



## **STAFF REPORT**

Board of Zoning Appeals  
Meeting Date: December 18, 2024

---

<b>Case #:</b>	BZA-2024-287	<b>Address:</b>	355 S. Bridge Road
<b>Appellant:</b>	Jill Stephenson, Co-owner	<b>Zoning:</b>	“C-2” General Commercial
<b>Appellant:</b>	Roberta Bero, Co-owner		
<b>Request:</b>	<b>Request for an Area Variance from Section 5.10.3.C.ii to allow for a reduction in the number of required on-site commercial parking spaces (85 required/ 62 proposed).</b>		

---

### **SUMMARY:**

The property is family owned and has recently discontinued the boat storage and fiberglass repair business on the property. They are opening a new 100’ x 170’ (17,000s.f.) indoor pickleball facility named “The Backyard” that will include 6 indoor courts, a pro shop, 2 indoor golf simulators, a kitchen and beverage area, and a mezzanine. A 2,400s.f. building that was part of the former business has remained on the property at the rear of the new building for storage of equipment.

The owners received a zoning permit (Permit# 2024-223) in September 2024 for the construction of the new building. Part of the review process for new construction is to ensure that landscaping and parking are planned for, and installed per the zoning requirements outlined in Section 5.8 & 5.10. The landscaping plan has not yet been finalized and will need to be submitted to the zoning office for review and to supplement their permit prior to occupancy of the building.

The parking plan was required to provide 1 parking space for every 200s.f. of the 17,000s.f. building that the public would be occupying, which resulted in 85 parking spaces being required. According to the site plan provided by the applicants at the time the permit was issued, 92 spaces were shown on the site plan, satisfying and exceeding this requirement. The property owners are now coming to this Board to request alleviation of 30 (23 required/7 were extra) of the parking spaces, bringing down the total number of spaces to be provided on the property to 62. The applicants have outlined in their narrative statement their argument as to why they are asking for this request and why they feel 62 parking spaces will be ample to serve this building and use. Part of their argument is that 14,000s.f. of the building will be occupied by the 6 pickleball courts, that at the most, will have 24-30 people on them at any given time. They also explain that some of the area where these 30 parking spaces were planned to be installed, they would like to use for outdoor use such as cornhole and other outdoor yard game activities for other patrons not participating in pickleball.

### **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 this commercial use as well as any other commercial use listed for the “C-2” General Commercial zoning district.

Whether the request is substantial or not can be debated. One the one hand, the request makes sense considering the number of patrons capable of using the pickleball portion of this property at any given time. On the other hand, with the other uses proposed within the facility and on the property, and whether this facility will be used for a tournament-type setting, may warrant the need for additional parking spaces.

The essential character of the neighborhood would not be substantially altered or suffer a substantial detriment as a result of the variances so as long as patrons do not start using neighboring commercial properties for overflow parking.

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 specific zoning requirements based on building size vs. usage.

The property owner's predicament can feasibly be obviated through some method other than a variance by implementing the plan that was approved with the zoning permit showing that the parking requirement can be satisfied.

The spirit and intent of the zoning resolution would be met because the minimum number of parking spaces necessary should be provided and not an overabundance of unneeded parking spaces.


**STAFF RECOMMENDATION:**

Should the Board approve this request, Staff would recommend the following Condition:

- 1.) That, any parking spaces being provided on the gravel material are always adequately marked either through signage, wheel wells, or some other demarcation so patrons know how and where to park at all times.

---

SUBMITTED BY:



Kathryn A. Dale, AICP  
Danbury Township Zoning Inspector

*Date Prepared: December 2, 2024*

**List of Exhibits Enclosed:**

- Exhibit 1: BZA Application  
Appellants Narrative Statement  
Site Plan & General Building Plans  
Adjacent property owners' notification list  
Property Deed
- Exhibit 2: Approved Permit# 2024-223  
Site plan



Danbury Township, Ohio



BOARD OF ZONING APPEALS APPLICATION

5972 E. Port Clinton Rd. Marblehead, Ohio 43440
Phone: (419) 734-6120 Fax: (419) 734-3137
Website: www.danburytownship.com

Date Filed: 10/26/2024 Application #: 2024-287
Action:
Rejected Permit: N/A Approved Permit:

1. Property Location: 355 S. Bridge Road Lakeside-Marblehead, OH 43440
Parcel ID# 0142015731859000 Zoning District : C-2
Attach Deed For Complete Property Legal Description
Existing Use Marine Repair and Storage Proposed Use Indoor pickleball facility

2. Agent Jill Stephenson, co-owner Address 110 Cherry Street
City Marblehead State OH Zip 43440 Phone 419-656-5222
Email: stephensonj482@gmail.com

3. Appellant/ Owner Peninsula Endeavors/ Roberta Bei Address 314 E. Main Street
City Marblehead State OH Zip 43440 Phone 734-395-4584
Email: cajory1@gmail.com

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

4. Specific Request:
[X] Area Variance [ ] Use Variance [X] Special Exception [ ] Conditional Use [ ] Appeal
Chapter / Section Sec 3.9 - C-2 General Commercial; Sec 5.10 Parking requirements
Commercial Buildings One (1) space for each two hundred (200) square feet of floor area. For the new
17,000 square foot building 85 parking spaces are required. (62 proposed)
Practical Difficulty Parking requirements are excessive given the nature of the building . . . see attached.
Attach Separate Narrative Statement Describing The Request If Additional Space Is Needed.

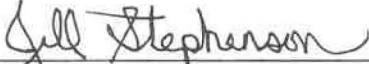
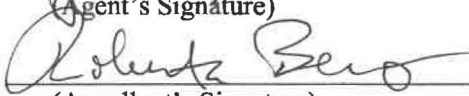
- 5. Attach a Narrative Statement with a response to each Decision Standard listed in Attachment "A" hereto, as is relates to the specific request.
6. Maximum 11" x 17" sized drawings. Attach a scaled site plan/ plot plan showing the dimensions of the property, location of roads, size and location of 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)	10/26/2024 _____ (Date)
 _____ (Appellant's Signature)	10/26/2024 _____ (Date)

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

Cash/ Check # 226    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: 12/18/24    BZA Application #: 2024-287

Notice Sent to Newspaper: 12/2/24 Published: 12/7/24

Notice Sent to Neighboring Property Owners: 12/2/24

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

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

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

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

## Attachment A

### Narrative Statement

Practical Difficulty: According to Section 5.10 of the Zoning Resolution, dated 08/18/2023, parking requirements for a property zoned as C-2 (General Commercial) is one (1) parking space for every 200 square feet of floor area. For our purposes, the square footage of the new construction is 17,000 sq ft and would require 85 parking spaces. [Note: each space should be minimally 20' x 10']. The requirement ensures there is ample parking spaces for employees and potential customers; thereby, preventing unwanted overflow parking in non parking areas or on adjacent properties, and to mitigate congestion and safety concerns when demand for parking exceeds the allocated spaces.

Determining the number of parking spaces required is calculated at 1 space for every 200 square foot of floor space (C-2). Many general commercial facilities have a standard layout and are designed to space employees and customers evenly or comfortably across the available floor space - making the 1 parking space for every 200 square feet reasonable. For our new 17,000 square foot facility - 14,000 square feet is dedicated to 6 pickleball courts with a maximum of 4 players on one court at any given time. So the maximum number of people in that area at any one time will be 24 - 30 (if we included instructors, employees or referees). Given the nature of the facility, the parking requirement places an undue burden on the owners to utilize property for parking spaces that otherwise could be used for a small outdoor space for activities (corn hole, social gathering).

