



## STAFF REPORT

Board of Zoning Appeals  
Meeting Date: November 20, 2024

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<b>Case #:</b>	BZA-2024-266	<b>Address:</b>	399 Hidden Beach
<b>Appellant:</b>	Scott Ziembowicz, Owner	<b>Zoning:</b>	“R-C” Recreational Comm.
<b>Agent:</b>	Lee Short, Architect		
<b>Request:</b>	<b>Request for Area Variances from Section 5.1.7 to allow for an addition to encroach into the north, side-yard setback (4.14’ proposed/ 5’ required) and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted (20%; 194.8s.f allowed/ 60.4%; 589s.f. proposed).</b>		

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### SUMMARY:

The property is part of the Shrock’s 2 Subdivision which was platted in 1947. The existing home is nonconforming because it is 4.33’ from the north, side property line to the roof overhang. The applicant is proposing to construct a 9’8” x 20’8” (200s.f.) covered porch addition and 18’ x 22’ (389s.f.) garage addition onto the front of home which will align with the existing north wall and be 4.14’ from the roof overhang to the north, side property line where 5’ is required. The original structure consists of 974s.f. 20% would have allowed for 194.8s.f. of new space to be added. The covered porch and garage addition will result in a 60.4% (589s.f. total) increase to the original structure.

### 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 not getting all that much closer to the north, side property line than the existing house, the cause of the encroachment is due to the overhang of the new porch, and the lot coverage and front-yard setback is satisfied with the addition improvements. On the other hand, the garage portion could have been constructed as a detached structure at the rear of the property, once relocating the existing shed structures and would have met zoning requirements without needing the additional variance to the 20% limitation. According to the applicant’s narrative statement, this is not possible because there is roughly only 8’ of clearance on the south side of the house to access the rear of the property.

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 meet the front-yard setback and lot coverage.

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 somewhat aware of the zoning requirements at the time they purchased the property this Spring, but not specifically for this sort of project.

Whether or not the property owner’s predicament can feasibly be obviated through some method other than a variance can be debated for the same reason as aforementioned, specifically regarding the ability to access the rear of the property. The applicant does not address why the porch addition, or the addition as a whole, could not be shifted southward or set-in to meet the north, side-yard setback. If the garage were moved to the back, the porch then could have been slightly reduced and then no variances would have been necessary.

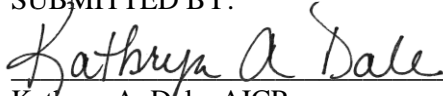
The spirit and intent of the zoning resolution would be met because there are no known negative impacts to adjoining property owners.

**STAFF RECOMMENDATION:**

None.

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SUBMITTED BY:



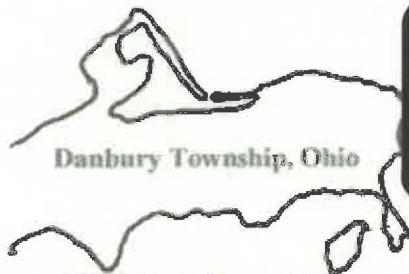
Kathryn A. Dale, AICP  
Danbury Township Zoning Inspector

*Date Prepared: October 25, 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: 10/9/24 Application #: 2024-266

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

Rejected Permit: 24-261 Approved Permit: \_\_\_\_\_

1. Property Location: 399 HIDDEN BEACH RD.

Parcel ID# 0142038632662000 Zoning District: "R-C" Rec. Comm.

*Attach Deed For Complete Property Legal Description*

Existing Use SF Home Proposed Use 22' x 30' Addition

2. Agent LEE SHORT, ARCHITECT Address 5605 E. LAKEVIEW DR.  
 City PORT CLINTON, State OHIO Zip 43452 Phone 419-765-0066  
 Email: L.SHORT@LASARCH.COM  
SCOTT ZIEMBOWICZ

3. Appellant/ Owner LISA SIMPSON Address 8828 BELTON DRIVE  
 City NORTH RIDGEVILLE State OHIO Zip 44039 Phone 586-703-8369  
 Email: S.ZIEMBOWICZ@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 Sec. 5.1.7 to allow addition to encroach into north, side setback (4.14' proposed / 5' req'd); Sec. 7.12.3.A to exceed 20% addition (194.8sf allowed / 589sf. 60.4% proposed)

