

The spirit and intent of the zoning resolution would be met because there are no known negative impacts to adjoining property owners.

**STAFF RECOMMENDATION:**

None.

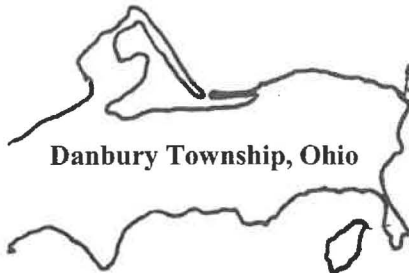
**SUBMITTED BY:**

Kathryn A. Dale, AICP  
Danbury Township Zoning Inspector

Date Prepared: June 28, 2024

**List of Exhibits Enclosed:**

- Exhibit 1: BZA Application  
Appellants Narrative Statement  
Adjacent property owners' notification list  
Property Deed
- Exhibit 2: Refused Permit  
Site plan  
Addition Plans



Danbury Township, Ohio

5972 E. Port Clinton Rd.  
Marblehead, Ohio 43440  
☎: (419) 734-6120 F: (419) 734-3137  
🌐: [www.danburytownship.com](http://www.danburytownship.com)



# BOARD OF ZONING APPEALS APPLICATION

Date Filed: 6/28/24 Application #: 2024-167

Action: \_\_\_\_\_

Rejected Permit: 2024-166 Approved Permit: \_\_\_\_\_

1. **Property Location:** 304 Walnut

Parcel ID# 0140256905396000 Zoning District : LBO

**Attach Deed For Complete Property Legal Description**

Existing Use SF Home Proposed Use 2'3" x 15' 1st Fl Add. & 12'3" x 15' 2nd Fl Add

2. **Agent** \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

Email: \_\_\_\_\_

3. **Appellant/ Owner** Dexter & Melanie Woods Address 400 Hays Avenue

City Ada State Ohio Zip 45810 Phone (419) 371-5940: D

Email: peaceseacontigo@gmail.com/singreadpray@gmail.com (419) 371-5978: M

*Use an additional application if there is more than one owner making the request.*

4. **Specific Request:**

**Area Variance**  **Use Variance**  **Special Exception**  **Conditional Use**  **Appeal**

**Chapter / Section** Request for Area Variances from Section 3.5 to allow for an addition on the the existing home to exceed the lot coverage (55% allowed/ 62.8% proposed) and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted (20%;197.6s.f allowed/ 22.1%; 218s.f. proposed).

**Practical Difficulty** SEE ATTACHED NARRATIVE STATEMENT

*Attach Separate Narrative Statement Describing The Request If Additional Space Is Needed.*

- Attach a Narrative Statement with a response to each Decision Standard listed in **Attachment "A"** hereto, as is relates to the specific request.
- Maximum 11" x 17" sized drawings. Attach a scaled site plan/ plot plan showing the dimensions of the property, location of roads, size and location of existing and proposed structures, including but not limited to driveways, patios, sidewalks and decks, as well as the setback distances from the property lines to each of these aforementioned items on

the property. Elevations shall also be submitted when applicable. Applications for signs shall include all drawings depicting the size, height and location of the proposed sign.

- 7. A typewritten list of the names & addresses of the property owners contiguous to and directly across the street from the property involved.
- 8. Photographs or any other information and documentation as it relates to the request being made.

*An application is hereby made for an appeal before the Danbury Township Board of Zoning Appeals (BZA). It is understood and agreed to by the appellant(s) and agent(s) that the Board of Zoning Appeals is a quasi-judicial Board. The BZA's primary function is to hear testimony and issue a decision. The BZA only hears relevant, sworn testimony from the Appellant, his/her duly appointed agent or attorney, and any other person with standing to testify in a particular matter. The Appellant has the right to cross-examine any testimony given. Hearings are open to public attendance. Unless appealed to the judicial system, the subject property shall comply with the decision rendered and the laws of the State of Ohio, and; should an application be granted, a permit shall be applied for and issued 30 days after such decision is rendered. The Appellant and Agent hereby certify that the information and statements given on this application, drawings and specification are to the best of their knowledge, true and correct.*

\_\_\_\_\_  
(Agent's Signature) (Date)  
\* Melanie J. Law Woods 6/28/2024  
(Appellant's Signature) (Date)

Filing Fee = \$200.00 Legal Ad Fee \$ \_\_\_\_\_ Postage Fee \$ \_\_\_\_\_ Total Fees Paid \$ \_\_\_\_\_ Amount Invoiced \$ \_\_\_\_\_  
Cash/ Check # 4166 List of neighboring property owners provided?  Yes  No

**PLEASE REFER TO THE BZA DOCKET CALENDAR FOR SUBMISSION DATES.**  
**INCOMPLETE OR LATE APPLICATIONS WILL NOT BE ACCEPTED.**

Do not write below this line

**ZONING SUMMARY**

BZA Hearing Date: 7/17/24 BZA Application #: 2024-167  
Notice Sent to Newspaper: 7/11/24 Published: 7/6/24  
Notice Sent to Neighboring Property Owners: 7/11/24  
BZA Action: Approved Denied Approved w/ Conditions Vote: \_\_\_\_\_

Decision Sheet signed: \_\_\_\_\_ Expiration of Approval: \_\_\_\_\_  
Date Letter Sent to Appellant: \_\_\_\_\_  
Permit# Issued: \_\_\_\_\_ Date: \_\_\_\_\_

**Applicant's Narrative Statement and Response to Decision Standards**  
**304 Walnut**  
**Woods**

**Scope of Work**

1. Encroach south setback of 3' by 2' 9" to match existing cottage
2. Increase lot coverage from 59.3% to 62.8%

These are in order to enlarge room for more practical use of inside space and adding second story.

On a personal level, we want to improve our cottage so that we can use it year-round and into our "golden years." This cottage is one of the smallest in Lakeside and is the smallest lot. Thus, any change shows up as more substantial because of the small size we start with. Our goal is to preserve the historic aspect of the cottage while bringing the entire cottage up to code and not affecting our neighbors. For this, we hired an architect who has done much work in Lakeside. Our request for two variances essentially comes down to whether we are allowed to bump out a portion of the southwest wall of the cottage to make the entire south wall the same. This 2.25 ft by 15 ft bump-out would give us 12 feet (rather than 10 feet) of width for the back addition, which would make a world of difference in turning our small summer cottage into a livable year-round home for our retirement.

**Decision Standards**

A. The property in question (**will/will not**) yield a reasonable return or (**can/cannot**) be used beneficially without the variance because this is a single use family cottage, which we would like to be able to use year-round and into old age. This is not currently possible.

Downstairs - Squaring off the cottage would enable us to have a functional kitchen and improve living conditions by allowing a shower of 36" rather than the current 29" in the downstairs bathroom.

Upstairs-This extra footage allows for a private entrance to each bedroom (have to walk through one to get to another now), and to add a second story bathroom.

Both-This extra footage allows us to add a small elevator, as all bedrooms are upstairs and there is not space for a bedroom on the first floor.

B. The variance (**is / is not**) substantial because



1. This variance would expand the footprint by 34 sq ft (2.25' x 15'). Ours is the smallest lot (16' x 60') in Lakeside and one of the smallest cottages (988 sq ft). Squaring off the cottage would improve use of the interior space without significantly impacting exterior space usage. If ours were a normal lot, this amount of space would be less than 1%, not our almost 4%.

2. This variance of 2.1%, or 20.4 sq ft, would allow the addition on the second floor to be the same size and shape as the first floor, which is efficient and practical. Again, it would improve the use of the interior space without significantly impacting the exterior space usage.

**C.** The essential character of the neighborhood (**would / would not**) be substantially altered by the variance and adjoining properties (**would / would not**) suffer a substantial detriment as a result of the variance because

1. The variance would allow the north side of the cottage to be straight. The back would match the front, which would not change nor be closer to the property line than the front is now. The sidewalk in place would remain the same and usage would not be altered.