Using the parking requirement for the remainder of our facility square footage, three thousand square feet would require 15 parking spaces. If we add the projected maximum number of players (30) in the 14,000 sq ft play area, we would have 45 parking spaces. To provide for parking spaces for additional people using the outdoor space, we would add 18 parking spots for a total of 63 parking spaces. Respectfully, we are requesting that the zoning board relieve the parking burden from 85 spaces to 63 spaces due to the special circumstances of this facility.

The burden of the extra parking spaces for an area that can maximally accommodate 30 people at a given time will greatly diminish the owner's use of the property. Within a year of opening, we plan to establish a small outdoor space for our community to relax and participate in lawn games (corn hole, croquet) during the summer months. The area we have available and designated for this small gathering area would be greatly reduced, possibly rendering the plan obsolete, with the additional 23 parking spaces. The 85 space requirement would negatively impact the aesthetics, usability, and profitability of the property.

## Decision Standards

### Section 7.8.2.C.i - Area Variances:

#### **A. 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 beneficial use of the property and profitability will be severely limited without the parking variance requested.

#### **B. Whether the variance is substantial.**

Given the unique circumstances of the 14,000 square feet of court space that will limit occupancy to 24 participants at one time, the requested parking variance would not be substantial. ↳ to 30

#### **C. 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.**

The essential character of the property would be increased with the variance - allowing the owners to beautify the outdoor space - rather than having a largely unused parking area. Adjoining properties would benefit from this enhancement to the area as well.

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

There would be no impact on the delivery of governmental services.

#### **E. Whether the property owner purchased the property with knowledge of the zoning restriction.**

The property owners knew there would be parking requirements for a commercial building. The owners did not anticipate that the usage of a facility would not be taken into account for the parking allotment required.

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

No alternatives exist to mitigate the constraints the parking requirement will have on the property owners.

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

The spirit and intent of the zoning requirement and justice to the property owners will be served with approval of the parking variance. The owners understand and support the requirement, but ask for consideration for a variance based on the unique use of the majority (14,000 sq ft) of the floor space that limits occupancy.

### Section 7.8.2.C.ii - Use Variances:

#### **A. The special circumstances or conditions applying to the building or land in question are peculiar to such lot or property and do not apply generally to other land or buildings in the vicinity and were not created by the applicant.**

The facility is an indoor pickleball facility with 6 indoor courts. The court area compromises 14,000 square feet of the 17,000 square foot structure. Each court can only accommodate 4 players at one time - limiting the occupancy to the 14,000 sq ft to 24 occupants. ↳ to 30

**B. The granting of the application is necessary for the preservation and enjoyment of a substantial property right and not merely to serve a convenience to the applicant.**

Granting the variance to the parking requirement, due to the specific and unique circumstances of the building, is necessary so the owner may develop their property to its fullest measure. Adding the small outdoor space will provide consumers with the opportunity to enjoy the outdoors during the summer months and provide the owners with an alternative revenue source. The owners are committed to putting financial resources into developing the small area in a comfortable, inviting outdoor space. The requested variance is not merely a convenience, but is necessary to preserve the owner's use and profitability of the property.

**C. The authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or imperil the public safety or unreasonably diminish or impair established property values within the surrounding areas, or in any way impair the health, safety, convenience, or general welfare of the inhabitants of the Township.**

Granting the variance would not impair light or air to adjacent properties, unreasonably increase congestions on public streets, danger of fire or imperil the public safety, or impair health, safety, convenience or general welfare of the inhabitants of the Township. There would be no negative impact on the property values of the surrounding areas.

Existing Plan w/ 92 parking spots



**THE BACKYARD**  
100' x 170' WOOD FRAMED BUILDING

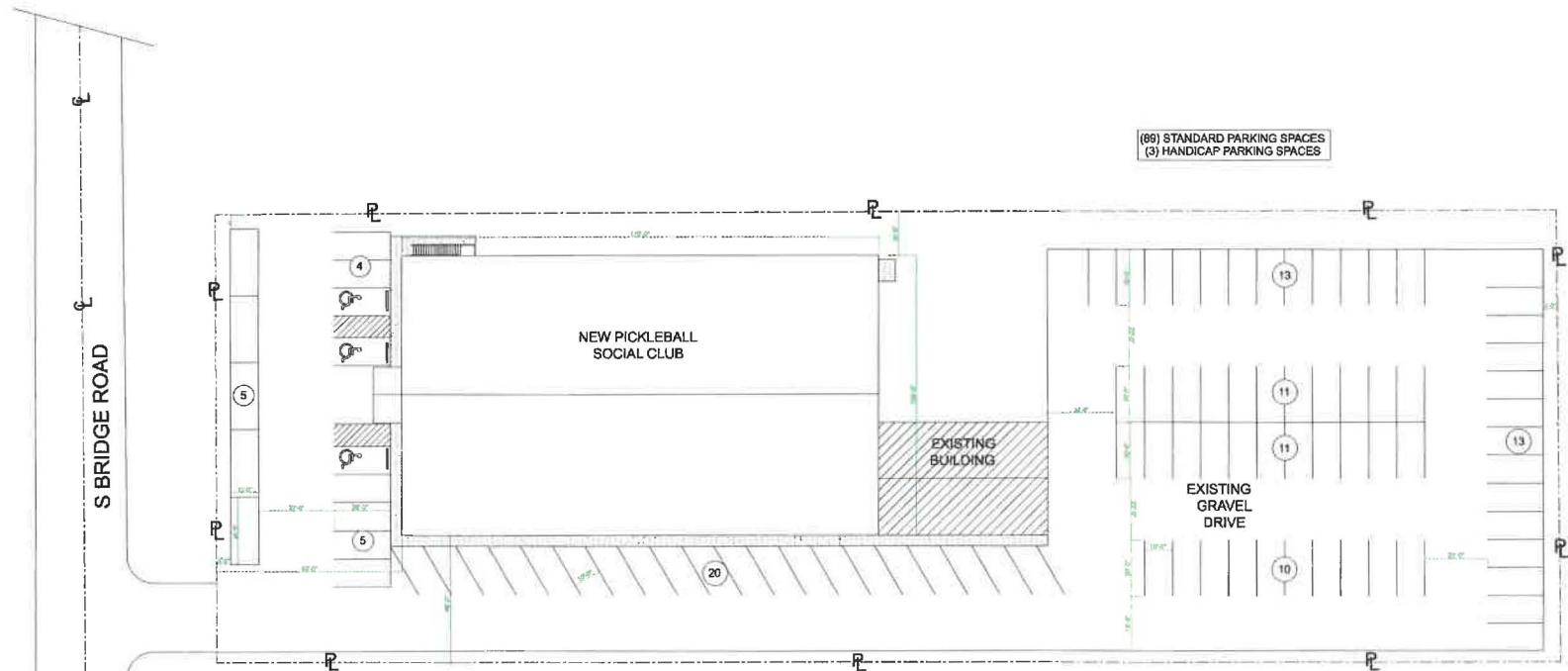
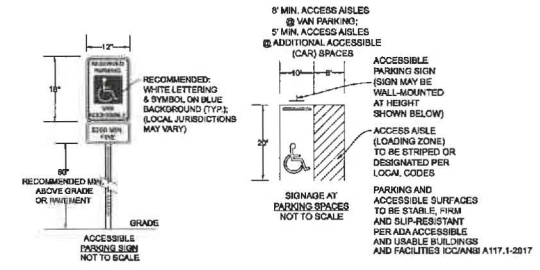


JOB NUMBER  
TBY-32024  
DATE  
9-4-2024

SITE PLAN  
**2**



**SITE DATA**  
 PARCEL NUMBER 0142015731859000  
 ADDRESS 355 BRIDGE ROAD  
 LAKESIDE MARBLEHEAD, OH 43440  
 ACRES 2.0  
 DANBURY TWP  
 OWNER: EARTH HOLDINGS, LLC



