



STAFF REPORT

Board of Zoning Appeals
Meeting Date: February 19, 2025

Case #:	BZA-2025-009	Address:	355 S. Bridge Road
Appellant:	Jill Stephenson, Co-owner	Zoning:	“C-2” General Commercial
Appellant:	Roberta Bero, Co-owner		
Request:	Request for an Area Variance from Section 5.10.3 to reduce the parking size to 9’ x 18’ for 71 of the parking spaces where 10’ x 20’ is the size required. Section 5.10.3.C.ii to reduce the number of parking spaces required to 79 (85 required). Section 5.10.4.A.i to allow the edge of the parking area to be 3’ from the property line where 5’ is required from the west, front property line and east rear property line.		

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 occupying 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.

In December 2024, the property owners applied for a reduction of 30 planned parking spaces under BZA Case# 2024-287. They were offering to provide 62 parking spaces instead of the required 85. During the hearing, concerns were raised about fire access and maneuverability on the property as a result of where the 30 parking spaces were to be eliminated. There were also concerns regarding the overlap of patrons coming to the facility and not being able to find parking available. The Board also requested that the applicants provide more details on their intentions for the use of the outdoor yard space where they intended to eliminate parking and whether that space could be used for overflow parking if it became necessary. As a result of wanting more information, the hearing on that application was continued until January 2025. Ultimately, the applicants withdrew their request, thus the continuation hearing did not take place, and the applicants refiled a new request with this application now under consideration.

The owners are requesting the parking requirement be reduced from 85 parking spaces to 79 parking spaces (elimination of 6 spaces). In order for those 79 parking spaces to fit on the property and allow them to have the outdoor yard space they desire for activities; the parking spaces would need a variance to be reduced in size from the required 10’ x 20’ to 9’ x 18’ for 71 of the 79 parking spaces. The edge of the parking lot from the west, front property line and east, rear property line are also proposed to be 3’ from the property line where 5’ is required.

The property owners did meet with the Fire Chief as a result of the 1st application concerns, and his requests are included in the packet as Exhibit #3. The Fire Chief will be requiring the property owner to post “No Parking” signs along the south property line and drive lane for emergency equipment to have unobstructed clearance to the rear of the property. Additionally, on the east, or back side of the existing building, a “No Parking – Fire Lane” is to be painted on the parking lot to keep that area unobstructed as well for emergency vehicles to access the back part of the building, any outdoor activity area and to ensure space for maneuverability of the emergency equipment.

The applicants have outlined in their narrative statement their argument as to why they are asking for this request and why they feel 79 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.

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. In regard to the reduction of 6 parking spaces, this is not as substantial as what they originally requested. An argument can be made that the reduction in parking sizes to 9' x 18' is also not substantial because that is a parking size standard permitted in the "L" Lakeside zoning district and not an uncommon allowance in the Township. The request for a setback variance from the front and rear property line is also not substantial because they will still have 3' to be able to provide screening such as fencing or hedge landscaping without encroachments onto neighboring properties or the road right-of-way. On the other hand, an argument could be made that collectively there are now 3 variances being requested instead of 1 with this request and with the other uses proposed within the facility and on the property, it may warrant the need for additional parking spaces. Despite requesting more variances in this application, the net gain of being able to provide the number of parking spaces closer to the amount required seems to be more of an important factor in being able to better accommodate patrons and staff.

The essential character of the neighborhood would not be substantially altered or suffer a substantial detriment because 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 exist and are 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 this request seems to be a better balance of being able to provide enough parking to accommodate the use of the property.

STAFF RECOMMENDATION:

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

- 1.) That any parking spaces being provided on a 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.