2. The variance increases the percentage of change from 20% to 22.1%. Since most of the addition is building an addition to the second floor, no adjoining properties would be affected.

**D.** The variance (**would / would not**) adversely affect the delivery of governmental services (i.e. water, sewer, garbage, etc.) because all utilities are available and existing.

**E.** The property owner (**did / did not**) purchase the property with knowledge of the zoning restriction because fifteen years ago when we purchased the cottage, renovations did not enter the picture or our minds.

**F.** The property owner's predicament (**can / cannot**) feasibly be obviated through some method other than a variance because

1. Downstairs - The cottage cannot be reduced by 6 ft to meet the 55% lot coverage, as this would put the bathroom in the kitchen or living/dining area.

Upstairs – The cottage cannot be reduced by 6 ft to meet the 55% lot coverage as there would be no room to add a second story bathroom.

2. Downstairs and Upstairs - The plans call for a 22.1% increase in additional space. As the cottage is only 50 feet long now, every foot of space is accounted for and in use. We would love to have a bedroom on the bottom floor for our old age. However,

there is not space. Thus, we need the variance to have room for the elevator and upstairs bathroom for the future.

**G.** The spirit and intent behind the zoning requirement (would / **would not**) be observed and substantial justice done by granting the variance because

1 & 2. Allowing the variances would allow us to help ensure the safety and general welfare of Lakeside. Two layers of fire retardant (for exterior and interior walls) would hopefully prevent the spread of fire from our cottage to our close neighbors or vice versa. Additionally, this renovation would bring the cottage up to all current code requirements (electric, plumbing, roofing, and heating) which it does not currently meet.

**H.** Other relevant factors, if any, considered include

As one of the original Lakeside seasonal cottages that has been in use since the 1880s, we would like to preserve and protect this historic cottage. We wish to retain its original character while making it usable year-round and adding features to help us if mobility becomes an issue. We wish to reside in Lakeside for as long as possible as we age. These variances, while not meeting Danbury's current standards, are, in reality, small in square footage and would not be an issue if a former owner 100+ years ago had not sold the northern half of the lot. We appreciate your consideration of our requests.

TYPEWRITTEN LIST OF NAMES AND ADDRESSES OF PROPERTY OWNERS,  
CONTIGUOUS TO AND DIRECTLY ACROSS THE STREET FROM  
304 WALNUT AVE, LAKESIDE MARBLEHEAD, OH 43440

(300 WALNUT AVE)  
LINKER LISA ANN  
300 WALNUT AVE  
LAKESIDE MARBLEHEAD OH 43440-1465

(310 WALNUT AVE)  
PIERCE & PIERCE DESIGN LLC  
185 LYNN AVE  
LAKESIDE MARBLEHEAD OH 43440-1421

(213 W. THIRD ST)  
LAKESIDE CHAUTAUQUA REALTY LTD  
236 WALNUT AVE  
LAKESIDE MARBLEHEAD OH 43440-1400

(119 W. THIRD ST) (LAKESIDE AUDITORIUM PARK)  
LAKESIDE ASSOCIATION  
236 WALNUT AVE  
LAKESIDE MARBLEHEAD OH 43440-1400

SAME TIME NEXT YEAR (STNY) CONDOMINIUM OWNERS (317 MAPLE AVE):

(STNY UNIT OFFICE)  
REED CLARK G & GAIL L  
PO BOX 314  
GREENTOWN OH 44630-0314

(STNY UNIT #1)  
BRYMER ROBT A & REBECCA  
3179 FERNS GLEN DR  
TALLAHASSEE FL 32309-2303

(STNY UNIT #2)  
ALLEN KYLE & LYNN  
2424 VALHALLA CT  
XENIA OH 45385-8906

(STNY UNIT #4)  
SHEPLER ROAL E III & DENISE A  
3024 SADDLEBROOK  
FINDLAY OH 45840-2983

(STNY UNIT #5)  
DICKINSON CLAIR E & KATHIE R  
884 ALDER RUN WAY  
AKRON OH 44333-2966

(STNY UNIT #6)  
HOFFMAN BARBARA J  
317 MAPLE AVE # 6  
LAKESIDE MARBLEHEAD OH 43440-1433

(STNY UNIT #7)  
LAWRENCE TERRY & VANDA L  
10917 SIGLER RD  
NEW CARLISLE OH 45344-9553

(STNY UNIT #9)  
SCHMITTGEN JOEL & JONES KRISTEN  
937 E RIVER ST  
ELYRIA OH 44035-6023

(STNY UNIT #10)  
PARKER ROBERT B & KATHLEEN J  
19 AGAWAM ST  
MANCHESTER NH 03104-1935

(STNY UNIT #11)  
DALE PHILLIP S & KATHLEEN  
3931 COACHMAN DR  
LAMBERTVILLE MI 48144-9316

(STNY UNIT #12)  
CRAIG BEACH REALTY LLC  
558 BAYSHORE BLVD  
LAKE MILTON OH 44429-9687

(STNY UNIT #14)  
KOSTKA BRAD W & LISA M  
2296 GEORGIA DR  
WESTLAKE OH 44145-5804

(STNY UNIT #15)  
JENNINGS PAUL D  
3315 LANSMERE RD  
SHAKER HEIGHTS OH 44122-3405

(STNY UNIT #17)  
PONZIANI LISA NOELLE  
911 MIDDLEBURY DR  
WORTHINGTON OH 43085-3465

(STNY UNIT #18)  
MACKLEY TIMM & BETH  
34 CORBIN DR N  
GRANVILLE OH 43023-9052



This conveyance has been examined and the grantor has complied with section 218-202 of the revised code  
FEES \$ 400.00  
EXEMPT  
Jo Ellen Regel, County Auditor

4-5-10 Jo Ellen Regel  
by Kelly Epp Lipp

201000201985  
Filed for Record in  
OTTAWA COUNTY, OHIO  
VIRGINIA M. PARK, RECORDER  
04-05-2010 At 02:24 pm.  
QUIT C DEED 28.00  
OR Book 1313 Page 549 - USD

**QUIT CLAIM DEED**

**JULIA MARTENS LIPP, married, for valuable consideration paid, grants to DEXTER R. WOODS, JR. and MELANIE J. CAW WOODS, for their joint lives, remainder to the survivor of them, whose TAX MAILING ADDRESS is 400 Hays Avenue, Ada, Ohio 45810, the following property:**

HARTUNG TITLECORP # 45742DN

Situated in the Township of Danbury, County of Ottawa and State of Ohio:

And known as and being the south half Lot Nine (9) in Block Eighteen (18) of Lakeside, a subdivision in said Township, except the north six (6) inches thereof and except the west twenty (20) feet thereof.

Tax Parcel ID No. 014-02569-05396-000  
Property Address: 304 Walnut Street, Lakeside, Ohio 43440

Prior instrument reference: Volume 983, Page 362  
Ottawa County Official Records


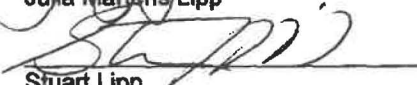
Such property is further subject to the provisions of The Lakeside Association ninety-nine (99) year lease and The Lakeside Association Regulations and Ground Rules, including Transfer Fees and Association Assessments, referenced by affidavit recorded at Volume 1231, Page 228, Ottawa County Official Records.

Said property is also subject to a Water and Sanitary Sewer Line Easement Agreement recorded in Ottawa County Recorder's Office Volume 1122, Page 833.

Stuart Lipp, husband of Julia Martens Lipp, hereby releases his dower interest.

EXECUTED this 5<sup>th</sup> day of April, 2010.

COPY

  
Julia Martens Lipp  
  
Stuart Lipp

STATE OF OHIO  
COUNTY OF OTTAWA, SS:

Before me, a Notary Public in and for said County, personally appeared the above named, Julia Martens Lipp and Stuart Lipp, wife and husband, who acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Port Clinton, Ohio, this 5<sup>th</sup> day of April, 2010.