VAN ACCESSIBLE HANDICAP PARKING PER ICC/ANSI A117.1 2009  
 CONCRETE PARKING AREA  
 ACCESSIBLE RICKETS PER ODC

**SITE PLAN**  
SCALE: 1" = 20'-0"

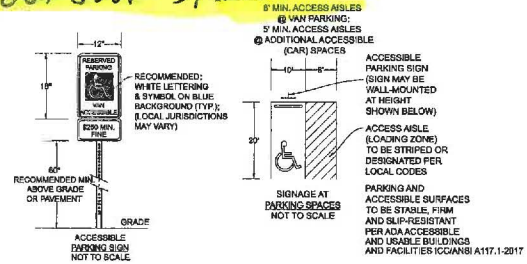


# Proposed Special Exception/Variance

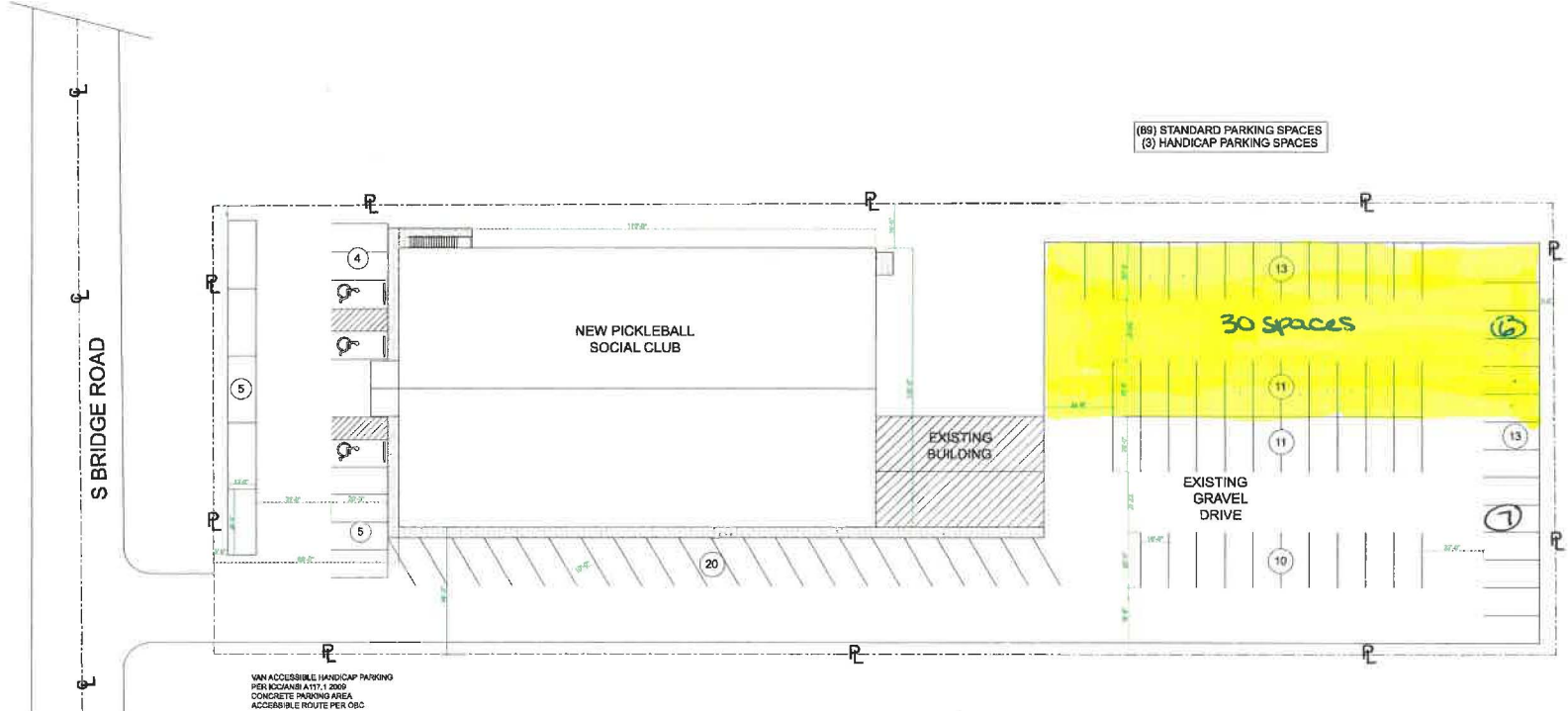


**SITE DATA**  
PARCEL NUMBER 0142015731859000  
ADDRESS 355 BRIDGE ROAD  
LAKESIDE MARBLEHEAD, OH 43440  
ACRES 2.0  
DANBURY TWP  
OWNER: EARTH HOLDINGS, LLC

\* Denotes parking spots that will be removed and area used as outdoor space.



(89) STANDARD PARKING SPACES  
(3) HANDICAP PARKING SPACES



VAN ACCESSIBLE HANDICAP PARKING PER ICC/ANSI A117.1-2009  
CONCRETE PARKING AREA  
ACCESSIBLE ROUTE PER OBC

**SITE PLAN**  
SCALE: 1" = 20'-0"

**THE BACKYARD**  
100' x 170' WOOD FRAMED BUILDING



JOB NUMBER  
**TBY-32024**

DATE  
**9-4-2024**

SITE PLAN

**2**

FLOOR	BASE	WALLS	CEILING
G	V	ML	ML
1ST	V	ML	ML
2ND	V	ML	ML
3RD	V	ML	ML
4TH	V	ML	ML

ROOM FINISH SCHEDULE						
NO.	ROOM NAME	FLOOR	WALLS	CEILING	REMARKS	
100	UTILITY/SPRINKLER SYSTEM ROOM	G	DW	DW	R-8"	
101	MECH. RESTROOM	G	DW	DW	R-8"	PER IRC 1210.2.1 & 1210.2.2
102	INDOOR RESTROOM	G	DW	DW	R-8"	PER IRC 1210.2.1 & 1210.2.2
103	RECEPTION AREA	G	DW	DW	R-8"	
104	STORAGE	G	TC	DW	R-8"	
105	UTILITY ROOM	G	DW	DW	R-8"	
106	TRUCK COOLER	DW	DW	R-8"		
107	FOODSERVICE AREA	G	ML	ML	R-8"	
108	UNSECT. RESTROOM	V	ML	ML	1"FC	PER IRC 1210.2.1 & 1210.2.2
109	LOFT AREA	ML	ML	1"FC		
110	GOLF BALL STORAGE	ML	ML	1"FC		
111	GOLF BALL STORAGE	ML	ML	1"FC		
112	WATERCLOSET	ML	ML	1"FC		
113	WATERCLOSET	ML	ML	1"FC		

**INTERIOR FINISHES NOTES**

- ALL INTERIOR FINISHES TO COMPLY WITH CHAPTER A, IRC 2024. INTERIOR WALL AND CEILING FINISHES TO BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84.
  - FLOOR COVERING MATERIALS TO BE TESTED BY AN APPROVED AGENCY IN ACCORDANCE WITH NFPA 285 AND IDENTIFIED, INDICATING MANUFACTURER OR SUPPLIER AND STYLE, CLASSIFICATION ACCORDING TO SECTION 604.
  - CURTAINS, DRAPES, HANGINGS AND OTHER DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILING ARE TO BE FLAME RESISTANT IN ACCORDANCE WITH SECTION 604.2 AND NFPA 701 OR NONCOMBUSTIBLE.
- CLASS A FLAME SPREAD: D-25 SMOKE DEVELOPED 0-480  
 CLASS B FLAME SPREAD: 24-75 SMOKE DEVELOPED 4480  
 CLASS C FLAME SPREAD: 75-200 SMOKE DEVELOPED 0-480