Practical Difficulty GREATER THAN 20% ADDITION TO EXISTING NON CONFORMING COTTAGE

*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.*

Lee Short  
(Agent's Signature)

9/28/24  
(Date)

\_\_\_\_\_  
(Appellant's Signature)

\_\_\_\_\_  
(Date)

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

Cash/ Check # \_\_\_\_\_    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: 11/20/24

BZA Application #: 2024-266

Notice Sent to Newspaper: 11/4/24    Published: 11/9/24

Notice Sent to Neighboring Property Owners: 11/4/24

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

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

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

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



October 7, 2024

To: Danbury Township Board of Zoning Appeals

Re: Ziembowicz Cottage - Proposed Garage and Roofed Patio Addition

Dear Board Members:

The following is a description of the proposed project and the associated variances requested.

The owner recently purchased the property and would like to construct an addition comprised of a garage and a roofed patio. Due to side yard restrictions the addition is being proposed on the front, or street side, of the existing cottage. The proposed addition will meet the setback requirements on the south and west sides.

The variances requested are described below:

- a variance to allow the garage and roofed patio to be added to the existing nonconforming cottage - the addition will be in excess of the 20% addition allowed to a nonconforming building per the zoning code
- a variance to the north side yard setback from the required 5' to 4.14'. This would allow the addition to match the existing overhang setback and eliminate the need for a small, some what cumbersome, offset in the overhang and gutter

Thank you, in advance, for your time and cooperation to review the requested variances.

Lee Short  
Architect



October 7, 2024

To: Danbury Township Board of Zoning Appeals

Re: 399 Hidden Beach Road  
Lakeside Marblehead, Ohio

Board Members:

The following are in answer to Section 7.8.2.C.i - Area Variances Decision Standards

- A - The existing property would yield a reasonable return without the variance. The variance would allow for the addition of a garage and covered patio to the existing cottage which would result in an increase in property value.
- B - The variance is not substantial inasmuch as the proposed addition meets the zoning setback requirements with the exception of the roof overhang on the patio side of the existing and the proposed addition.
- C - The addition is being proposed to the front of the existing cottage since it not feasible to locate a garage at any other location on the property. Although the addition will block some view of the harbor, the addition, as proposed, is within the required 20' front yard setback.
- D - No governmental services will be affected by the proposed addition.
- E - The property owner was somewhat aware of the township zoning, but not familiar with the specifics as related to this project.
- F - Although there is a rear yard to the property, the rear yard is not accessible due to the narrow (40') lot width. Therefore, the only possible location for the garage/patio addition is to the front of the cottage. The existing cottage was located on the site so as to allow the addition to the front and still remain within the required front yard setback.
- G - I believe that the spirit and intent of the zoning requirement would be observed by granting the variance for the proposed project.

**LIST OF NEIGHBORS**

**RE: 399 HIDDEN BEACH ROAD  
LAKESIDE MARBLEHEAD, OHIO**

**SHROCK'S MARINA  
P.O. Box 178  
8725 NORTHSORE DRIVE  
LAKESIDE MARBLEHEAD, OHIO 43440**

**JOEL & TRACY BRODMAN  
128 WALLACE STREET  
FINDLAY, OHIO 45840**

**JAMES & MARY STALL  
33 NEW STREET  
GREENWICH, OHIO 44837**

**GARY CRAWFORD  
1270 ADARE ROAD  
MARION, OHIO 43302**

JENNIFER J. WIDMER  
Ottawa County Auditor  
Fee: \$860.00  
04/26/2024  
TRANSFERRED  
In Compliance with ORC 319.202  
Deputy:KFoust  
338

E-RECORDING  
202400002423  
Filed for Record in Ottawa County, Ohio  
Nathan J. Daniels, Recorder  
04/26/2024 08:47 AM Recording Fees: \$34.00  
WRNTY DEED OR 1986 / p893 - p894

**GENERAL WARRANTY DEED**

Infinity Title  
2024-04-708

**David A. Ringler and Carol L. Ringler**, married to each other, for valuable consideration paid, grants, with general warranty covenants, to **Scott R. Ziembowicz** and **Lisa M. Simpson**, for their joint lives, remainder to the survivor of them, the following real property:

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

And known as and being Lot Two (2), Block One (1) of Shrock Second Subdivision, recorded in Volume 7, page 25, Ottawa County, Ohio, Plat Records, a subdivision in said township.