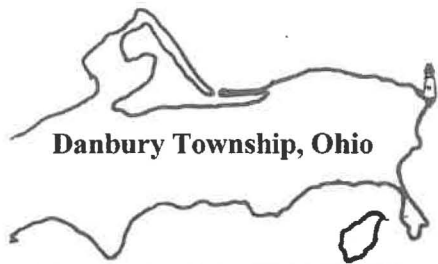
*Deanna R. Ninke*  
NOTARY PUBLIC

This instrument prepared by:  
John A. Kocher, Attorney at Law  
Port Clinton, Ohio 43452



DEANNA R. NINKE  
Notary Public - State of Ohio  
My Commission Expires Mar. 2, 2011

COPY



Kathryn A. Dale, AICP
Zoning & Planning Administrator

NOTICE OF REFUSAL

June 26, 2024

To Applicant/ Owner: Dexter & Melanie Woods
400 Hays Avenue
Ada, Ohio 45810

Application No.: 24-166
304 Walnut

BZA Case No.:

Your application dated JUNE 26, 2024, for a zoning certificate for a 2'3" X 15' 1ST FLOOR ADDITION & 12'3" X 15' 2ND FLOOR ADDITION located at 304, MARBLEHEAD, OHIO 43440 is hereby refused on this 26th DAY OF JUNE, 2024 under Article 3, Article 5 and Article 7 of the Danbury Township Zoning Resolution in that;

Article 3 of the Danbury Township Zoning Resolution and Map designates the location of this property as "LBO" Lakeside Business Overlay.

Article 5, Section 5.1.3

General Regulations Applicable to All Districts

3. No building or structure shall be erected, converted, enlarged, or reconstructed or structurally altered except in conformity with the yard and lot area regulations of the district in which the building is located unless otherwise specified herein.

Article 3, Section 3.5

"LBO" Lakeside Development Standards

The requirements in the "LBO" Lakeside Business Overlay zoning district are as follows:

- Minimum Front-yard Setback 0'
Minimum Rear-yard Setback 0'
Minimum Side-yard Setback 0'
Maximum Lot Coverage 55%

Variance #1 ->

- The existing home on the property is nonconforming due to a 59.3% lot coverage.
The applicant is proposing to remove a single-story 10' x 15' old rear addition and replace it with a 12'3" x 15' two-story addition.
This results in 34s.f. of new, addition square footage on the lot coverage than what currently exists, which results in the lot coverage increasing to 62.8% where 55% is the maximum lot coverage allowed.

Article 7, Section 7.12.3.A.

Nonconforming Uses

A. The addition to or enlargement of a nonconforming building or structure shall be permitted provided it contains a permitted use and such addition or enlargement does not exceed twenty (20%) percent of the floor area contained in the original building or structure at the time of the adoption of this Resolution. All other requirements of the District (lot area, yards, etc.) shall be met unless a variance is obtained.

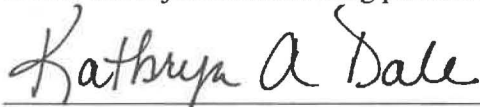
Variance #2 →

- The original structure consisted of 988s.f. 20% would have allowed for 197.6s.f. of new space to be added.
- The applicant is proposing to construct 34s.f. of new space on the first floor and 184s.f. on the second floor (218s.f. total proposed). This will result in a 22.1% increase.

**Article 7, Section 7.5.1.A** states; It shall be unlawful for an owner to use or to permit the use of any structure, building or land, or part thereof, hereafter created, erected, converted or enlarged, wholly or partly, until a zoning certificate/permit shall have been issued by the Zoning Inspector. It shall be the duty of the Zoning Inspector to issue a certificate/permit, provided the Zoning Inspector is satisfied that the structure, building or premises, and the proposed use thereof conform with all the requirements of this Resolution. No certificate/permit for excavation, construction or reconstruction shall be issued by the Zoning Inspector unless the plans, specifications and the intended use conform to the provisions of this Resolution.

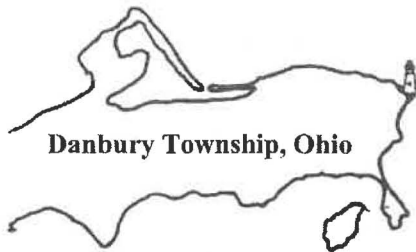
**Article 7:** An appeal from this decision to the Danbury Township Board of Zoning Appeals is governed under Section 7.9.2 of the Danbury Township Zoning Resolution. A request for an **Area Variance** is necessary prior to proceeding with the proposed construction.

Please contact the Zoning Department at (419) 734-6120 to obtain the appropriate application and to review the adjudication hearing process if you wish to proceed with the appeal.



Kathryn A. Dale, AICP  
Danbury Township Zoning & Planning Administrator

*Note: The applicant has 20 days (per Section 7.8.2.A.i.) to submit revisions or to appeal this decision to the Board of Zoning Appeals. A new application will be required, including payment of a new fee, if the applicant fails to submit adequate revisions within this time period. Revisions that address these deficiencies may result in further comments relative to these or other Zoning Code provisions. This review is only for compliance with the zoning regulations. The Ottawa County building departments may also have comments that will need to be addressed before releasing permits.*



Danbury Township, Ohio

5972 E. Port Clinton Rd.  
Marblehead, Ohio 43440  
☎: (419) 734-6120 F: (419) 734-3137  
🌐: www.danburytownship.com

### ZONING PERMIT APPLICATION

Date Filed: 6/26/24 Application #: 2024-166

~~Approval~~ <sup>Refusal</sup> Date: 6/26/24 BZA Case #: \_\_\_\_\_

1. **Property Location:** 304 Walnut Ave, lakeside, OH 43440 0140256905396000  
 Subdivision BIK 18 516ft Lot # 9 Exc W 20ft Zoning District L80  
 Existing Use seasonal residential Proposed Use year-around residential

2. **Applicant** Dexter R. Woods, Jr. / Melanie J. Caw Woods Address 400 Hays Ave  
 City Ada State OH Zip 45810 Phone 419-371-5940 / 419-371-5978

Email: peaceseacontigo@gmail.com , singreadpray@gmail.com

3. **Owner** Melanie J. Caw Woods Address 400 Hays Ave  
 City Ada State OH Zip 45810 Phone 419-371-5940 / 419-371-5978

Email: peaceseacontigo@gmail.com , singreadpray@gmail.com

4. **Contractor/Architect** Terry L. Ross Address 1127 Sheltered Brook Dr.  
 City Huron State OH Zip 41839 Phone 419-366-9568

Email: tross44839@gmail.com

5. **Site Plan:** Attach site plan for subject property. See Instructions & Sample.

6. **Type of Improvement**

<u>Residential Use</u>	<u>Non-Residential Use</u>
<input type="checkbox"/> New Single Family ( ___ w/Deck)	<input type="checkbox"/> New Building(s)
<input type="checkbox"/> New Two-Family	Dimensions of each Bldg. _____
<input type="checkbox"/> New Multi-Family, No. of Units _____	<input type="checkbox"/> Addition
<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> Accessory Structure	<input type="checkbox"/> Temporary Uses - Dates From: _____ To: _____
<input type="checkbox"/> Decks or Patios	<input type="checkbox"/> Signs - Permanent _____ Temporary _____
<input type="checkbox"/> Swimming Pools (above or inground)	<input type="checkbox"/> Walls or Fences
<input type="checkbox"/> Walls or Fences	<input type="checkbox"/> Remodel/ Tenant Finish
<input type="checkbox"/> Temporary Uses - Dates From: _____ To: _____	<input type="checkbox"/> Docks, Finger, Main or Walkway - _____ sf.
<input type="checkbox"/> Signs - Permanent _____ Temporary _____	<input type="checkbox"/> Other (specify) _____
<input type="checkbox"/> Docks - _____ sf.	
<input type="checkbox"/> Other (specify) _____	

7. Project Description: Expand rear of cottage in SW corner by ~2'x15' (34sq ft), add second story to back of cottage, repair portion of front roof over existing 2nd story porch, enclose front porch

8. Are the property line pins located or have you had a recent survey of the lot? Survey (yes) no

9. If application is for a non-residential use, list total square footage of building per floor. If application is for a residential use list total area of living space per floor as well as total area of all applicable attachments to the structure. Attach sketch of lot, showing existing buildings and proposed construction or use for which application is made. Give dimensions, indicate north and provide the following information:

	<u>Existing</u>	<u>Proposed</u>
Basement:	_____ sf.	_____ sf.
First floor:	<u>569</u> sf.	<u>34*</u> sf.
Second floor:	<u>419</u> sf.	<u>184*</u> sf.
Third floor:	_____ sf.	_____ sf.
Garage/carport:	_____ sf.	_____ sf.
Decks/porches:	_____ sf.	_____ sf.
Breezeway:	_____ sf.	_____ sf.
Accessory:	_____ sf.	_____ sf.
Parking:	_____ sf.	_____ sf.
Other:	_____ sf.	_____ sf.
Highest point of building above the established grade:	_____ ft.	<u>20' 8"</u> ft.