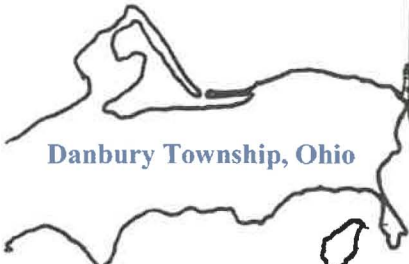
SUBMITTED BY:


Kathryn A. Dale, AICP
Danbury Township Zoning Inspector

Date Prepared: January 29, 2025

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
- Exhibit 3: Fire Chief Response to parking



BOARD OF ZONING APPEALS APPLICATION

5972 E. Port Clinton Rd. Marblehead, Ohio 43440

Date Filed: 1/24/25 Application #: 2025-009

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 Proposed Use

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

3. Appellant/ Owner Peninsula Endevors/ Roberta Ber 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:
[checked] Area Variance [] Use Variance [] Special Exception [] Conditional Use [] Appeal
Chapter / Section Sec 5.10.4.A.i to allow the edge of the parking area to be 3' from the property line where 5' is required
from the west front property line and east rear property line. Sec. 5.10.3.C.ii to reduce the number of parking spaces required
to 79 (85 required). Sec. 5.10.3 to reduce the parking size to 9'x18' for 71 parking spaces where 10'x20' is required.
Practical Difficulty Total number of parking spaces restricts use of property
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

Attachment A

Specific Request: Area Variance

Chapter/Section

- Section 5.10.3 to reduce the parking space size to 9' x 18" for 71 spaces where 10' x 20' is the required size.
- Section 5.10.3.C.ii to reduce the number of parking spaces required to 79 (85 required).
- Section 5.10.4.A.i to allow the edge of the parking area to be 3' from the property line where 5' is required from the west front property line and east rear property line.

Narrative Statement

Practical Difficulty: Parking requirements, in total number (85) and size (10' x 20'), impose an undue burden on the owners to utilize valuable green area that the business would utilize for revenue generating outdoor activities (social gathering, corn hole, additional pickleball courts).

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 10' x 20']. 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. 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 unique nature of the facility, with 14,000 square feet dedicated to a maximum of 30 people at a time, the owners are respectfully requesting a reduction in the number of parking spaces required from 85 to 79 spaces.

To further accommodate the 79 parking spaces while maintaining the usability of the outdoor area, we are requesting the required size of 71 parking spaces be reduced from 10' x 20' to the "standard" parking size of 9' x 18". [See attached drawing.]

Reducing the required set back from the property line from 5' to 3' in the front west parking area and the east rear parking area will ensure adequate space for operator maneuverability and prevent congestion. [See attached drawing.]

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 rendered obsolete, with the 85 parking spaces sized at 10' x 20'. The 85 space requirement would negatively impact the aesthetics, usability, and profitability of the property, thereby, we respectfully request the total number of parking spaces required be 79 parking spaces (of which 71 will be 9' x 18').

Note: Owners will also proactively monitor parking levels to identify high volume trends which can be alleviated through dynamic scheduling and staggering start times on certain courts. "Wave" scheduling (morning and afternoon waves of competition will be utilized for tournaments or special events to mitigate parking and traffic congestion.

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 limits occupancy to 24 participants at one time, the requested parking variance would not be substantial.

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's usability.

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 the approval of the parking variance requested. 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 significantly 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.

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.