TABLE 803.1.1  
 ROOMS (NON-SPRINKLED) = CLASS C  
 FLOOR = CLASS C

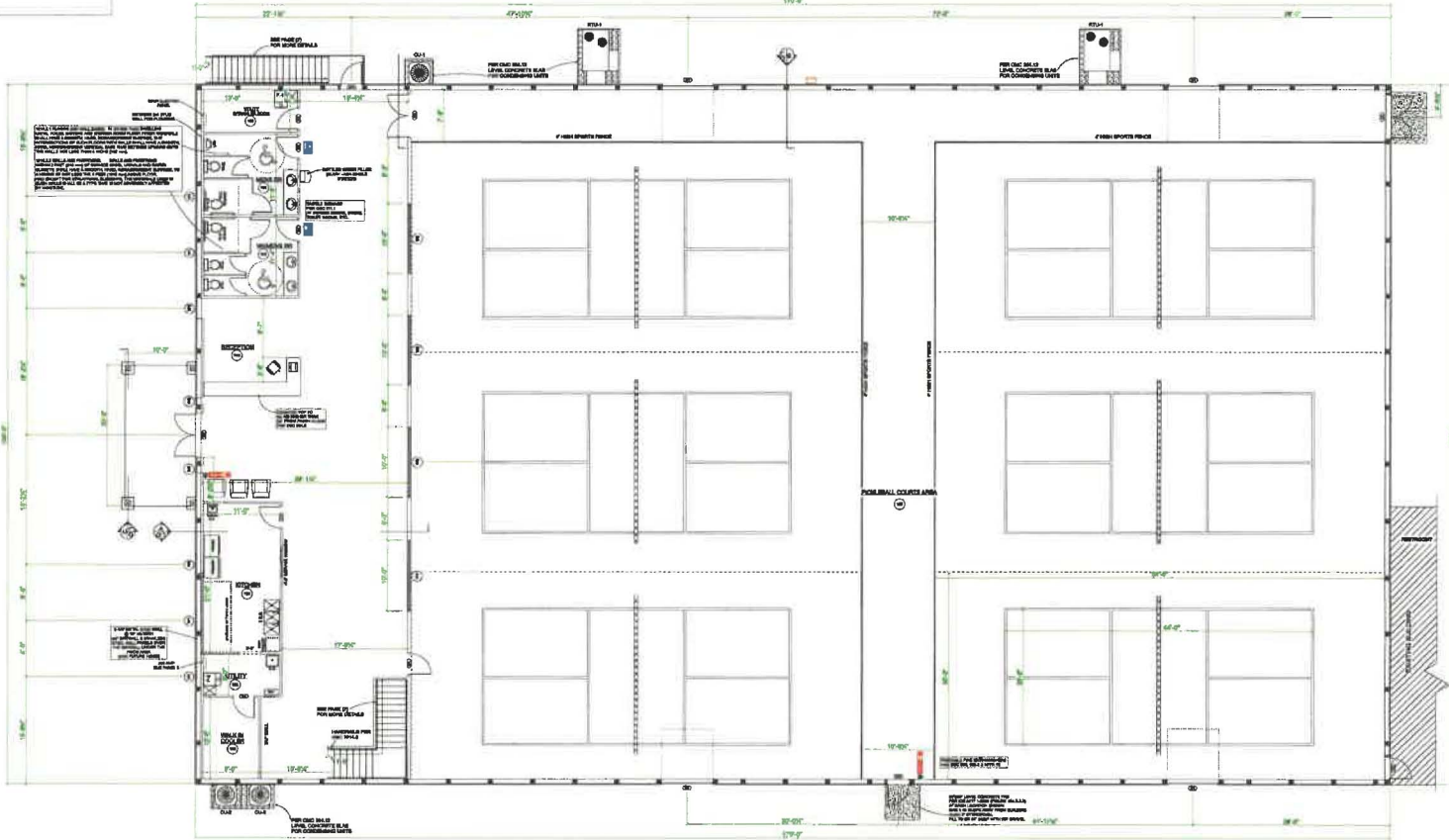
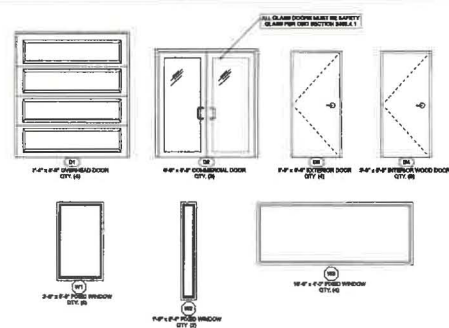
**GENERAL DOOR NOTES (ALL DOORS)**

- LEVEL SURFACE ON EACH SIDE OF DOOR (PER IRC 108.1.5.1)
- DOOR THRESHOLD MUST NOT EXCEED 1/2" IN HEIGHT (PER IRC 108.1.7)
- MINIMUM CLEARANCE UNDER DOOR SHALL BE 1/4" CLEAR (PER IRC 108.1.1)
- ALL EXTERIOR DOORS MUST BE READILY OPERABLE FROM EXTERIOR SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE WHEN BUILDING IS IN USE.
- DOOR HANDLES SHALL BE A HANICAP ACCESSIBLE TYPE LEVER.
- SECURITY ALARM CONTACT SWITCHES SHALL BE RECESSED INTO THE TOP OF THE DOOR AND HOLLOW METAL FRAME ABOVE.
- ALL DOOR GLASS MUST BE TEMPERED PER CHAPTER 24 IRC (2024)

**DOOR / WINDOW SCHEDULE & NOTES**

NO.	SIZE	DOOR / WINDOW	MATERIAL		FRAME	THRESH.	HARDWARE
			GLASS	FRAME			
D1	7'-4" x 8'-0"	OVERHEAD DOOR	METAL	METAL			
D2	8'-0" x 8'-0" x 1'-0" FULL GLASS	STANDARD STEEL ENTRY	METAL	METAL			
D3	8'-0" x 8'-0" x 1'-0" NO GLASS	STANDARD STEEL ENTRY	METAL	METAL			
D4	8'-0" x 8'-0" x 1'-0"	INTERIOR WOOD DOOR	WOOD	WOOD			
W1	8'-0" x 8'-0" FIXED	WINDOW	WVYL	WVYL			
W2	1'-0" x 8'-0" FIXED	WINDOW	WVYL	WVYL			
W3	12'-0" x 4'-0" FIXED	WINDOW	WVYL	WVYL			

- CONTRACTOR TO VERIFY DOOR & WINDOW ROUGH OPENINGS, STYLE, COLOR & QUANTITIES WITH OWNER PRIOR TO ORDERING AND INSTALLATION.