569  
+419  
988\*  
x 202  
197.6\*  
allowed  
218\*  
proposed  
22.1%  
increase  
\*variance needed

	<u>Existing</u>	<u>Proposed</u>
Front Yard Setback:	<u>-1</u> ft.	<u>0'</u> ft.
Side Yard Setback:	_____ ft.	_____ ft.
SE side:	<u>2'</u> ft.	<u>Same</u> ft.
N side:	<u>0'</u> ft.	<u>Same</u> ft.
Rear Yard Setback:	<u>8.25</u> ft.	<u>Same</u> ft.

(Setbacks are from the property lines, not the edge of the road pavement)

**Lot Coverage:**

- A. Principal Building Footprint: 603 sf.
- B. Total of Accessory buildings: 0 sf.
- C. Lot Width x Lot Depth = Lot Area: 960 sf.

$[(A+B) \div C] \times 100 = \underline{62.8} \%$  \*variance needed (55% max)  
59.3% Existing/current

NOTE: Private deed restrictions may need to be met in some areas of the township.

Application is hereby made for a zoning certificate. It is understood and agreed by the applicant that any error, misstatement or misrepresentation of fact or expression of fact in the application, either with or without intention on the part of the applicant, such as might, or would, operate to cause the issuance of a permit in accordance with this application, shall constitute sufficient ground for the revocation of the permit at any time. The owner of this building or premises and the undersigned, do hereby agree to comply with all the laws of the State of Ohio and the Zoning Resolution of Danbury Township, and to construct the proposed building or structure or make the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specification are to the best of their knowledge, true and correct.

Melanie J. Law Woods  
(Applicant's Signature)

6-26-2024  
(Date)

Do not write below this line

**ZONING CERTIFICATE**

Upon the basis of Application No. 24-166, the statements in which are made a part hereof, the proposed usage (is or isn't) found to be in accordance with the Danbury Twp. Zoning Resolution and is hereby (approved or rejected) rejected for the UBO Zoning District.

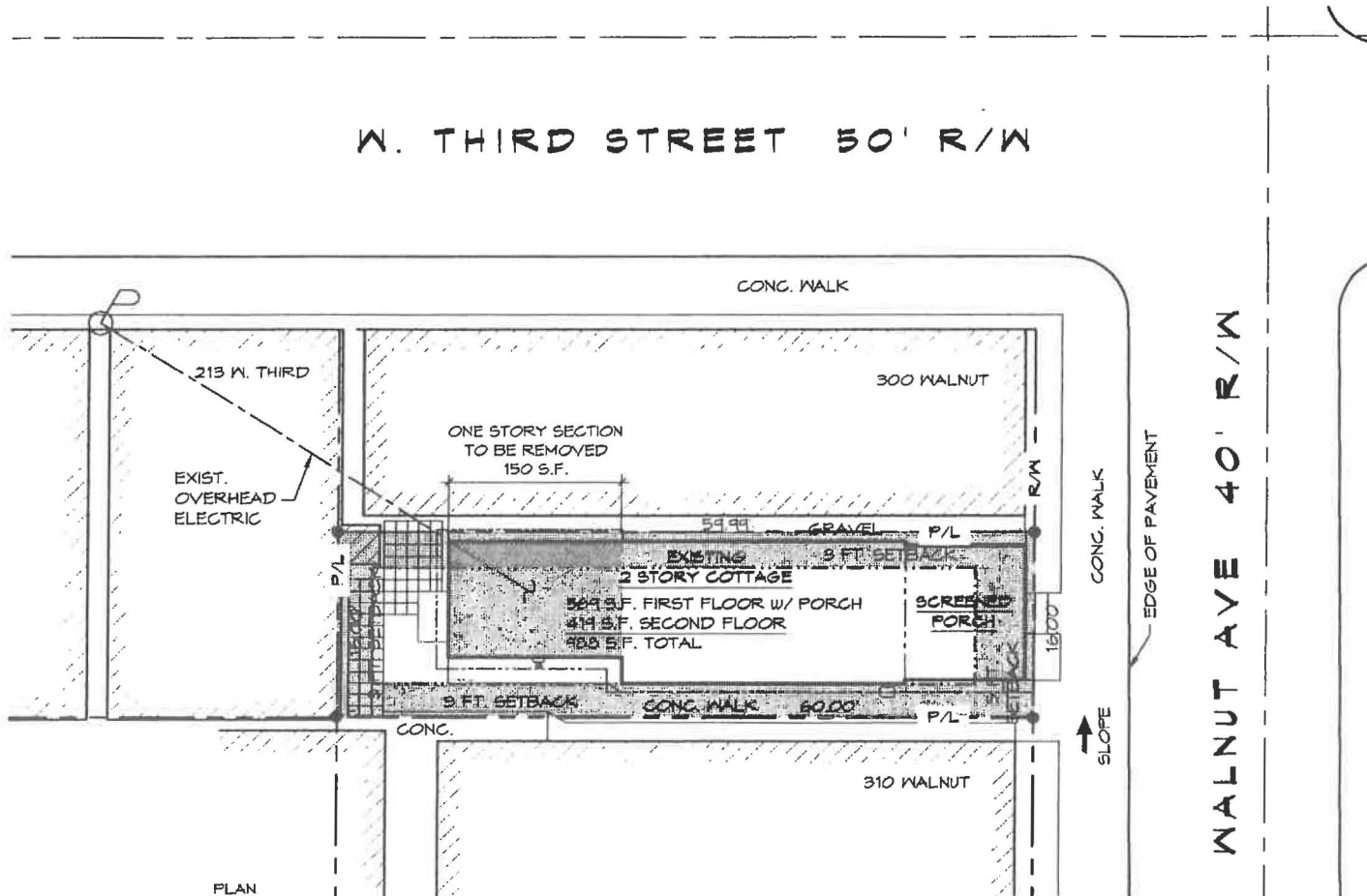
Kathryn A. Dale  
Danbury Township Zoning Inspector  
5972 E. Port Clinton Road, Marblehead, Ohio 43440

Date Application Received 6/26, 2024  
Date Application Ruled On 6/26, 2024

Fee Paid \$ 0 Cash/ Check # -  
If certificate refused, reason for refusal: See Attached Letter

Permit valid for a period of one (1) year from date of issue.





**EXISTING SITE PLAN**  
SCALE: 1"=10'

DEXTER & MELANIE CAW WOODS  
PARCEL No. 0140256905396000  
0.022 ACRES  
960 S.F.

THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

Issue	Date
Issued for HP-DRB Application	6/11/24

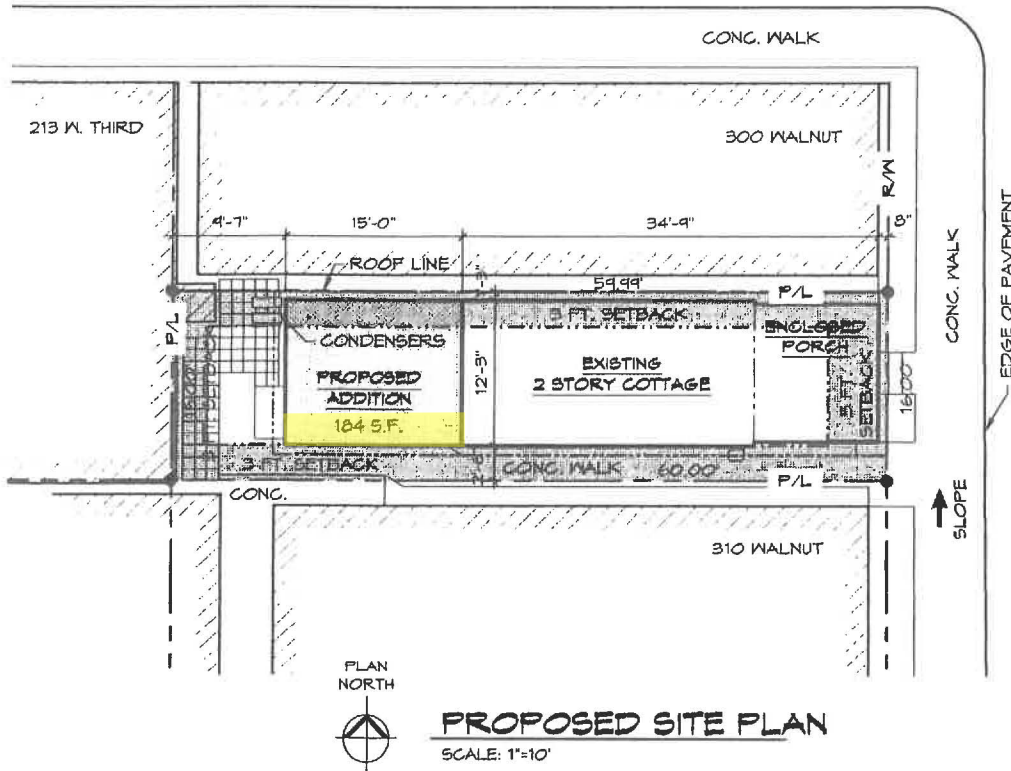
**TERRY L. ROSS**  
ARCHITECT  
1127 SHELTERED BRINK DRIVE  
LAKESIDE, OHIO 44049  
419.708.0588

RENOVATION & ADDITION  
WOODS COTTAGE  
304 WALNUT AVENUE LAKESIDE, OHIO 44040



Date:	6/11/24
Sheet Number:	<b>SP-2</b>
Project No.:	205

W. THIRD STREET 50' R/W



**PROPOSED SITE PLAN**  
SCALE: 1"=10'

**"L" ZONING REGULATIONS**

<b>LOT COVERAGE</b>		
MAXIMUM LOT COVERAGE:	55%	960 S.F.
TOTAL LOT AREA:		569 S.F. (59.3%)
EXISTING FOOTPRINT:		
COTTAGE	569 S.F.	
DEMO	(150 S.F.)	
PROPOSED FOOTPRINT:		603 S.F. (62.8%)
EXISTING COTTAGE	419 S.F.	
PROPOSED ADDITION	184 S.F.	
IMPERVIOUS SURFACE RATIO:		$\frac{603}{680} = 88.5\%$

<b>SETBACKS-DANBURY TWP.</b>	<b>SETBACKS-LAKESIDE ASSOCIATION</b>
FRONT YARD: 0 FT.	FRONT YARD: 5 FT.
SIDE YARD: 0 FT.	SIDE YARD: 3 FT.
REAR YARD: 0 FT.	REAR YARD: 3 FT.

<b>BUILDING HEIGHT</b>	
MAXIMUM BUILDING HEIGHT:	30 FT.
MAXIMUM EAVE HEIGHT:	25 FT.
PROPOSED BUILDING HEIGHT:	20'-8"
PROPOSED EAVE HEIGHT:	14'-8"

**SCOPE OF WORK**

- EXISTING COTTAGE**
1. REMOVE EXIST. SHED ROOF SECTION OF COTTAGE.
  2. REMOVE EXIST. SCREENED PORCH AND SECOND FLOOR ROOM ABOVE INCLUDING ROOF.
  3. REMOVE EXTERIOR SIDING & WALL SHEATHING. REPLACE/ADD INSULATION, INSTALL NEW EXTERIOR SHEATHING, SIDING & TRIM.
  4. REPLACE ALL EXTERIOR DOORS AND WINDOWS.
  5. REMOVE AND REPLACE ASPHALT ROOF SHINGLES.
  6. INSTALL DUCTLESS MINI SPLIT AC/HEAT SYSTEM.

- PROPOSED COTTAGE ADDITION**
1. CONSTRUCT WOOD FRAME 2 STORY ADDITION.
  2. PELLA "250 SERIES" VINYL WINDOWS.
  3. NEW SIDING AND CORNER BOARDS.
  4. ARCHITECTURAL PROFILE ASPHALT SHINGLES.
  5. GUTTERS AND DOWNSPOUTS.

**INDEX TO DRAWINGS**

- |      |  |
|------|--|
| SP-1 | PROPOSED SITE PLAN                           |
| SP-2 | EXISTING SITE PLAN                           |
| SP-3 | IMPERVIOUS SURFACE RATIO & ENCROACHMENT PLAN |
| SP-4 | STREETSCAPE                                  |
| A-1  | FIRST & SECOND FLOOR PLANS                   |
| A-2  | ELEVATIONS                                   |
| A-3  | EXISTING FLOOR PLANS                         |
| A-4  | EXISTING ELEVATIONS                          |

DATE	6/11/24
ISSUED FOR	RP-DRB APPLICATION # 1124
ISSUED BY	
ISSUED FOR	
ISSUED BY	
ISSUED FOR	
ISSUED BY	

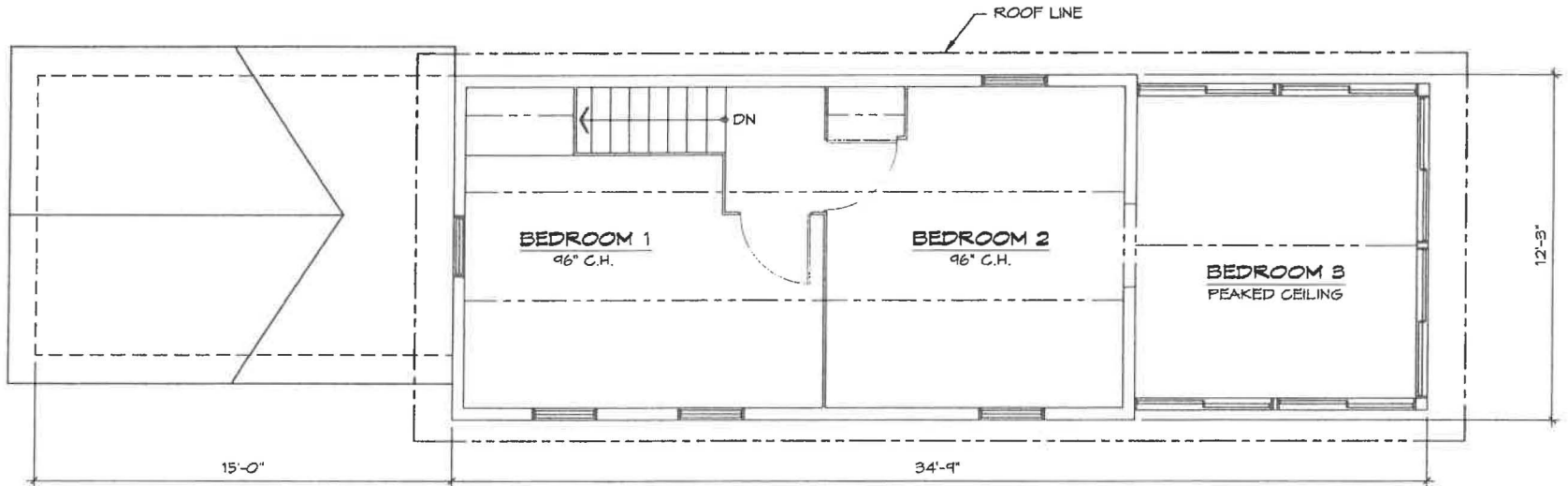
**TERRY L. ROSS**  
ARCHITECT  
1127 SHELTERED BROOKS DRIVE  
HURON, OHIO 44835  
419.346.9948



