



## STAFF REPORT

Board of Zoning Appeals  
Meeting Date: October 16, 2024

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<b>Case #:</b>	BZA-2024-245	<b>Address:</b>	292 Gravel Bar
<b>Appellant:</b>	Joseph Nejd, Owner	<b>Zoning:</b>	“R-C” Recreational Comm.
<b>Agent:</b>	John Feick, Architect		
<b>Request:</b>	<b>Request for Area Variances from Section 5.1.7 to allow for an addition to encroach into the south, side-yard setback (1’8” proposed/ 5’ required) and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted (20%; 216.8s.f allowed/ 120%; 1,295s.f. proposed).</b>		

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### SUMMARY:

The property is part of the Port Ann Subdivision which was platted in 1951. A 12’x 16’ rear sunroom is being removed and replaced by a new addition. The existing structure is nonconforming because the house sits at 2’8” to the south, side property line (1’8” if an overhang is present) where 5’ is required. The applicant is proposing to construct a 23’ x 36’4” (831s.f.) addition onto the home which will align with the existing south wall at 2’8” where 5’ is required. The applicant is also proposing an 8’ wide, “L” shaped, covered porch which will be set-in and meet the south, side yard setback requirement.

The original structure consists of 1,084s.f. 20% would have allowed for 216.8s.f. of new space to be added. With the 831s.f. addition and 464s.f. covered porch, the amount of new square footage onto the nonconforming structure will result in a 120% (1,295.f. total) 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 and the restrictions are not so restrictive that they prohibit the property owner from making any improvements to the property.

Whether the request is substantial or not can be debated. On the one hand the house is more than doubling in size. On the other hand, the house is not getting any closer to the side lot line than the existing house and despite the amount of square footage being added to the home, the lot coverage is more than satisfied.

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 matches the style of the existing house and all the work to take place will be predominately 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 any improvement to the structure would likely result in a variance needed to exceed the 20% additional limitation. Whether the addition could have been set-in by 2’4” to meet the side-yard setback can likely be debated, but according to the architect, structurally it would have been difficult due to the interior layout and roof framing alignment.

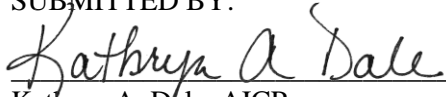
The spirit and intent of the zoning resolution would be met because there are no known negative impacts to adjoining property owners.

### STAFF RECOMMENDATION:

None.

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SUBMITTED BY:

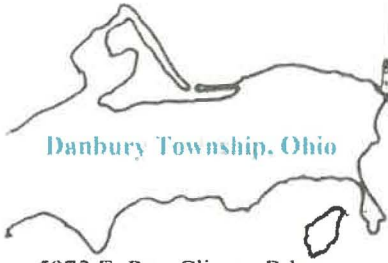


Kathryn A. Dale, AICP  
Danbury Township Zoning Inspector

*Date Prepared: September 30, 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  
T: (419) 734-6120 F: (419) 734-3137  
www.danburytownship.com



BOARD OF ZONING APPEALS  
APPLICATION

Date Filed: 9/25/24 Application #: 2024-245

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

Rejected Permit: 2024-195 Approved Permit: \_\_\_\_\_

1. **Property Location:** 292 Gravel Bar

Parcel ID# 0141248516634000 Zoning District : "R-C" Recreational Comm.

*Attach Deed For Complete Property Legal Description*

Existing Use SF Home Proposed Use 23' x 36' 1-Story Addition w/ 8' covered porch

2. **Agent** John Feick, Feick Design Address 224 E. Water Street  
 City Sandusky State Ohio Zip 44870 Phone (419) 625-2554  
 Email: feickja3@gmail.com

3. **Appellant/ Owner** Joseph Nejd Address 3230 W. Wallings Road  
 City Broadview Heights State Ohio Zip 44147 Phone (440) 665-4053  
 Email: shoprag2008@hotmail.com

*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 5.1.7 to allow for an addition to encroach into the south, side-yard setback (1'8" proposed/ 5' required) and to Section 7.12.3.A to allow more cumulative square footage to be added onto a nonconforming structure than permitted [1.295s.f. (120%) proposed/ 216.8s.f. (20%) allowed].