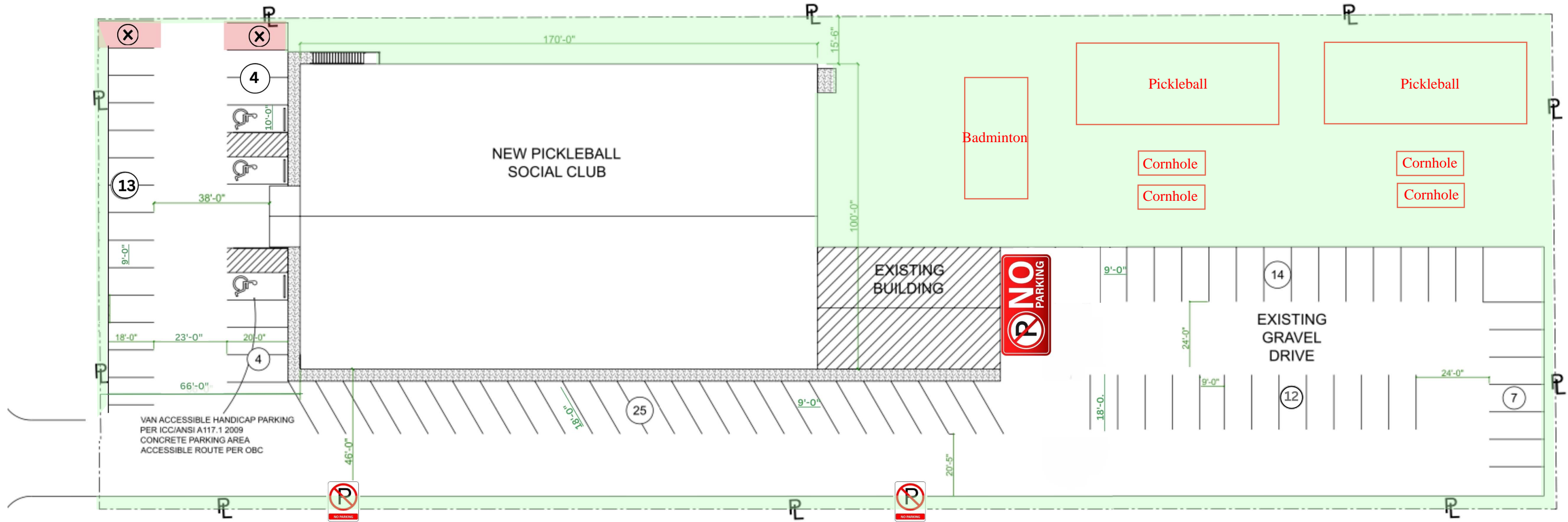
C. The authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or imperil the public safety or unreasonably diminish or impair established property values within the 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.

Parking Variance Proposal

01/27/2025

79 total parking spaces (85 required)



Front Lot - to west of property
 13 regular spaces @ 9' x 18' with 3' offset from property line.
 3 handicap spaces @ 10' x 20' and
 5 regular spaces @ 10' x 20'.

Diagonal Parking
 25 regular spaces @ 9' x 18'

Rear Parking to east of property
 33 regular spaces @ 9' x 18' with 3' offset from property line.

List of Neighboring Property Owners

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

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

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

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

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

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

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

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

FLOOR	BASE	WALLS	CEILING
1	V	MA	MA
2	V	MA	MA
3	V	MA	MA
4	V	MA	MA
5	V	MA	MA
6	V	MA	MA
7	V	MA	MA
8	V	MA	MA
9	V	MA	MA
10	V	MA	MA
11	V	MA	MA
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100	V	MA	MA

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
100	UTILITY/SPRINKLER SYSTEM ROOM	G	DW	DW	R-F	
101	MECH. RESTROOM	G	DW	DW	R-F	
102	MECH. RESTROOM	G	DW	DW	R-F	
103	RECEPTION AREA	G	DW	DW	R-F	
104	STORAGE	G	DW	DW	R-F	
105	UTILITY ROOM	G	DW	DW	R-F	
106	TRUCK COOLER	DW	DW	R-F		
107	FOODSERVICE AREA	G	MA	MA	R-F	
108	MECH. RESTROOM	V	MA	MA	TP-F	
109	LOFT AREA	MA	MA	TP-F		
110	GOLF BALL STORAGE	MA	MA	TP-F		
111	GOLF BALL STORAGE	MA	MA	TP-F		
112	MECH. RESTROOM	MA	MA	TP-F		
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200	MECH. RESTROOM	MA	MA	TP-F		

INTERIOR FINISHES NOTES

1. ALL INTERIOR FINISHES TO COMPLY WITH CHAPTER A, IRC 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 604.
 3. 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: 0-25 SMOKE DEVELOPED 0-480
 CLASS B FLAME SPREAD: 0-25 SMOKE DEVELOPED 480-750
 CLASS C FLAME SPREAD: 0-25 SMOKE DEVELOPED 750-1000

TABLE 604.11
 ROOMS (NON-SPRINKLED) = CLASS C
 FLOOR = CLASS C

GENERAL DOOR NOTES (ALL DOORS)