Also hereby conveying to the Grantee, his heirs and assigns, all of the right and privilege we may have, and specifically do not warrant, of using the boat basin or slip located at the north end of the premises of Ira Shrock for purpose of mooring and operating therefrom one pleasure craft or row boat not to exceed 16 feet in length.

Permanent Parcel Number: 014-2038632662000

Property Address: 399 Hidden Beach Road, Lakeside Marblehead, OH 43440

Tax Mailing Address: 399 Hidden Beach Road, Lakeside Marblehead, OH 43440

Except a) any mortgage assumed by Grantee, b) such restrictions, conditions, easements (however created) and encroachments as do not materially adversely affect the use or value of the property, c) zoning ordinances, if any, and d) taxes and assessments, both general and special, not yet due and payable.



**GENERAL WARRANTY DEED**

Infinity Title  
2024-04-708

**David A. Ringler and Carol L. Ringler**, married to each other, for valuable consideration paid, grants, with general warranty covenants, to **Scott R. Ziembowicz** and **Lisa M. Simpson**, for their joint lives, remainder to the survivor of them, the following real property:

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

And known as and being Lot Two (2), Block One (1) of Shrock Second Subdivision, recorded in Volume 7, page 25, Ottawa County, Ohio, Plat Records, a subdivision in said township.

Also hereby conveying to the Grantee, his heirs and assigns, all of the right and privilege we may have, and specifically do not warrant, of using the boat basin or slip located at the north end of the premises of Ira Shrock for purpose of mooring and operating therefrom one pleasure craft or row boat not to exceed 16 feet in length.

Permanent Parcel Number: 014-2038632662000

Property Address: 399 Hidden Beach Road, Lakeside Marblehead, OH 43440

Tax Mailing Address: 399 Hidden Beach Road, Lakeside Marblehead, OH 43440

Except a) any mortgage assumed by Grantee, b) such restrictions, conditions, easements (however created) and encroachments as do not materially adversely affect the use or value of the property, c) zoning ordinances, if any, and d) taxes and assessments, both general and special, not yet due and payable.

Prior Instrument Reference: Book 331, Page 943

Each of the Grantors releases all rights of dower therein.

Executed by **David A. Ringler and Carol L. Ringler**, the 23<sup>rd</sup> day of April, 2024.



David A. Ringler



Carol L. Ringler

State of Ohio  
County of Cuyahoga

The foregoing instrument was signed and acknowledged before me this 23<sup>rd</sup> day of April, 2024 by **David A. Ringler and Carol L. Ringler**.

This is an acknowledgment, no oath or affirmation was administered.

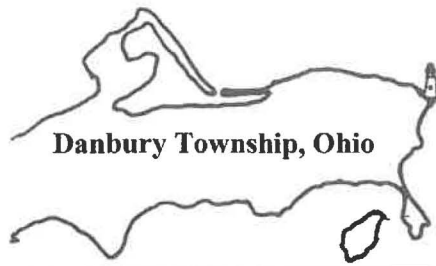
Witness my official signature and seal on the day last above mentioned.

  
NOTARY PUBLIC

This document prepared by:  
David A. Freeburg, Co., L.P.A.  
8228 Mayfield Rd, STE 5B  
Chesterland, Ohio 44026  
440 421-9161  
D-2024-04-768



JEANETTE MORGAN  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires July 24, 2024



Kathryn A. Dale, AICP  
Zoning & Planning Administrator

## NOTICE OF REFUSAL

October 9, 2024

**To Applicant/:** Scott Zienbowicz  
**Owner** 8828 Belton Drive  
North Ridgeville, Ohio 44039

Application No.: **24-261**  
**399 Hidden Beach**

**To Agent:** Lee Short, Architect  
5605 E. Lakeview Drive  
Port Clinton, Ohio 43452

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

Your application dated **OCTOBER 8, 2024**, for a zoning certificate for a **22' X 27'8" GARAGE & COVERED PORCH ADDITION** located at **399 HIDDEN BEACH ROAD, MARBLEHEAD, OHIO 43440** is hereby refused on this **9<sup>th</sup> DAY OF OCTOBER, 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