**MAIN FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



SEAL

**THE BACKYARD**  
 100' x 170' WOOD FRAMED BUILDING



JOB NUMBER  
**TBY-32024**  
 DATE  
**8-28-2024**

FLOOR PLAN  
**4**

FLOOR	BASE	WALLS	CEILING
G	Concrete	ML	ML
1	Concrete	DW	DW
2	Concrete	DW	DW
3	Concrete	DW	DW
4	Concrete	DW	DW
5	Concrete	DW	DW
6	Concrete	DW	DW
7	Concrete	DW	DW
8	Concrete	DW	DW
9	Concrete	DW	DW
10	Concrete	DW	DW
11	Concrete	DW	DW
12	Concrete	DW	DW
13	Concrete	DW	DW
14	Concrete	DW	DW
15	Concrete	DW	DW
16	Concrete	DW	DW
17	Concrete	DW	DW
18	Concrete	DW	DW
19	Concrete	DW	DW
20	Concrete	DW	DW
21	Concrete	DW	DW
22	Concrete	DW	DW
23	Concrete	DW	DW
24	Concrete	DW	DW
25	Concrete	DW	DW
26	Concrete	DW	DW
27	Concrete	DW	DW
28	Concrete	DW	DW
29	Concrete	DW	DW
30	Concrete	DW	DW
31	Concrete	DW	DW
32	Concrete	DW	DW
33	Concrete	DW	DW
34	Concrete	DW	DW
35	Concrete	DW	DW
36	Concrete	DW	DW
37	Concrete	DW	DW
38	Concrete	DW	DW
39	Concrete	DW	DW
40	Concrete	DW	DW
41	Concrete	DW	DW
42	Concrete	DW	DW
43	Concrete	DW	DW
44	Concrete	DW	DW
45	Concrete	DW	DW
46	Concrete	DW	DW
47	Concrete	DW	DW
48	Concrete	DW	DW
49	Concrete	DW	DW
50	Concrete	DW	DW
51	Concrete	DW	DW
52	Concrete	DW	DW
53	Concrete	DW	DW
54	Concrete	DW	DW
55	Concrete	DW	DW
56	Concrete	DW	DW
57	Concrete	DW	DW
58	Concrete	DW	DW
59	Concrete	DW	DW
60	Concrete	DW	DW
61	Concrete	DW	DW
62	Concrete	DW	DW
63	Concrete	DW	DW
64	Concrete	DW	DW
65	Concrete	DW	DW
66	Concrete	DW	DW
67	Concrete	DW	DW
68	Concrete	DW	DW
69	Concrete	DW	DW
70	Concrete	DW	DW
71	Concrete	DW	DW
72	Concrete	DW	DW
73	Concrete	DW	DW
74	Concrete	DW	DW
75	Concrete	DW	DW
76	Concrete	DW	DW
77	Concrete	DW	DW
78	Concrete	DW	DW
79	Concrete	DW	DW
80	Concrete	DW	DW
81	Concrete	DW	DW
82	Concrete	DW	DW
83	Concrete	DW	DW
84	Concrete	DW	DW
85	Concrete	DW	DW
86	Concrete	DW	DW
87	Concrete	DW	DW
88	Concrete	DW	DW
89	Concrete	DW	DW
90	Concrete	DW	DW
91	Concrete	DW	DW
92	Concrete	DW	DW
93	Concrete	DW	DW
94	Concrete	DW	DW
95	Concrete	DW	DW
96	Concrete	DW	DW
97	Concrete	DW	DW
98	Concrete	DW	DW
99	Concrete	DW	DW
100	Concrete	DW	DW

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
100	UTILITY BREAKER SYSTEM ROOM	C	DW	DW	8'-0"	
101	MEN RESTROOM	C	V	DW	8'-0"	PER OBC 1316.2.1.1 & 1316.2.2
102	WOMEN RESTROOM	C	V	DW	8'-0"	PER OBC 1316.2.1.1 & 1316.2.2
103	RECEPTION AREA	C	DW	DW	8'-0"	
104	RECEPTION AREA	C	DW	DW	8'-0"	
105	UTILITY ROOM	C	DW	DW	8'-0"	
106	WALKER STORAGE	C	DW	DW	8'-0"	
107	PROBABLE COURT AREA	C	ML	ML	8'-0"	
108	UNASSIGNED ROOM	C	ML	ML	11'-0"	PER OBC 1216.2.1 & 1216.2.2
109	LOFT AREA	C	ML	ML	11'-0"	
110	GOLF BALLAZOR #1	C	ML	ML	11'-0"	
111	GOLF BALLAZOR #2	C	ML	ML	11'-0"	
112	RECEPTION AREA	C	ML	ML	11'-0"	
113	RECEPTION AREA	C	ML	ML	11'-0"	
114	RECEPTION AREA	C	ML	ML	11'-0"	

INTERIOR FINISHES NOTES

1. ALL INTERIOR FINISHES TO COMPLY WITH CHAPTER 8, OBC 2024. INTERIOR WALL AND CEILING FINISHES TO BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84.
  2. FLOOR COVERING MATERIALS TO BE TESTED BY AN APPROVED AGENCY IN ACCORDANCE WITH NFPA 285 AND IDENTIFIED, INDICATING MANUFACTURER OR SUPPLIER AND STYLE, CLASSIFICATION ACCORDING TO SECTION 804.
  3. CURTAINS, DRAPERIES, HANGINGS AND OTHER DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILING ARE TO BE FLAME RESISTANT IN ACCORDANCE WITH SECTION 804 AND NFPA 701 ON NONCOMBUSTIBLE. CLASS A FLAME SPREAD 0-25 SMOKE DEVELOPED 0-400 CLASS B FLAME SPREAD 0-30 SMOKE DEVELOPED 0-400 CLASS C FLAME SPREAD 0-35 SMOKE DEVELOPED 0-400
- TABLE 804.1.1  
ROOMS NON-SPRINKLED = CLASS B  
FLOOR = CLASS C

GENERAL DOOR NOTES (ALL DOORS)

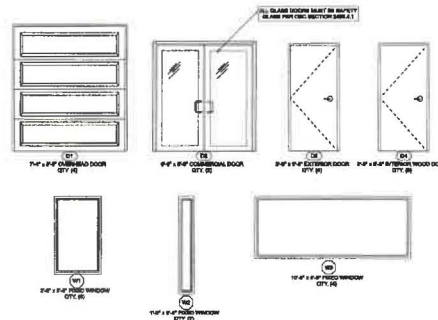
- \* LEVEL SURFACE ON EACH SIDE OF DOOR (PER OBC 1006.1.5)
- \* DOOR THRESHOLD MUST NOT EXCEED 1/2" IN HEIGHT (PER OBC 1006.1.7)
- \* MANSARD DOOR WITH SHALL BE 1/2" CLEAR (PER OBC 1006.1.1)
- \* ALL EXTERIOR DOORS MUST BE READILY OPERABLE FROM EXTERIOR SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT AND HARDWARE USED REQUIRED TO BE ACCESSIBLE BY OBC CHAPTER 11 SHALL NOT REQUIRE TIGHT GRAPHS, TIGHT FRAMING OR TWISTING OF THE WRIST TO OPERATE (PER OBC SECTION 1016.1.9)
- \* ALL NEW DOORS MUST HAVE LEVER TYPE HANDLES (PER OBC SECTION 1016.1.8.1)
- \* UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION PER OBC 1016.1.8.1.
- \* ALL GLASS IN DOORS MUST BE SAFETY GLASS (PER OBC SECTION 1016.6)