RENOVATION & ADDITION  
**WOODS COTTAGE**  
704 WALNUT AVENUE LAKESIDE, OHIO 44140

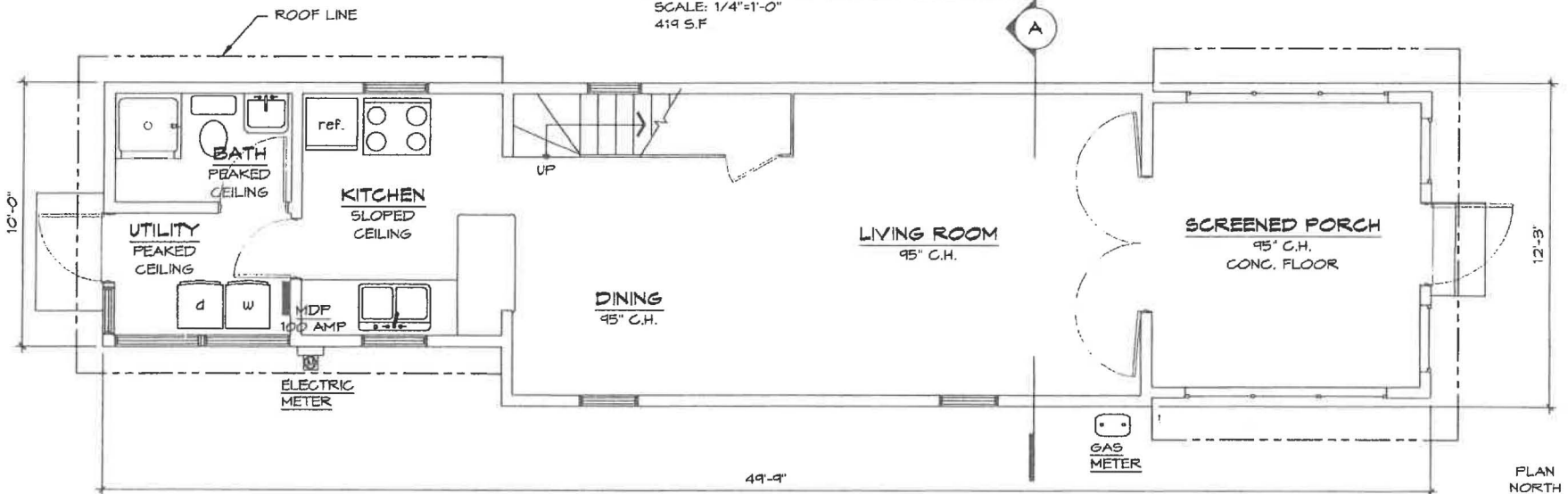


Date:	6/11/24
Sheet Number:	<b>SP-1</b>
Project No.	205



**SECOND FLOOR PLAN**

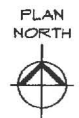
SCALE: 1/4"=1'-0"  
419 S.F.



**FIRST FLOOR PLAN**

SCALE: 1/4"=1'-0"  
569 S.F.

**Existing**



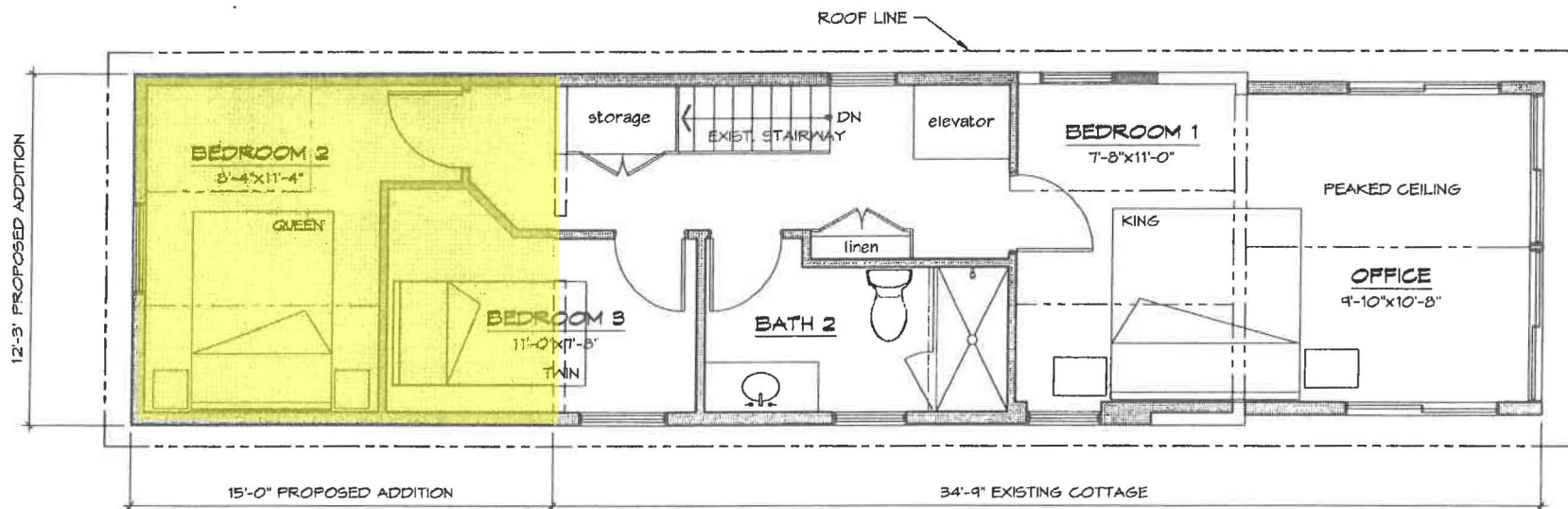
Issue	Date
Issued for HP-DRS Application	6-11-24

**TERRY L. ROSS ARCHITECT**  
1127 SHELTERED BROOK DRIVE  
HURON, OHIO 44845  
419.766.0888

**RENOVATION & ADDITION  
WOODS COTTAGE**  
304 WALNUT AVENUE LAKESIDE, OHIO 44140

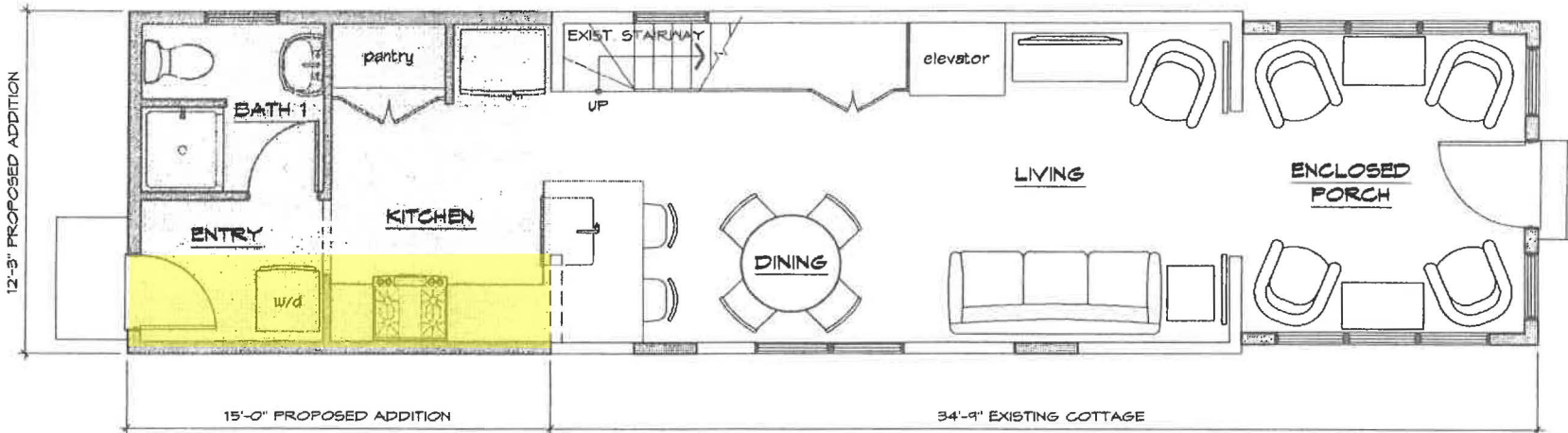


Date:	6.11.24
Sheet Number:	<b>A-3</b>
Project No.	205



**SECOND FLOOR PLAN**

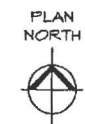
SCALE: 1/4"=1'-0"  
603 S.F.