- Minimum Front-yard Setback 25'*
- Minimum Rear-yard Setback 25'*
- Minimum Side-yard Setback 5'*
- Maximum Lot Coverage 40%*

### 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.*

Front-Yard Setback: 20'

Side-Yard Setbacks: 5'

Rear-Yard Setback: 5'

Variance #1 →

- The property is part of the Shrock's 2 Subdivision which was platted in 1947.
- The existing home is nonconforming because it is 4.33' from the north, side property line to the roof overhang.
- The applicant is proposing to construct a 9'8" x 20'8" (200s.f.) covered porch addition and 18' x 22' (389s.f.) garage addition onto the front of home which will align with the existing north wall and be 4.14' from the roof overhang to the north property line where 5' is required.

**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.*

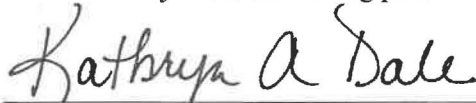
Variance #2 →

- The existing structure is nonconforming because the house is 4.33' from the north, side property line to the roof overhang where 5' is required.
- The original structure consists of 974s.f.
- 20% would have allowed for 194.8s.f. of new space to be added.
- The applicant is proposing to construct a 9'8" x 20'8" (200s.f.) covered porch addition and 18' x 22' (389s.f.) garage addition onto the front of home. This will result in a 60.4% (589s.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.

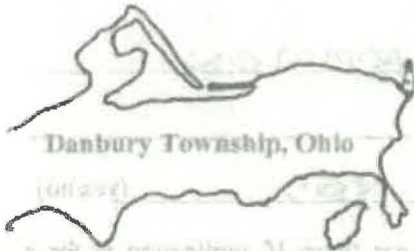
Please contact the Zoning Department at (419) 734-6120 to obtain the appropriate application and to review the adjudication hearing process if you wish to proceed with the appeal.



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.*

ZONING PERMIT APPLICATION



Danbury Township, Ohio

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

Date Filed: 10/8/24 Application #: 2024-261

Rejected  
Approval Date: 10/9/24 BZA Case #:

1. Property Location: 399 HIDDEN BEACH ROAD  
Subdivision SHROCK'S 2ND SUBDIVISION of # 2 Zoning District "R-C"  
Existing Use FAMILY RESIDENCE Proposed Use FAMILY RESIDENCE

2. Applicant SCOTT BIEMBOWICZ Address 8828 BELTON DR NE  
City NORTH RIDGEVILLE State OHIO Zip 44039 Phone 586-703-8369  
Email: SBIEMBOWICZ@HOTMAIL.COM

3. Owner SCOTT BIEMBOWICZ Address 8828 BELTON DR NE  
City NORTH RIDGEVILLE State OHIO Zip 44039 Phone 586-703-8369  
Email: SBIEMBOWICZ@HOTMAIL.COM

4. Contractor/ Architect LEE SHORT Address 5205 E LAKEVIEW DR  
City PORT CLINTON State OHIO Zip 43452 Phone 419-269-0066  
Email: LSHORT@LASARCH.COM

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

6. Type of Improvement  
Residential Use:  New Single Family ( w/Deck)  New Two-Family  New Multi-Family, No. of Units  Addition  Accessory Structure  Decks or Patios - COVERED  Swimming Pools (above or inground)  Walls or Fences  Temporary Uses - Dates From: To:  Signs - Permanent Temporary  Docks - sf.  Other (specify)  
Non-Residential Use:  New Building(s)  Dimensions of each Bldg.  Addition  Accessory Structure  Temporary Uses - Dates From: To:  Signs - Permanent Temporary  Walls or Fences  Remodel/ Tenant Finish  Docks, Finger, Main or Walkway - sf.  Other (specify)

- SCOTT'S SIGNATURE

18'x22' ; 9.67'x20.67' - POOR COPY

7. Project Description: Garage + Roofed Patio Addition  
TO EXISTING COTTAGE

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:

974\*  
x 20%  
194.8\*  
Allowed  
589\*  
Proposed  
(60.4%)  
\*Variance  
needed

	Existing	Proposed
Basement:	— sf.	— sf.
First floor:	974 sf.	— sf.
Second floor:	— sf.	— sf.
Third floor:	— sf.	— sf.
Garage/carport:	— sf.	389 sf.
Decks/porches:	— sf.	200 sf. covered
Breeway:	— sf.	— sf.
Accessory:	108 sf.	— sf.
Parking:	400 sf.	— sf.
Other:	— sf.	— sf.
Highest point of building above the established grade:	15' ft.	15' ft.

	Existing	Proposed
Front Yard Setback:	40.51 ft.	23.15 ft.
Side Yard Setback:		
NORTH side:	4.33 ft.	4.14 ft.
SOUTH side:	7.87 ft.	5.35 ft.
Rear Yard Setback:	35.94 ft.	35.94 ft.

\*Variance needed

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

**Lot Coverage:**

A. Principal Building Footprint:	1563 sf.
B. Total of Accessory buildings:	108 sf.
C. Lot Width x Lot Depth = Lot Area:	4772.92 sf. 4771*
[(A + B) ÷ C] x 100 = 35 %	

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 specifications are to the best of their knowledge, true and correct.

[Signature]  
(Applicant's Signature)

10-7-24  
(Date)

Do not write below this line

**ZONING CERTIFICATE**

Upon the basis of Application No. 24-261, 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 RC Zoning District.

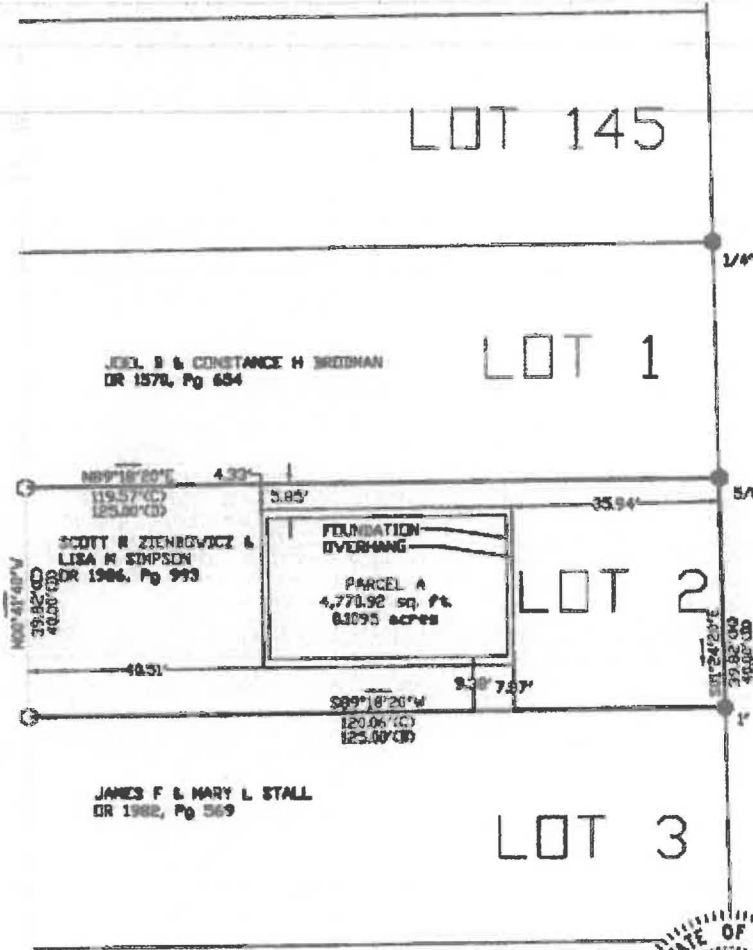
Kathryn Adale  
Danbury Township Zoning Inspector  
5972 E. Port Clinton Road, Marblehead, Ohio 43440

Date Application Received 10/8 2024 Fee Paid \$ 0 Cash/ Check # —  
Date Application Ruled On 10/9 2024 If certificate refused, reason for refusal: See Attached Letter