- * LEVEL SURFACE ON EACH SIDE OF DOOR (PER IRC 108.1.1.2)
- * DOOR THRESHOLD MUST NOT EXCEED 1/2" IN HEIGHT (PER IRC 108.1.1.7)
- * HORIZONTAL DOOR WITH HANDLE IS TO CLEAR PER IRC 108.1.1.1
- * ALL EXTERIOR DOORS MUST BE READILY OPERABLE FROM EXTERIOR SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE WHEN BUILDING IS IN USE.
- * USED REQUIRED TO BE ACCESSIBLE BY IRC CHAPTER 11 SHALL NOT REQUIRE RIGHT GRABBAR, TIGHT FITTING OR TWISTING OF THE WRIST TO OPERATE (PER IRC SECTION 108.1.1.7)
- * ALL NEW DOORS MUST HAVE LEVER TYPE HANDLES (PER IRC SECTION 108.1.1.1)
- * UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION (PER IRC 108.1.1.1)
- * ALL GLASS IN DOORS MUST BE SAFETY GLASS (PER IRC SECTION 108.1.1)

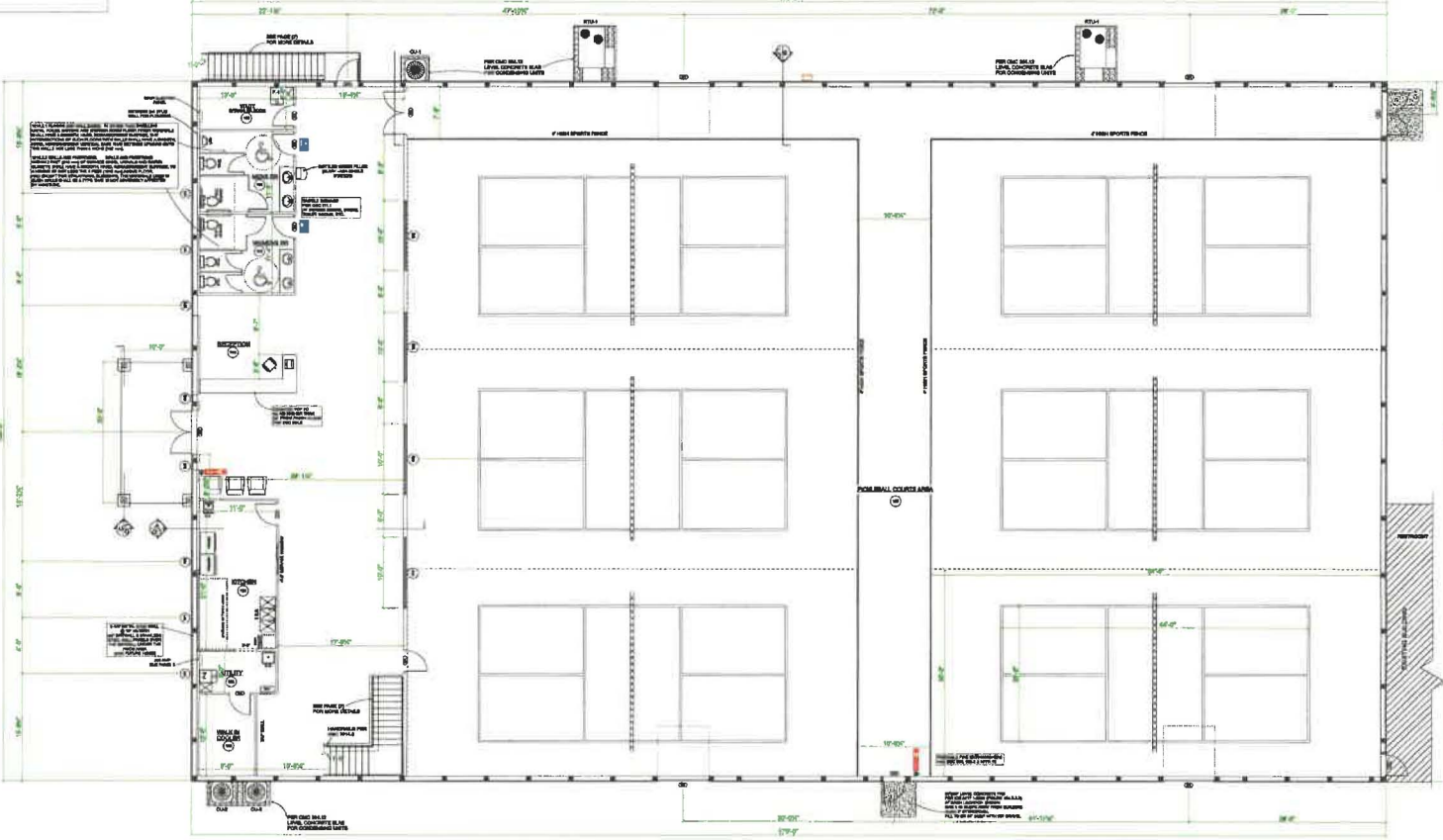
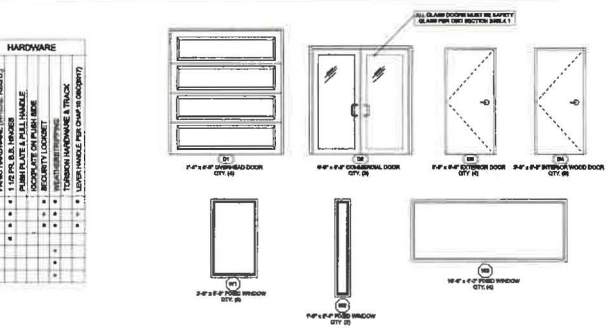
DOOR / WINDOW SCHEDULE & NOTES