**Practical Difficulty** SEE ATTACHED NARRATIVE STATEMENT

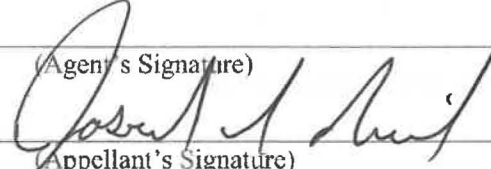
*Attach Separate Narrative Statement Describing The Request If Additional Space Is Needed.*

- 5. Attach a Narrative Statement with a response to each Decision Standard listed in **Attachment "A"** hereto, as is relates to the specific request.
- 6. 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)  
  
 \_\_\_\_\_  
 (Appellant's Signature)

\_\_\_\_\_  
 (Date)  
 9-25-2024  
 \_\_\_\_\_  
 (Date)

Filing Fee = \$200.00 Legal Ad Fee \$ \_\_\_\_\_ Postage Fee \$ \_\_\_\_\_ Total Fees Paid \$ \_\_\_\_\_ Amount Invoiced \$ \_\_\_\_\_

Cash/ Check # 004975 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: 10/16/24

BZA Application #: 2024-245

Notice Sent to Newspaper: 9/30/24 Published: 10/5/24

Notice Sent to Neighboring Property Owners: 9/30/24

BZA Action:      Approved      Denied      Approved w/ Conditions      Vote: \_\_\_\_\_

Decision Sheet signed: \_\_\_\_\_ Expiration of Approval: \_\_\_\_\_

Date Letter Sent to Appellant: \_\_\_\_\_

Permit# Issued: \_\_\_\_\_ Date: \_\_\_\_\_





**FEICK DESIGN GROUP, INC.**  
**JOHN A. FEICK, ARCHITECT**  
**OHIO REGISTRATION # 6088**  
Also Licensed in Michigan

Phone 419.625.2554  
Fax 419.626.4414  
[feickja3@gmail.com](mailto:feickja3@gmail.com)

**ATTACHMENT "A" DECISION STANDARDS**  
**Section 7.8.2.C.i - Area Variances:**

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.

The present structure can remain as is and used as a summer cottage. But it is the intention of the owners to move in permanently and more room is needed for the entire family.

2. Whether the variance is substantial.

No. The present side-yard setback is 5'-0" and the existing house is 2'-8" off the property line.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

No, from the street side there will be no visible difference of the property. The proposed addition is all to the rear of the existing structure and in line on both the north and south sides. The neighbor to the south is in alignment with the front of this structure. Sight lines??

4. Whether the variance would adversely affect the delivery of governmental services (for example, water, sewer, garbage).

No, there will be no affect on the delivery of governmental services. With the addition directly to the rear, access for governmental services remains unchanged.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

No, the property owner was not aware of any zoning restrictions when they purchased the property.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes, it is possible that the addition could be constructed on the north side of the house rather than the west. However, the proposed addition is for an expanded bedroom area and a larger living room and kitchen area. An addition to the north would split the sleeping area apart and make it difficult to have a larger living room and kitchen area without making the proposed addition even larger. Additionally their drive way to the property is on the north side and putting the addition on the north side would push the drive further north and require the removal of an existing 36-inch diameter tree.

It is also possible to slide the addition 2'-10" to the north to keep the addition outside the 5'-0" setback. However, sliding over the addition would cause for a difficult interior alignment of new and old spaces

7. Whether the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the variance.

Yes. There would be no observable changes to the property from the street.