DOOR / WINDOW SCHEDULE & NOTES

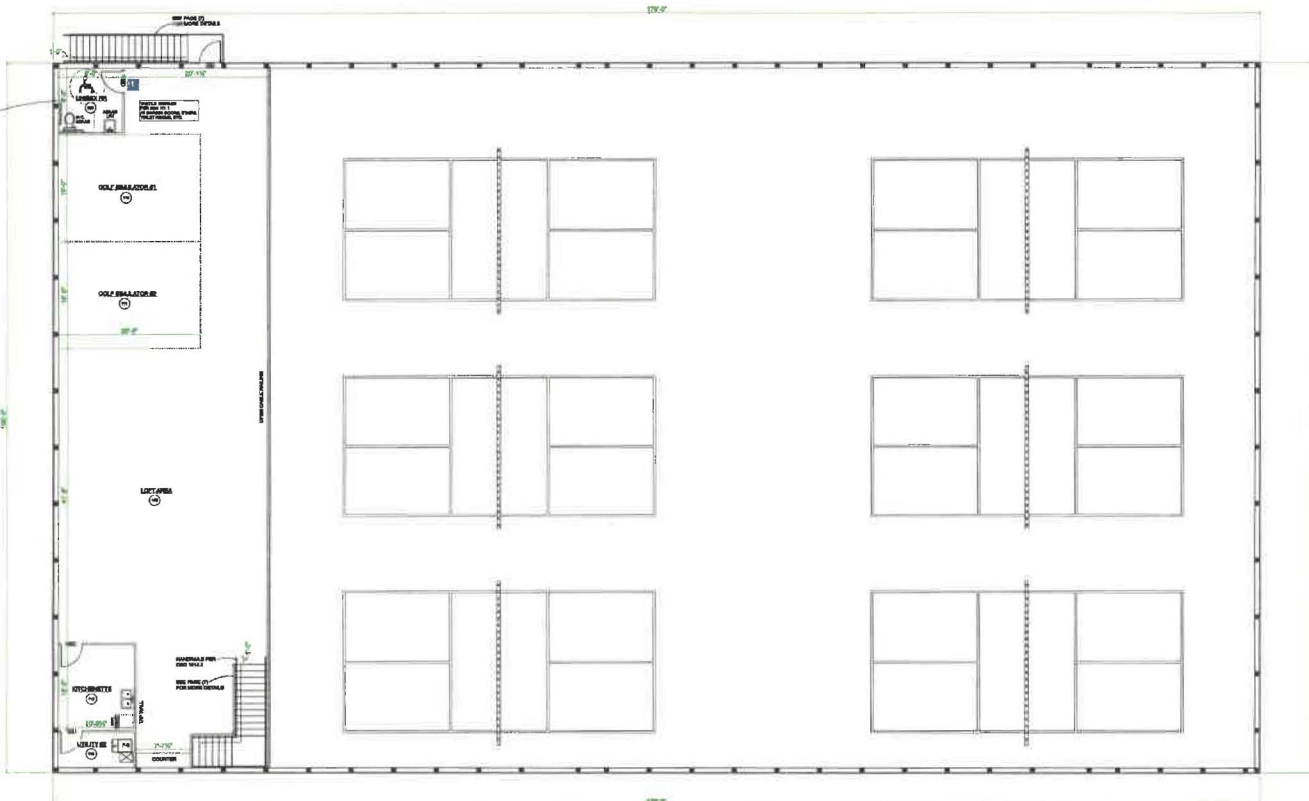
1. ALL DOOR HARDWARE SHALL MEET A.D.A. REQUIREMENTS  
 2. ALL HOLLOW METAL FRAMES TO HAVE METEDED CORNERS  
 3. DOORS SHALL BE READILY OPERABLE FROM EXTERIOR SIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE WHEN BUILDING IS IN LINE  
 4. DOOR HANDLE SHALL BE A HANDICAP ACCESSIBLE TYPE LEVER  
 5. SECURITY ALARM CONTACT SWITCHES SHALL BE RECESSED INTO THE TOP OF THE DOOR AND HOLLOW METAL FRAME ANCHOR  
 6. ALL DOOR GLASS MUST BE TEMPERED PER CHAPTER 24 OBC (2024)

DOOR / WINDOW SCHEDULE		MATERIAL		FRAME		THRESH.	
NO.	SIZE	DOOR / WINDOW	FRAME	THRESH.			
D1	7'-4" x 8'-0"	OVERHEAD DOOR	METAL	METAL			
D2	8'-0" x 8'-0" 1/4"	STANDARD STEEL ENTRY	METAL	METAL			
D3	3'-6" x 7'-6" 1/4"	STANDARD STEEL ENTRY	METAL	METAL			
D4	3'-6" x 7'-6" 1/4"	INTERIOR WOOD DOOR	WOOD				
W1	3'-0" x 8'-0"	WINDOW	WVNL				
W2	1'-0" x 8'-0"	WINDOW	WVNL				
W3	16'-0" x 8'-0"	WINDOW	WVNL				

- \* CONTRACTOR TO VERIFY DOOR & WINDOW ROUGH OPENINGS, STYLE, COLOR & QUANTITIES WITH OWNER PRIOR TO ORDERING AND INSTALLATION.



NOTE: 1. ALL GLASS MUST BE SAFETY GLASS PER OBC 1016.6.1.1. ALL GLASS MUST BE SAFETY GLASS PER OBC 1016.6.1.1. ALL GLASS MUST BE SAFETY GLASS PER OBC 1016.6.1.1.



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



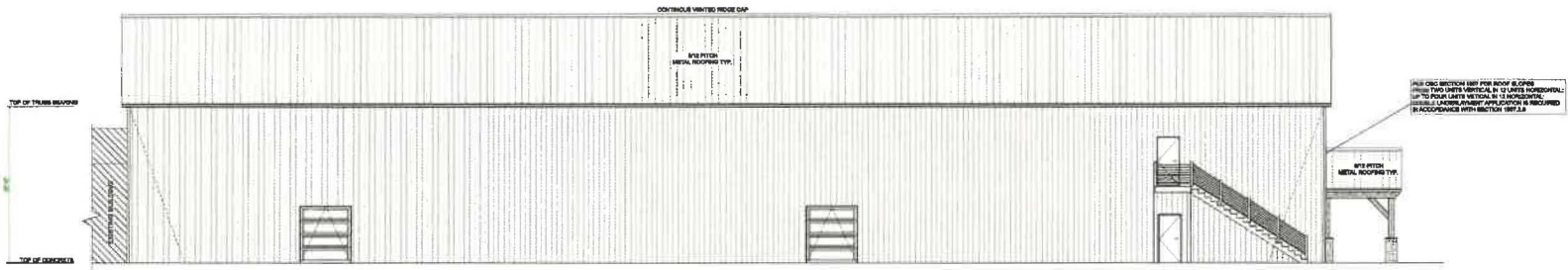
**THE BACKYARD**  
100' x 170' WOOD FRAMED BUILDING



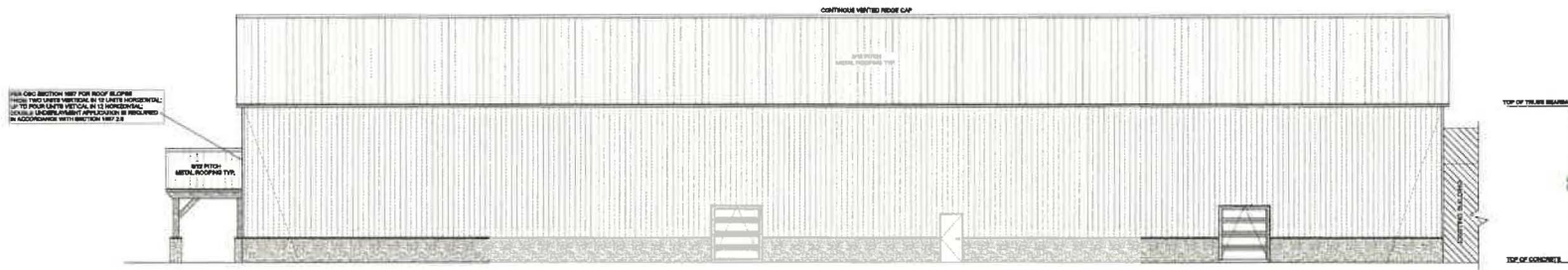
JOB NUMBER  
**TBY-32024**  
DATE  
**8-28-2024**