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

DOOR / WINDOW SCHEDULE

NO.	SIZE	DOOR / WINDOW	FRAME	THRESH.	MARK. LTD. CLEARANCE BY FRAME	FINISH	GLASS	OPERATION	HANDLE	LOCK	SWITCH	OTHER
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									
W1	8'-0" x 8'-0" FIXED	WINDOW	VINYL									
W2	1'-0" x 8'-0" FIXED	WINDOW	VINYL									
W3	12'-0" x 8'-0" FIXED	WINDOW	VINYL									

- * 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



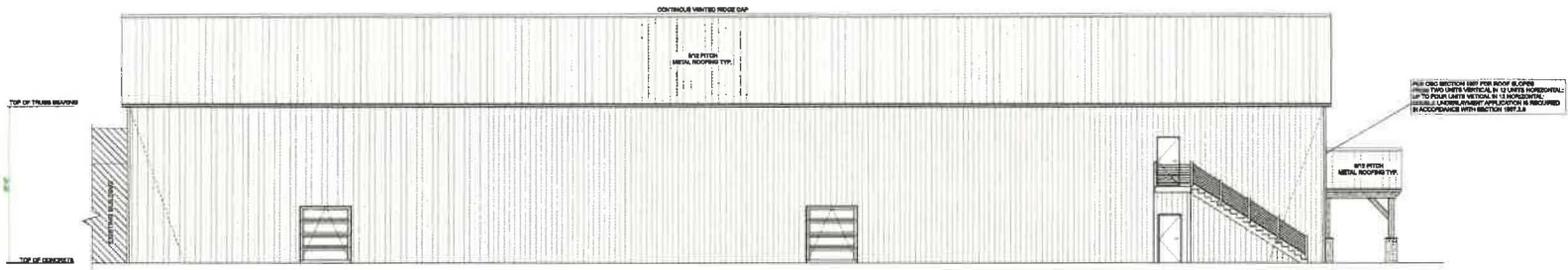
THE BACKYARD
100' x 170' WOOD FRAMED BUILDING