**FIRST FLOOR PLAN**

SCALE: 1/4"=1'-0"  
603 S.F.

**NEW**



Issue	Date
Issued for MR-CRB Application	8.11.24

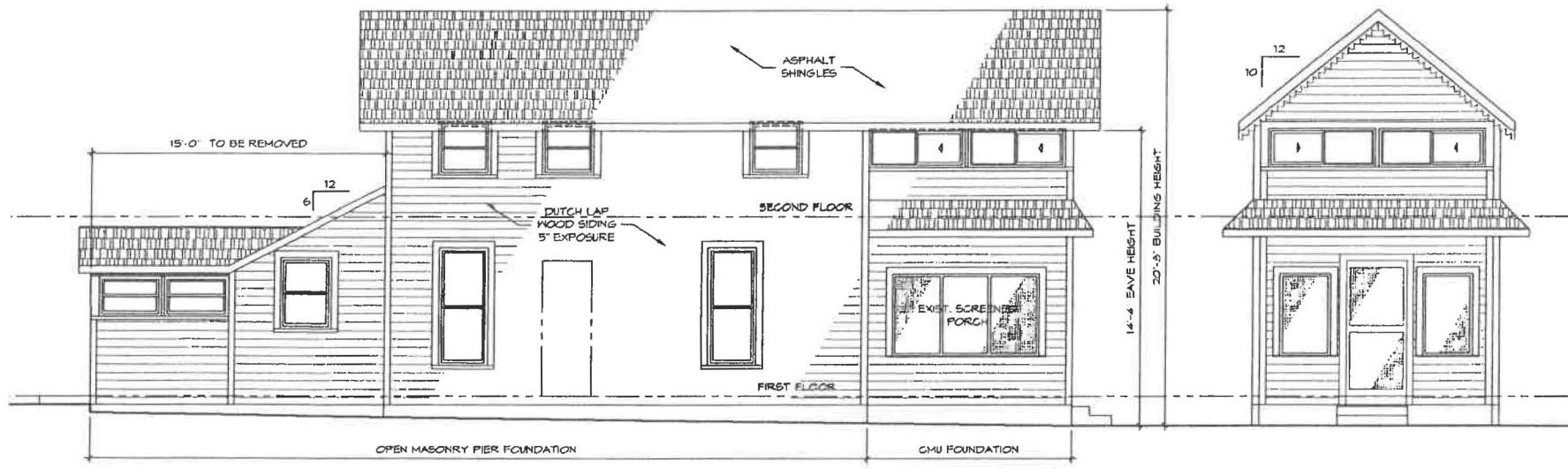
**TERRY L. ROSS ARCHITECT**  
 1137 SHELTERED BROOK DRIVE  
 THURON, OHIO 43156  
 614.266.9568

**RENOVATION & ADDITION  
 WOODS COTTAGE**  
 304 W. L. MIT. AVENUE  
 LAKESIDE, OHIO 43440



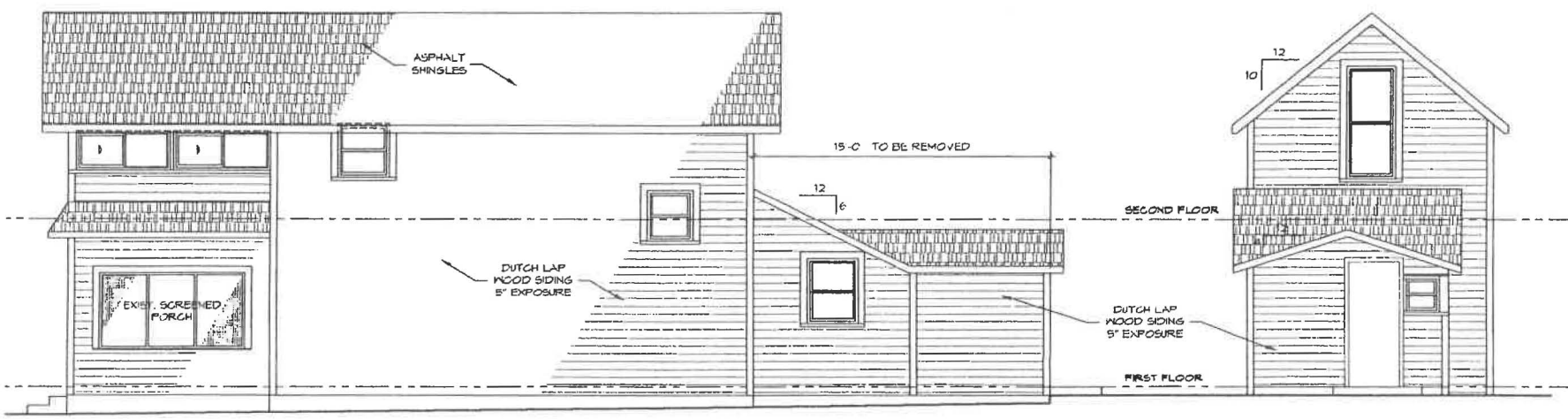
Date:	8.11.24
Sheet Number:	<b>A-1</b>
Project No.:	209





**SOUTH**

**EAST**



**NORTH**

**WEST**

**EXTERIOR ELEVATIONS**

SCALE: 3/16"=1'-0"

Existing

Professional Seal of Terry L. Ross, Architect, No. 10314, State of Ohio, expires 12/31/24

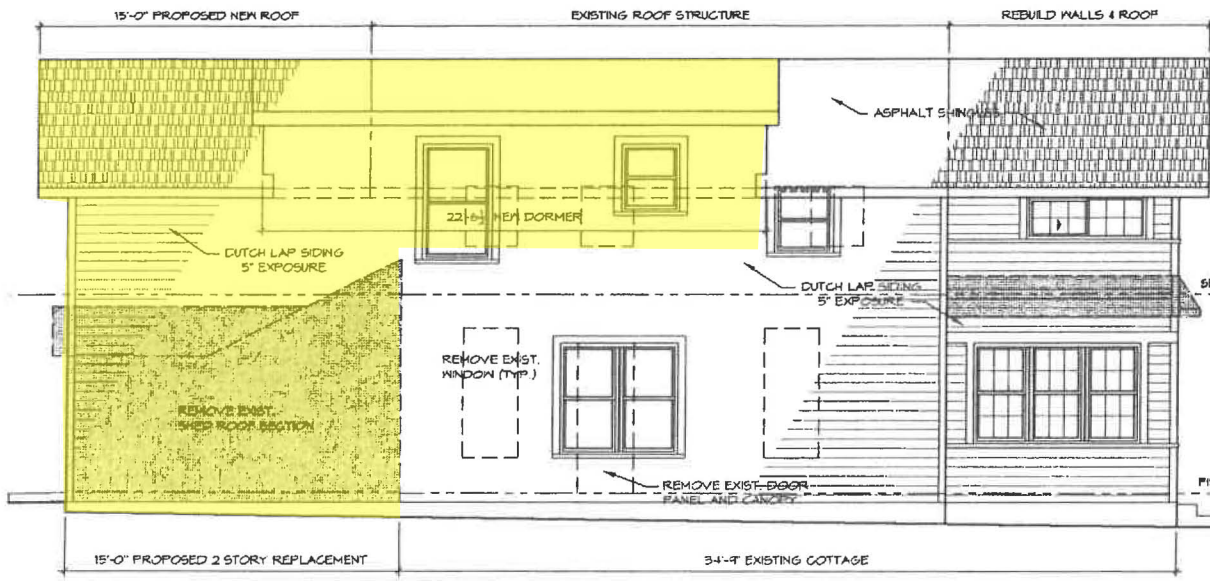
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Sheet Number:	A-4
Project No.:	209