ELEVATIONS

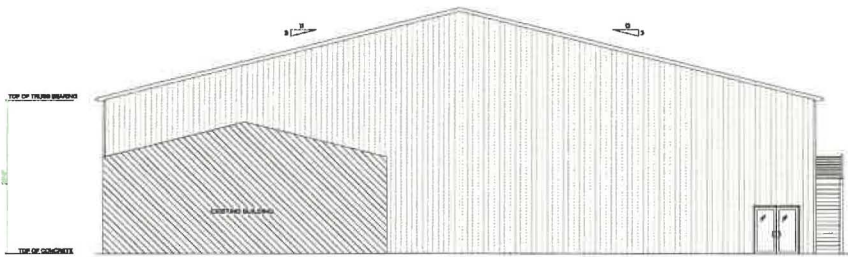
**8**



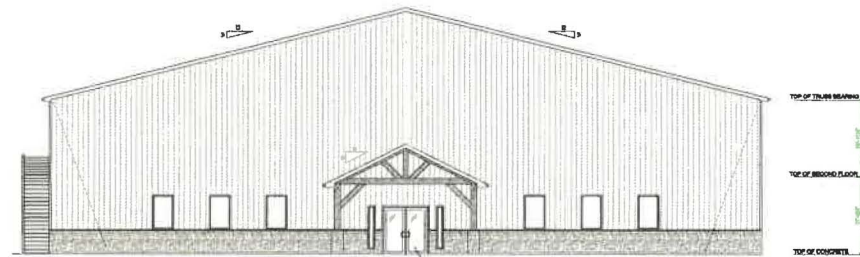
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

### List of Neighboring Property Owners

KRISTENSEN SONJA  
5754 EAST HARBOR RD  
LAKESIDE MARBLEHEAD, OH 43440-9316

<b>Parcel ID</b>	014118111578
	3000
<b>Sec/Twp/Rng</b>	n/a
<b>Property</b>	SR 269
<b>Address</b>	(REAR)

PAUL R GERRARD TRUSTEE  
11250 E BAYSHORE RD  
LAKESIDE MARBLEHEAD, OH 43440-2309

<b>Parcel ID</b>	0140467606665005
<b>Sec/Twp/Rng</b>	n/a
<b>Property</b>	319 S BRIDGE RD
<b>Address</b>	LAKESIDE MARBLEHEAD

BOYTIM NED R  
2020 S LATTIMORE DR  
LAKESIDE MARBLEHEAD, OH 43440-2491

<b>Parcel ID</b>	0140945219678001
<b>Sec/Twp/Rng</b>	n/a
<b>Property</b>	369 S BRIDGE RD
<b>Address</b>	LAKESIDE MARBLEHEAD

BARTH JAMES R & JANIS BARTH L.E. & BARTH PHILIP J  
360 S BRIDGE RD  
LAKESIDE MARBLEHEAD, OH 43440-9787

<b>Parcel ID</b>	0141174815711000
<b>Sec/Twp/Rng</b>	n/a
<b>Property</b>	
<b>Address</b>	360 SR 269 LAKESIDE MARBLEHEAD



202400003694 06/20/2024 01:57 PM  
 Filed for Record in OTTAWA County, Ohio  
 Nathan J. Daniels Rec Fees: \$42.00  
 OR Vol 1994 Pgs 11 - 13

This conveyance has been examined and the grantor complied with section 319-202 of the revised code.  
 FEES \$1,000.00  
 EXEMPT  
 Jennifer J. Widmes, County Auditor

TRANS. 6-20-2024

*Atlas*  
*dup*

**LIMITED WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that PINE CREEK, LLC, an Ohio limited liability company, for valuable consideration paid, grants with limited warranty covenants, except as stated below, to PENINSULA ENDEAVORS LLC, an Ohio limited liability company, whose tax mailing address is 314 E. Main Street, Marblehead, Ohio 43440, the following described real property:

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

A parcel of land in the West 33 acres of Lot Number 10, Section 4, in Danbury Township, Ottawa County, Ohio, which is bounded and described as follows:

Beginning at the Northwest corner of said Section 4, said point of beginning also being the Northwest corner of said Lot Number 10; thence Easterly along the North line of the Northwest ¼ of said Section 4 and along the North line of said Lot Number 10, a distance of 540.87 feet to an iron pipe on the East line of the West 33 acres of said Lot Number 10; thence Southerly along the East line of the West 33 acres of said Lot Number 10, a distance of 100.00 feet to an iron pipe; thence Westerly along a line parallel with the North line of the Northwest ¼ of said Section 4, a distance of 540.87 feet to a point on the West line of the Northwest ¼ of said Section 4, also deemed to be the centerline of State Route 269; thence Northerly along the West line of the Northwest ¼ of said Section 4, a distance of 100.00 feet to the point of beginning.

Containing 1.24 acres of land, more or less, but subject to legal highways, all legal easements and restrictions and leases of record and of records in respective utility offices.

Also, a parcel of land in the West 33 acres of Lot Number 10, Section 4 in Danbury Township, Ottawa County, Ohio, which is bounded and described as follows:

HARTUNG TITLE ORDER # 570677C

EXECUTED this 20 day of June, 2024.

PINE CREEK, LLC  
an Ohio limited liability company



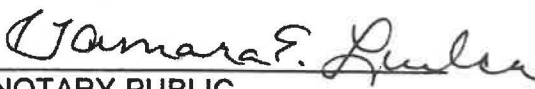
By: Frank T. Cannon, Jr.  
Its: Managing Member

STATE OF OHIO,  
COUNTY OF OTTAWA, SS:

This is an acknowledgment. No oath or affirmation was given.

Before me, a Notary Public in and for said County, personally appeared the above-named Frank T. Cannon, Jr., Managing Member of Pine Creek, LLC, an Ohio limited liability company, who acknowledged that he did sign the foregoing instrument, and that the same is his free act and deed and the free act and deed of the limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Port Clinton, Ohio, this 20 day of June, 2024.

  
NOTARY PUBLIC

This instrument prepared by: sg  
James C. Barney, Attorney at Law  
Port Clinton, Ohio 43452



TAMARA E. LUEBCKE  
Notary Public, State of Ohio  
My Commission Expires  
May 31, 2026

HARTUNG TITLE

Inst #202400003694



## ZONING CERTIFICATE

Danbury Township, Ottawa County, Ohio  
5972 E. Port Clinton Eastern Road  
Marblehead, Ohio 43440  
(419) 734-6120

**Certificate Number: 2024-223**

**ADDRESS:** 355 S. Bridge Road  
**PARCEL NO:** 0142015731859000  
**LOT NO:**  
**ZONING DISTRICT:** C-2: General Commercial

**ISSUED TO:** Peninsula Endeavors, LLC  
314 E. Main Street  
Marblehead, Ohio 43440

**PERMIT TYPE:** New Commercial Bldg.  
**DETAILS:** 100' x 170' Commercial Bldg. w/ 10' x 20' porch entry for Indoor Pickleball/ Recreation  
**PERMIT DATE:** 09/04/24

**FEE:** \$850.00

**EXP. DATE:** 09/04/2025

*It is hereby certified that the above use as shown on the plats and plans submitted with the application conforms with all applicable provisions of the Danbury Township Zoning Resolution. The issuance of this permit does not allow the violation of Danbury Township Zoning Resolutions or other governing Regulations. The applicant is responsible for obtaining a building permit (if required) from the Ottawa County Building Department prior to commencing work on the proposed improvements. A preliminary and final zoning inspection must be scheduled by the applicant.*

**APPROVED BY:**

**DATE:** 09/04/24

*Kathryn A Dale*

Zoning Inspector





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)

### ZONING PERMIT APPLICATION

Date Filed: 8/12/24 Application #: 2024-223

Approval Date: 9/4/24 BZA Case #: \_\_\_\_\_

1. **Property Location:** 355 S. Bridge Road Lakeside-Marblehead, OH 43440

Subdivision 0142015731859000 Lot # 10 Zoning District "C-2" Gen. Comm.