Nejdl Neighbors

EAJ LEGACY PROPERTY LLC  
9551 MIKENNA RUN  
MACEDONIA OH 44056-2090

LITTLE TEDS COTTAGES  
PO BOX 163  
LAKESIDE MARBLEHEAD OH 43440-0163

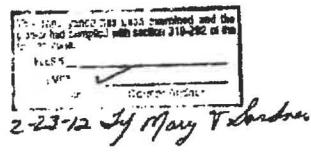
MERCKENS RUSSELL N JR & LINDA M  
1675 CHURCH RD  
LAKESIDE MARBLEHEAD OH 43440-9475

LEAR RONALD F & MICHELE L  
271 N WILLOW DALE RD LENDER #89684  
LAKESIDE MARBLEHEAD OH 43440-1066

LYBARGER DALE E  
281 N WILLOW DALE RD  
LAKESIDE MARBLEHEAD OH 43440-1066

LYBARGER DALE E  
281 N WILLOW DALE RD  
LAKESIDE MARBLEHEAD OH 43440-1066

201200218707  
Filed for Record in  
OTTAWA COUNTY, OHIO  
VIRGINIA M. PARK, RECORDER  
02-23-2012 At 11:08 am.  
WRNTY DEED 28.00  
QR Book 1394 Page 606 - 607



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that JOANN M. NEJDJL, widowed and not remarried, (herein referred to as "Grantor") for valuable considerations, does hereby convey and grant, with general warrant covenants, to JOSEPH L. NEJDJL, (hereinafter referred to as "Grantee") and whose tax mailing address is 3230 West Wallings Road, Broadview Hts., Ohio 44147, all of Grantor's right, title and interest in and to the following real property:

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

Being Lots Nine (9) and Ten (10) and the South fifteen (15) feet of Lot Eight (8), Port Ann Allotment, Danbury Township, Ottawa County, Ohio.

P.N: 014-12485-16634-000

Prior Instrument Reference: \_\_\_\_\_ of Ottawa County Records.

\* EAST

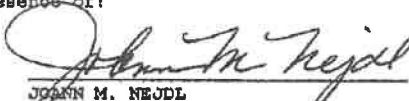
TO HAVE AND TO HOLD the premises aforesaid, with the appurtenances thereof, unto the said Grantee and the Grantee's successors and assigns forever. And Grantor does for Grantor and for Grantor's heirs, successors and assigns, covenant with Grantee and Grantee's successors and assigns, that at and until the ensembling of these presents, Grantor was well seized of the above described premises, as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in manner and form above written, and that the same are free from all encumbrances whatsoever except mortgages, reservations, conditions, limitations, easements and restrictions of record, zoning ordinances, if any, and real estate taxes and assessments, both general and special, which are a lien but not yet due and payable; and that Grantor will warrant and defend said premises, with the appurtenances thereunto belonging, to the Grantee and to Grantee's successors and assigns, against all lawful claims and demands whatsoever.

The Grantee is hereby granted the power and authority to protect, conserve, sell, lease, encumber, manage, convey or otherwise dispose of the premises and appurtenances aforesaid.



IN WITNESS WHEREOF, I have hereunto set my hand at Brecksville, Ohio, on  
January \_\_\_\_, 2012.

Signed and acknowledged in the presence of:

  
JOANN M. NEJDLE

THE STATE OF OHIO                    )  
  )    E.S.:  
COUNTY OF CUYAHOGA                )

BEFORE ME, a notary public, in and for said County and State, personally  
appeared the above-named Joann M. Nejdle, who acknowledged that she did sign the  
foregoing instrument and that the same is her free act and deed.

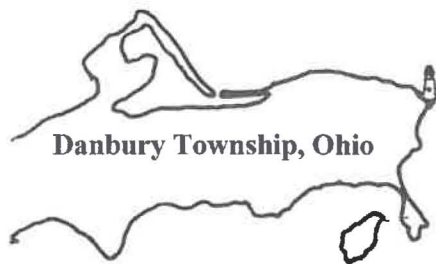
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on  
January 19, 2012.