**TERRY L. ROSS ARCHITECT**  
 1127 SHELTERED BROOK DRIVE  
 HILKON, OHIO 44819  
 419.746.9585

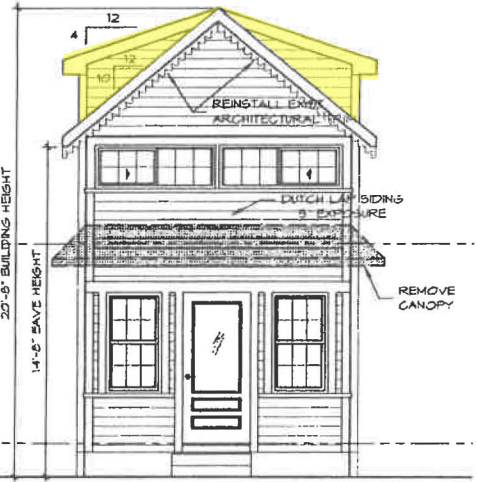
**RENOVATION & ADDITION WOODS COTTAGE**  
 304 WALNUT AVENUE LAKESIDE, OHIO 44140



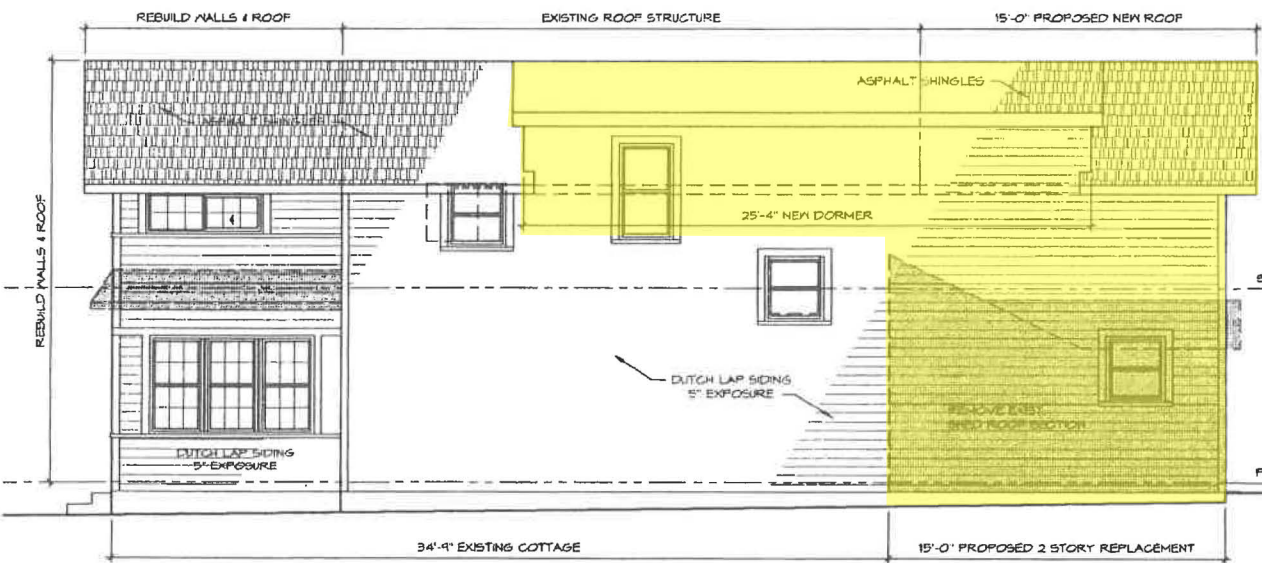
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Sheet Number:	A-4
Project No.:	209



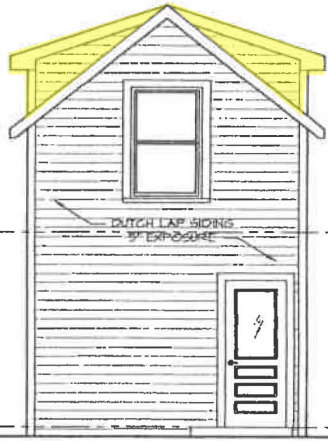
**SOUTH**



**EAST**



**NORTH**



**WEST**

**EXTERIOR ELEVATIONS**

SCALE: 3/16"=1'-0"

**NEW**

DATE	1860
DESIGNED BY	TERRY L. ROSS
PROJECT NO.	10134
PROJECT NAME	WOODS COTTAGE
CLIENT	RENOVATION & ADDITION
ADDRESS	304 WALNUT AVENUE, LANESIDE, OHIO 44130
PHONE	419.766.5568
WEBSITE	www.tlross.com

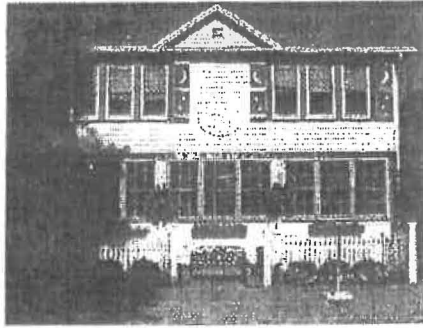
**TERRY L. ROSS ARCHITECT**  
 1127 SHELTERED BROWN DRIVE  
 HURON, OHIO 44829  
 419.766.5568

**RENOVATION & ADDITION WOODS COTTAGE**  
 304 WALNUT AVENUE LANESIDE, OHIO 44130



Date:	6.11.24
Sheet Number:	A-2
Project No.:	205





**WALNUT AVE - EAST ELEVATION STREETSCAPE**

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

**EXTERIOR FINISHES**  
**WINDOWS**  
 PELLA 250 SERIES  
 VINYL-WHITE  
<https://www.pella.com/ideas/windows/250-series/>

**DOORS**  
 THERMA-TRU  
 STEEL INSULATED  
<https://www.thermatru.com/>

**SIDING**  
 TruExterior COMPOSITE SIDING (Poly Ash)  
 5" DUTCH LAP  
<https://truexterior.com>

**CORNER BOARDS & TRIM**  
 AZEK  
 FRONTIER™ WOODGRAIN FINISH  
<https://azekexteriors.com/products/trim/trim-boards/trimboard>

**ROOFING**  
 OWENS CORNING  
 OAKRIDGE™ LAMINATED ARCHITECTURAL SHINGLE  
<https://www.owenscorning.com/en-us/roofing/shingles/oak-ridge>

**CONDENSING UNITS**  
 ROVSUN 16,500 BTU 17 SEER2 Ductless Mini Split Air Conditioner  
 with Heat Pump  
 SOUND RATING 52 dBA

DATE: 6/11/24  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 PROJECT NO: 205

DATE	DESCRIPTION
6/11/24	ISSUED FOR PERMIT APPLICATION

**TERRY L. ROSS ARCHITECT**  
 127 SHIELTER BRICK DRIVE  
 HILSON, OHIO 44819  
 419.586.6945

**RENOVATION & ADDITION  
 WOODS COTTAGE**  
 304 WALNUT AVENUE    LAKESIDE, OHIO 44140



Date: 6/11/24  
 Sheet Number:  
**SP-4**  
 Project No. 205