Existing Use Commercial Proposed Use New 100x170 Commercial Pickleball  
Buckeye Marine Storage Indoor Facility

2. **Applicant** Roberta Bero Address 314 E. Main Street  
City Marblehead State OH Zip 43440 Phone 734-395-4584  
Email: cajory1@gmail.com

3. **Owner** Peninsula Endeavors LLC Address 314 E. Main Street  
City Marblehead State OH Zip 43440 Phone 734-395-4584  
Email: cajory1@gmail.com

4. **Contractor/ Architect** Swiss Construction Address 2898 Township Rd 7  
City Brinkhaven State OH Zip 43006 Phone (844) 763-4500  
Email: vinton@swissconstruction.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
- 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. new construction 100' x 170'  
existing building 40' x 60'
- 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) \_\_\_\_\_

7. **Project Description:** The new construction will house an indoor pickleball facility and social club - featuring 6 indoor courts, pro shop area, concession and beverage area, seating area, and 2 golf simulators.

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>250</u> ft.	<u>65</u> ft.
First floor:	<u>2400</u> sf.	<u>17,000</u> sf.	Side Yard Setback:		
Second floor:	_____ sf.	_____ sf.	<u>N</u> side:	<u>75.5</u> ft.	<u>15.5</u> ft.
Third floor:	_____ sf.	_____ sf.	<u>S</u> side:	<u>46</u> ft.	<u>46</u> ft.
Garage/carport:	<u>1140</u> sf.	_____ sf.	Rear Yard Setback:	<u>195</u> ft.	<u>261</u> ft.
Decks/porches:	<u>TBR</u> sf.	<u>200</u> sf.			
Breezeway:	_____ sf.	_____ sf.	<i>(Setbacks are from the property lines, not the edge of the road pavement)</i>		
Accessory:	<u>120</u> sf.	_____ sf.	<b>Lot Coverage:</b>		
Parking:	<u>TBR</u> sf.	_____ sf.	A. Principal Building Footprint:		<u>19,600</u> sf.
Other:	<u>0</u> sf.	<u>3000</u> loft sf.	B. Total of Accessory buildings:		_____ sf.
Highest point of building above the established grade:	<u>20'</u> ft.	<u>34' 6"</u> ft.	C. Lot Width x Lot Depth = Lot Area:		<u>82170</u> sf.
			[ (A + B) ÷ C ] x 100 =	<u>23.85</u> %	

85 parking space req'd 92 provided

**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.*

Roberta Bero  
 (Applicant's Signature)

08/12/2024  
 (Date)

Do not write below this line

**ZONING CERTIFICATE**

Upon the basis of Application No. \_\_\_\_\_, the statements in which are made a part hereof, the proposed usage (is or isn't) is found to be in accordance with the Danbury Twp. Zoning Resolution and is hereby (approved or rejected) approved for the C-2 Zoning District.

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

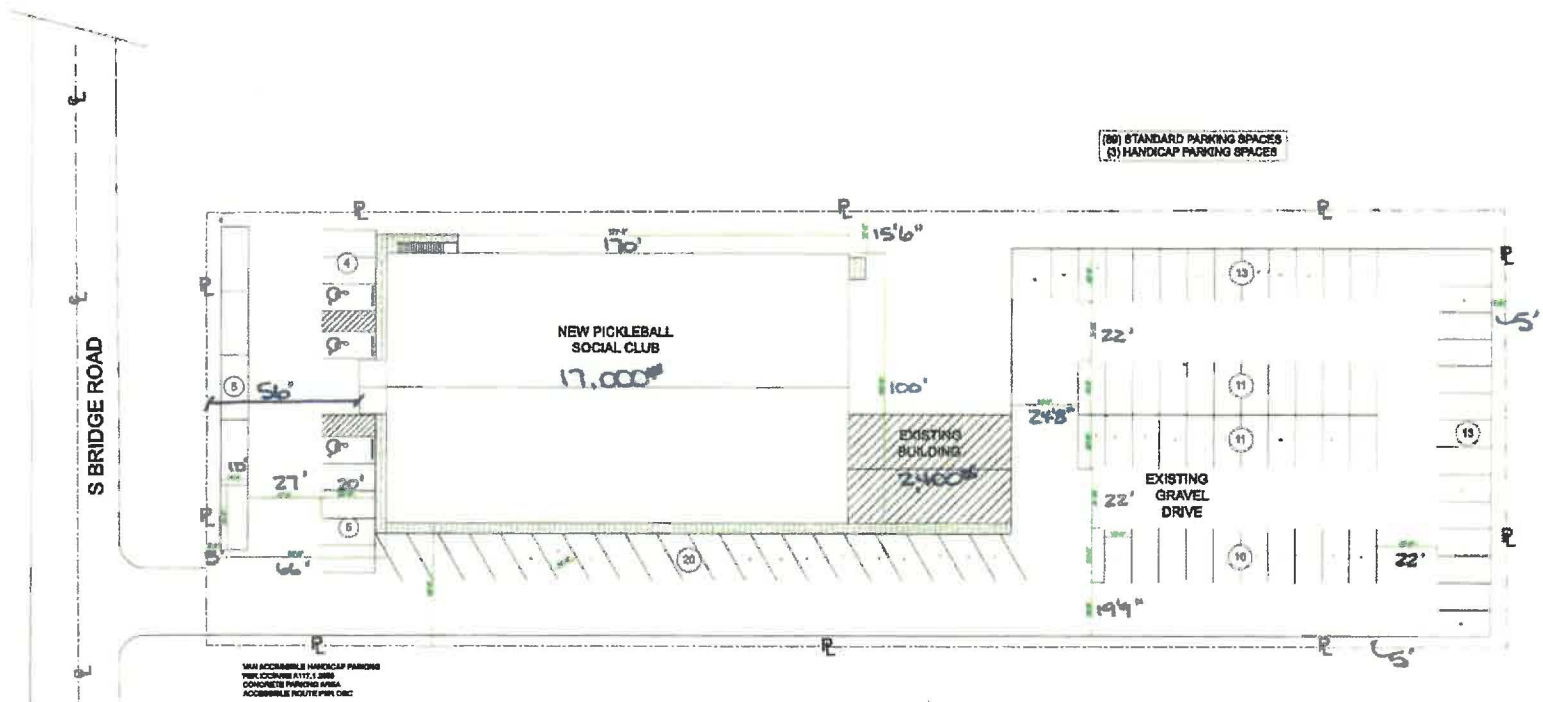
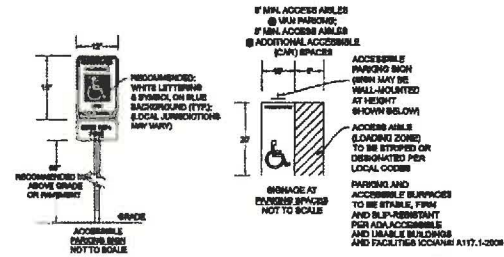
Date Application Received 8/12, 2024 Fee Paid \$ 850.00 Cash/ Check # 214  
 Date Application Ruled On 9/4, 2024 If certificate refused, reason for refusal: \_\_\_\_\_

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

Ohio Utilities Protection Service



**SITE DATA**  
 PARCEL NUMBER 014201573186000  
 ADDRESS 366 BRIDGE ROAD  
 LAKESIDE MARBLEHEAD, OH 43440  
 ACRES 2.0  
 DANBURY TWP  
 OWNER: EARTH HOLDINGS, LLC



**SITE PLAN**  
 SCALE: 1" = 20'-0"



**THE BACKYARD**  
 100' x 170' WOOD FRAMED BUILDING

100' BACKYARD  
 JOB NUMBER  
 TBY-32024  
 DATE  
 9-4-2024

SITE PLAN  
 2