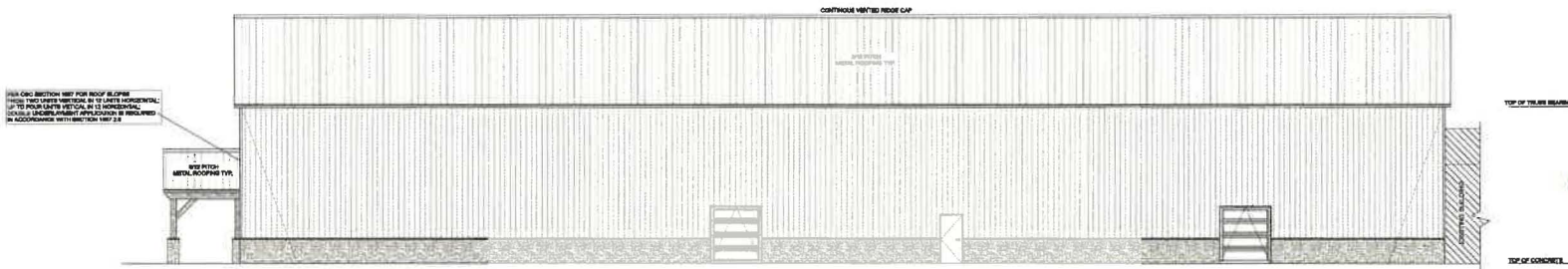
JOB NUMBER
TBY-32024
DATE
8-28-2024

ELEVATIONS

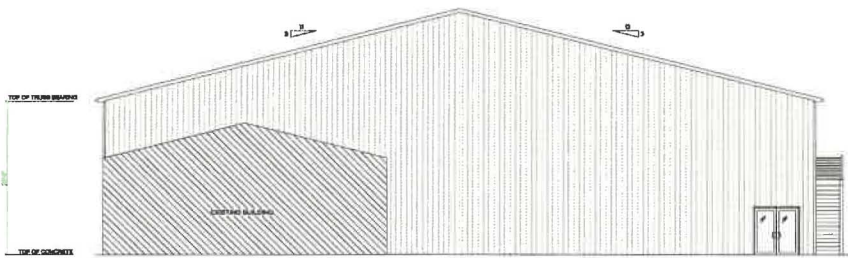
8



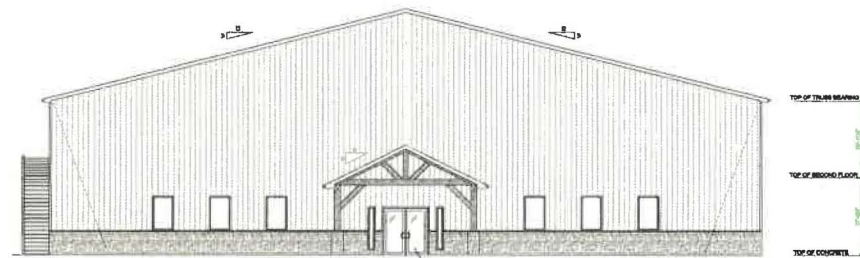
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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



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. Widmer, 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

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.	Lot Coverage:		
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.

Kathy Dale



From: Shawn Hunsicker
Sent: Tuesday, January 7, 2025 12:46 PM
To: thebackyardpbc@gmail.com; Kathy Dale
Subject: Pickleball Court planning
Attachments: Parking lot.pdf

Good afternoon Bill,

This email is in regard to our conversation that took place via phone call on 1/6/2025 at approximately 1034 am. Per our conversation we discussed the concerns that the fire department may have about new plans on the parking lot. After our discussion, we are in agreement that " NO PARKING" signs will be placed on the south side of the building, where access to the back parking lot is located. Having these signs up will help with keeping a 20 ft uninterrupted road clearance for emergency vehicles to get to the backside of the lot/building just in case there is overflow due to an event or a possible pickleball tournament. In addition, I would like to see on the east side of the existing building a "No Parking Fire Lane" to be painted on the blacktop to keep that area clear for emergency vehicles. (See attached)

I am confident that if these measures are implemented, the fire department will be able to respond without having operations delayed due to overcrowding of the road access and/or parking lot. Thank you for your cooperation and if you should have any questions, please feel free to contact me. Good Luck with your establishment, I am very excited to see what pickleball brings to the community.

Chief Shawn T Hunsicker
Danbury Township Fire Dept.
Office: 419-798-5219
Cell: 419-233-1268
Fax: 419-798-9122