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

SHROCK ROAD  
(25' R/W)

HIDDEN BEACH ROAD (40' R/W)



SET FOUND	DESCRIPTION
⊙	MONUMENT
⊙	RAILROAD SPIKE
⊙	MAG NAIL
⊙	IRON PIPE
⊙	DRILL HOLE
⊙	5/8" x 30" IRON BAR
⊙	IRON BAR
⊙	FENCE POST
⊙	STONE
⊙	MONUMENT BOX
D	DEED
P	PLAT
M	MEASURED
C	CALCULATED
⊙	OUTSIDE DIAMETER
SR	SURVEY RECORD

DEED VOLUMES AND PAGES AS SHOWN  
PLAT VOLUME 7, PAGE 25

THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH. ALL EASEMENTS OR OTHER ENCUMBRANCES ON OR OVER THE LAND ARE NOT SHOWN ON THIS SURVEY. PLEASE FURNISH ALL INFORMATION IF THESE ARE REQUIRED ON THIS PLAT. ALL FOUND SURVEY MONUMENTS WERE AT GRADE OR PAVEMENT SURFACE AND IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY DURING 11 JULY 2024  
AS PER LEGAL DESCRIPTION FURNISHED TO ME. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, LEASES OF RECORD AND OF RECORDS IN RESPECTIVE UTILITY OFFICES. THE BEARINGS REFERRED TO HEREON ARE BASED ON THE OHIO NORTH STATE PLANE COORDINATE SYSTEM.