  
Notary Public



DANIEL P. SEINK, Attorney  
Notary Public-STATE OF OHIO  
My commission has no expiration date  
Section 147.03 (C)

This Instrument Prepared By  
And Return To:  
Daniel P. Seink Co., Ltd.  
Compass South Center  
8180 Brecksville Road, Suite 109  
Brecksville, Ohio 44141  
(440) 546-0483  
www.OhioElderLaw.com



Kathryn A. Dale, AICP  
Zoning & Planning Administrator

## NOTICE OF REFUSAL

August 8, 2024

**To Applicant/:** Joseph Nejd  
**Owner** 3230 W. Wallings Road  
 Broadview Hts., Ohio 44147

**Application No.:** 24-195  
**292 Gravel Bar**

**BZA Case No.:** \_\_\_\_\_

Your application dated **AUGUST 6, 2024**, for a zoning certificate for a **23' X 36'4" ADDITION AND 8' "L" SHAPED COVERED PORCH ADDITION** located at **292 GRAVEL BAR ROAD, MARBLEHEAD, OHIO 43440** is hereby refused on this **8<sup>th</sup> DAY OF AUGUST, 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 "R-C" Recreational Commercial.

### 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 5, Section 5.9.3

#### Lot Area, Lot Width & Building Setbacks for Dwellings in the "C-1", "C-2" and "R-C" Commercial Districts

*For all dwellings in the C-1, C-2 or R-C districts, the following shall apply:*

3. *With both community water supply and community sanitary sewer treatment systems, the "R-3" requirements shall apply.*

### Article 3, Section 3.5

#### "R-3" High Density Residential Development Standards

*The minimum setback requirements in the "R-3" zoning district are as follows:*

Information Only –  
Reduced Setbacks  
Available Below



<i>Minimum Front-yard Setback</i>	<i>25'</i>
<i>Minimum Rear-yard Setback</i>	<i>25'</i>
<i>Minimum Side-yard Setback</i>	<i>5'</i>
<i>Maximum Lot Coverage</i>	<i>40%</i>

### Article 5, Section 5.1.7

#### General Regulations Applicable to All Districts

7. *Any lot of record at the time of the adoption of this Resolution may be used for a single-family dwelling. Any lot of record that can comply with the required setback requirements of the district in which it is located shall be required to do so. However, on such lots in all districts where compliance with required district setbacks cannot occur, the following setbacks shall be maintained unless a variance is granted by the Board of Zoning Appeals.*

<i>Front-Yard Setback:</i>	<i>20'</i>
<i>Side-Yard Setbacks:</i>	<i>5'</i>
<i>Rear-Yard Setback:</i>	<i>5'</i>

Variance #1 →

- The property is part of the Port Ann Subdivision which was platted in 1951.
- The existing home is nonconforming because it is 2'8" from the south, side property line.
- The applicant is proposing to construct a 23' x 36'4" (831s.f.) addition onto the home which will align with the existing south wall at 2'8" where 5' is required.
- The applicant is also proposing and 8' wide "L" shaped, covered porch which will be set-in and meet the south, side yard setback requirement.

**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.*

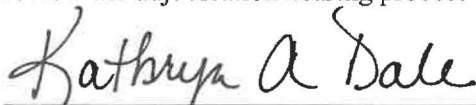
Variance #2 →

- The existing structure is nonconforming because the house sits at 2'8" to the south, side property line (1'8" if an overhang is present) where 5' is required.
- The original structure consists of 1,084s.f. A 12'x 16' rear sunroom is being removed and replaced by the new addition.
- 20% would have allowed for 216.8s.f. of new space to be added.
- The applicant is proposing to construct a 23' x 36'4" (831s.f.) addition with an 8' wide "L" shaped, covered porch (464s.f.) onto the home, which further increases the amount of square footage onto a nonconforming structure. This will result in a 120% (1,295.f. total) increase to the original structure.