JAMES DALE BARNES, P.S. 8411

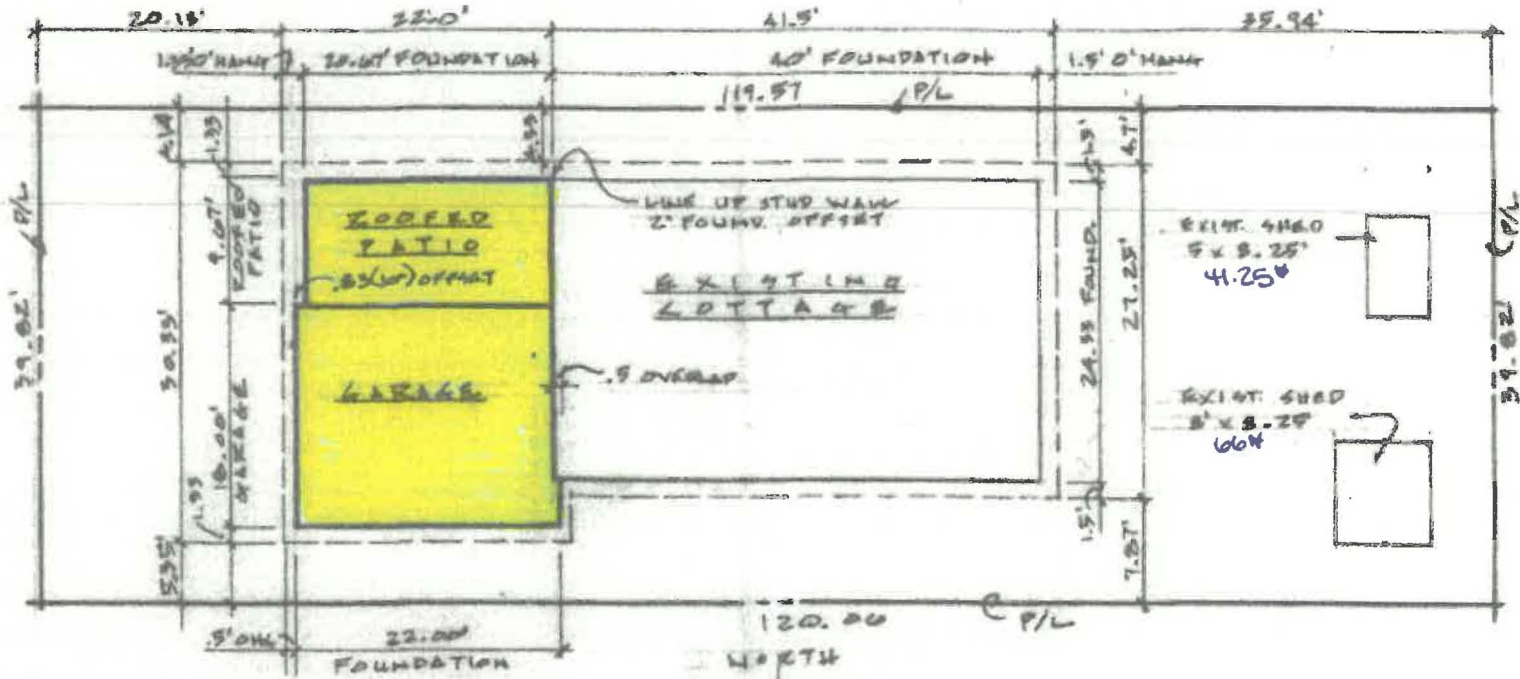
DATE

BARNES SURVEYING  
10312 WILSON ROAD, CASTAUA, OHIO 44824-8218  
OFFICE: (+1) 604-7742 CELL: (+1) 671-1780

SURVEY FOR: SCOTT ZIEMBOWICZ

SITUATED IN LOT 2 OF BLOCK 1 OF SHROCKS AND SUBDIVISION DANBURY TOWNSHIP, FIDELANDS SURVEY, SITTAVA COUNTY, OHIO

HIDDEN BEACH ROAD 40' R/W



EXIST. COTTAGE CHANGE FOUNDATION BY 2' ON ALL SIDES

# SITE PLAN

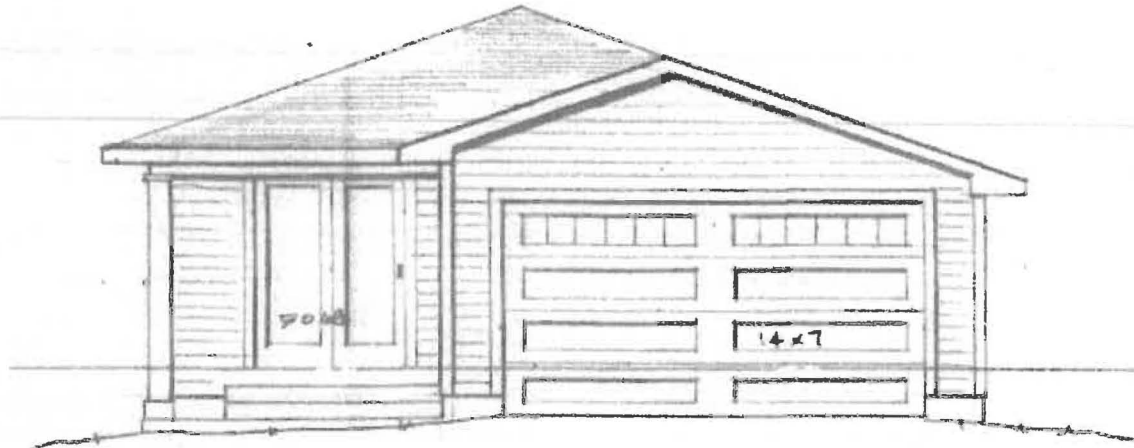
LEE A. SHORT - ARCHITECT  
 200 W. WASHINGTON ST.  
 COLUMBUS, OHIO 43215  
 614-221-1177



SITE PLAN  
 ZIEMBOWICZ COTTAGE  
 899 HIDDEN BEACH ROAD  
 LAKESIDE, MARSHBURG, OHIO

5-1  
 0-2





WEST

EXTERIOR MATERIALS  
TO MATCH EXISTING  
COTTAGE

EXTERIOR ELEVATIONS 1/4" = 1'-0"



NORTH



SOUTH

LEE A. SHORT - ARCHITECT

2001 CLEVELAND AVENUE  
P.O. BOX 1000  
PAINESVILLE, OHIO 44061

01-1-24-1111



EXTERIOR ELEVATIONS  
ZIEMKOWICZ COTTAGE  
599 HIDDEN BEACH ROAD  
LAKESIDE MARSHFIELD, OHIO

SCALE - 1/4" = 1'-0"  
PROJECT NO. 10-10-24  
DATE: 10-1-11