**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.

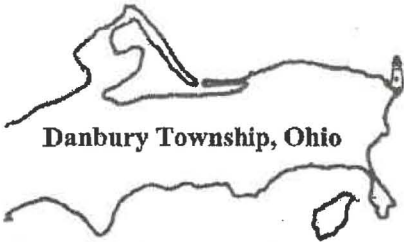
**Article 7:** An appeal from this decision to the Danbury Township Board of Zoning Appeals is governed under Section 7.9.2 of the Danbury Township Zoning Resolution. A request for an **Area Variance** is necessary prior to proceeding with the proposed construction.

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: 8/6/2024 Application #: 2024-195

~~Approval Date:~~ Refusal 8/8/24 BZA Case #: \_\_\_\_\_

1. Property Location: <u>292 Gravel Bar Road - 0141248516634000</u>			
Subdivision	<u>Port Ann Allot</u>	Lot # <u>910</u>	Zoning District <u>RC</u>
Existing Use	<u>1 Family</u>	Proposed Use	<u>Deck 1 Family Addition</u>
<u>23' x 36' 1-story Addition</u>			

2. Applicant John A. Feick Address 224 E Water Street  
 City Sandusky State Ohio Zip 44870 Phone 4196252554  
 Email: feickja3@gmail.com

3. Owner Joseph NejdI Address 3230 E Wallings Road  
 City Btoadview Heights State Ohio Zip 44147 Phone 4406654053  
 Email: shoprag2008hotmail.com

4. Contractor/ Architect Feick Design Group, Inc. Address 224 E Water Street  
 City Sandusky State Ohio Zip 44870 Phone 4196252554  
 Email: feickja3@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 ( <u>  </u> 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: 1 story addition - 23' x 36' and "L" shaped (464#) deck  
Remove 12x16' sunroom

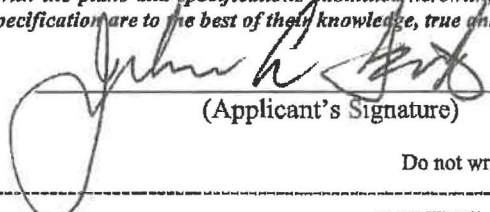
8. Are the property line pins located or have you had a recent survey of the lot? yes (yes/no)

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>		<u>Existing</u>	<u>Proposed</u>
Basement:	_____ sf.	_____ sf.	Front Yard Setback:	<u>29.9</u> ft.	<u>29.9</u> ft.
1084# x 20% 216.8# Allowed 1295# Proposed (120%) *Variance Needed	First floor: <u>892</u> sf.	<u>831</u> sf.	Side Yard Setback:		
	Second floor: <u>To Remain</u> sf.	_____ sf.	n side:	<u>57.9</u> ft.	<u>47.9</u> ft. (1.67' to Off)
	Third floor: _____ sf.	_____ sf.	s side:	<u>2.67</u> ft.	<u>2.67</u> ft. *Variance Needed
	Garage/carport: <u>1032</u> sf.	_____ sf.	Rear Yard Setback:	<u>84.9</u> ft.	<u>53.9</u> ft.
	Decks/porches: <u>97</u> sf.	<u>464</u> covered sf.	<i>(Setbacks are from the property lines, not the edge of the road pavement)</i>		
	Breezeway: _____ sf.	_____ sf.	<b>Lot Coverage:</b>		
	Accessory: _____ sf.	_____ sf.	A. Principal Building Footprint:	<u>2187</u> sf.	
	Parking: <u>606</u> sf.	_____ sf.	B. Total of Accessory buildings:	<u>1032</u> sf.	
	Other: _____ sf.	_____ sf.	C. Lot Width x Lot Depth = Lot Area:	<u>13,300</u> sf.	
	Highest point of building above the established grade: _____ ft.	<u>16'2"</u> ft.	[ (A + B) ÷ C ] x 100 = <u>21.2</u> %		

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.

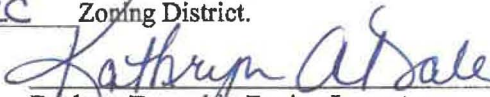
  
 (Applicant's Signature)

8/6/2024  
 (Date)

Do not write below this line

**ZONING CERTIFICATE**

Upon the basis of Application No. 24-195 the statements in which are made a part hereof, the proposed usage (is or isn't) isn't found to be in accordance with the Danbury Twp. Zoning Resolution and is hereby (approved or rejected) rejected for the RC Zoning District.

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

Date Application Received 8/7, 2024 Fee Paid \$ 0 Cash/ Check # —  
 Date Application Ruled On 8/8, 2024 If certificate refused, reason for refusal: See Attached Letter

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





*Variance needed*

**SITE PLAN**

SCALE :1" = 20'-0"

*+ 2<sup>nd</sup> variance need for exceeding 20% addition onto non-farming structure*



**FEICK DESIGN GROUP, INC.**  
 JOHN A. FEICK, ARCHITECT  
 224 EAST WATER STREET SAUNDERS, OHIO  
 (419) 488-8864

DATE REVISIONS



SITE PLAN  
 HOUSE ADDITION FOR:  
**NEJDL RESIDENCE**  
 292 GRAVEL BAR RD. LAKESIDE MARBLEHEAD OH 43440

DATE: AUGUST 8, 2024

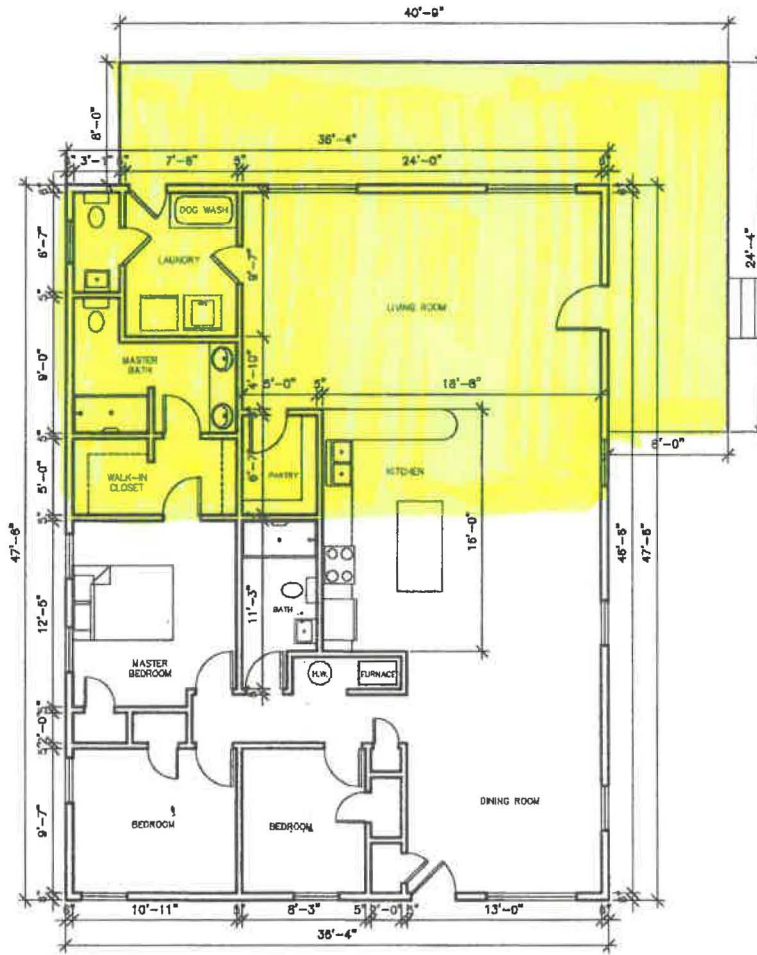
DRAWN BY: TCR

CHECKED BY:

SHEET NUMBER:

**T1**  
 1 OF 1

PROJECT NO. F-20-4



PROPOSED FLOOR PLAN

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



FEICK DESIGN GROUP, INC.  
 JUDEN A. FEICK, ARCHITECT  
 224 EAST WATER STREET  
 MAURICE, OHIO  
 (419) 698-8654

DATE: REVISION:



FLOOR PLAN HOUSE ADDITION FOR:

NEJDL RESIDENCE

252 GRAVEL BAR RD. LAKESIDE MARBLEHEAD OH 43440

DATE: AUGUST 8, 2024

DRAWN BY: YED

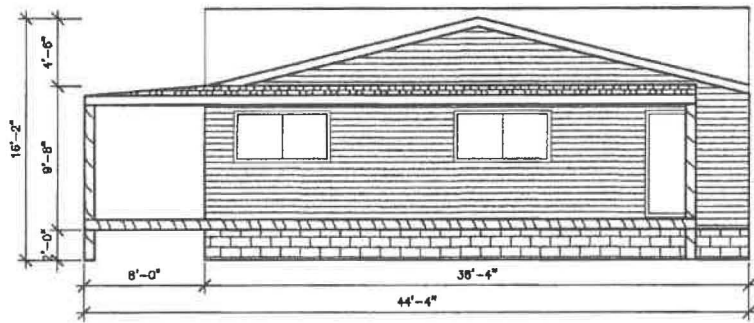
CHECKED BY:

SHEET NUMBER:

A-1

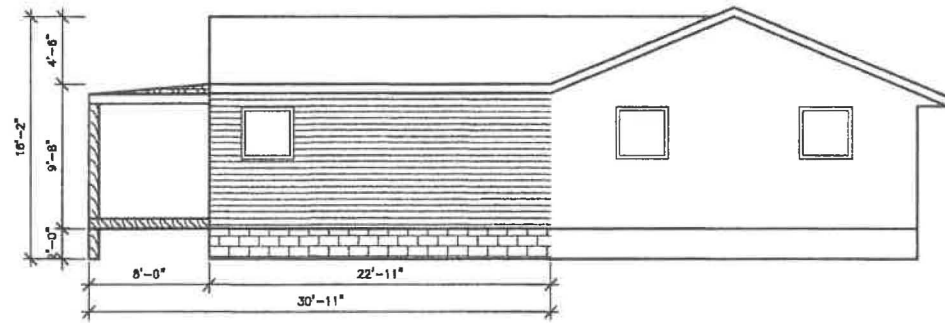
1 OF 1

PROJECT NO. F-0045



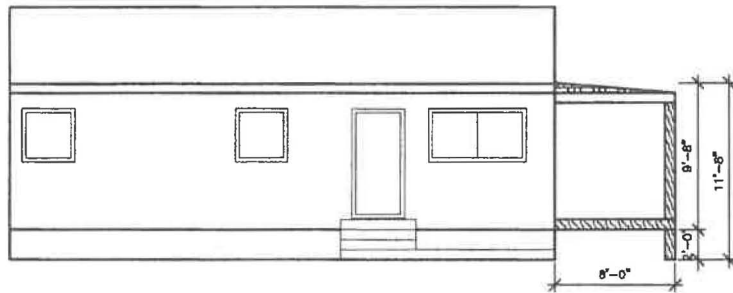
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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



FEICK DESIGN GROUP, INC.  
 JOHN A. FEICK, ARCHITECT  
 224 EAST WALKER STREET, MARIETTA, OHIO  
 (419) 948-8654

DATE	REVISIONS



FLOOR PLAN  
 HOUSE ADDITION FOR:  
**NEJDL RESIDENCE**  
 222 GRAVEL BAR RD. LAKESIDE MARBLEHEAD OH 43440

DATE: AUGUST 8, 2014  
 DRAWN BY: TCB  
 CHECKED BY:  
**A-3**  
 1 OF 1  
 PROJECT NO. F-0048