



STAFF REPORT

Board of Zoning Appeals
Meeting Date: April 16, 2025

Case #: BZA-2025-040 **Address:** 253 N. Worthy
Appellant: Tim & Lori Kleman, Owners **Zoning:** "R-3" High Density Res.
Request: **Request for an Area Variance to Section 5.2.D.iii to allow for an accessory building to encroach into the south, side-yard setback (3' proposed/ 5' required). Area Variance to Section 5.1.7 to allow for a porch & carport addition to encroach into the side-yard setbacks (north 2.7' proposed/ south 4.9' proposed/ 5' required) and to Section 7.12.3.A to exceed the square footage permitted onto a nonconforming structure [580s.f. (62.7%) proposed/ 185s.f. (20%) allowed]. Additional Area Variance from Section 3.5 to exceed the maximum 40% lot coverage (41.7% proposed).**

SUMMARY:

The applicant received a variance in December 2024 (BZA-2024-312) to install an 8' x 10' (80s.f.) shed in the SE corner of the property that at the time met the required 5' side and rear-yard setback requirements but did not meet the 5' separation requirement from the house. The variance request was granted. The applicant would now like to rotate the shed on the property. The shed will continue to be 2' from the house where a 5' separation is required in accordance with BZA-2024-312. However, by rotating the shed, the shed is proposed to be 3' from the south, side property line where 5' is required, and thus is required to have another variance.

In addition to rotating the shed, the property owner would also like to add a covered front porch and carport onto the front of the home. The property is part of Channel Grove Subdivision which was platted in 1926. The existing house is grandfathered because it was built prior to zoning, but it is also nonconforming according to their survey, because the roof overhang is 1.5' from the east, rear property line, 2.6' from the north, side property line and 4.9' from the south, side property line, where 5' is the required setback from each of the property lines.

The applicant is proposing to construct 2; 5' x 10' (100s.f.) covered porches, one of which is recessed (50s.f.) under the existing house roof line and a 20' x 24' (480s.f.) carport addition. The proposed porch & carport additions will align with the existing house and overhangs. The additions will be 2.7' from the north, side property line and 4.9' from the south, side property line. The original, existing house contains 925s.f. Twenty (20%) percent of this would allow an 185s.f. addition. The applicant is proposing 580s.f. (62.7%) in total for the additions. With these additions and the shed, the 40% maximum lot coverage will also be exceeded by 65s.f. or at 41.7%.

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 be used for a single-family residence. The zoning resolution does not deny the owner's use of the property, expansion of or the ability to provide an accessory structure.

Whether the request is not substantial or not can be debated. On the one hand it can be viewed as substantial considering that 5 variances are being requested. When we break this down though, arguably the porch and carport requests related to setbacks could be viewed as not substantial because they will align with the existing walls of the house, thus they are not getting any closer to the neighboring properties or property lines than what already exists. On the overhand, since it is new construction, these additions could be set-in to meet the setback requirements without having too much trouble with the roof tie-in needed. Exceeding the 20% addition limitation is not

substantial for the mere fact that the existing home is not large and 185s.f. would not allow any sort of reasonable garage-type addition. As previously presented in December, the shed is very limited to where it can be placed on the property due to how far back the house sits on the lot. As such, rotating the shed and allowing it to encroach by 2' (or be 3' from the property) is not all that substantial considering there is a neighboring accessory building in the same general vicinity that is also 2'-3' from this same property line. Whether exceeding the lot coverage is substantial or not could be viewed either way. Due to the small lot size, 65s.f. makes a big difference to the calculation even though it's a minimal amount. Since there are so many other variances being requested and this is new construction, if the carport were reduced by 4' to a 20' x 20', and still meets the applicant's intentions on how they plan to use this space, then the lot coverage variance could be eliminated.

The essential character of the neighborhood would not be substantially altered or suffer a substantial detriment as a result of the variance because the carport & porch structure meet the front-yard setback and appears to remain relatively open and not a solid, walled addition.

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

Whether the property owner's predicament can or cannot feasibly be obviated through some method other than a variance can be debated for similar reasons as whether the request is substantial. As aforementioned, if the carport can be slightly reduced (to a 20' x 20'), then the lot coverage could be met, eliminating the need for one of the variances. Also, the shed was previously approved in December showing that it could meet the side-yard setbacks, thus possibly eliminating the need for 2 of the 5 variances. Additional explanation from the applicant will be needed during the hearing explaining why they are asking to have the shed rotated and the 24' length of the carport.

One thing that cannot be argued is that due to how far back on the lot the house sits, the property owner has no option but to locate the shed in the SE corner of the property and the carport has to be physically added onto the house since accessory buildings are not allowed to be in front of the house if they are detached.

The spirit and intent would be met by granting the variances because there is no known negative impact to the neighboring properties.

STAFF RECOMMENDATION:

None.

SUBMITTED BY:



Kathryn A. Dale, AICP
Danbury Township Zoning Inspector

Date Prepared: March 31, 2025

List of Exhibits Enclosed:

- Exhibit 1: BZA Application
Appellants Response to Decision Standards
Adjacent property owners' notification list
Property Deed
- Exhibit 2: Refused Permit
Site Plan
Photo of Proposed Structure



Danbury Township, Ohio

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



BOARD OF ZONING APPEALS APPLICATION

Date Filed: 3/18/25 Application #: 2025-040
See Also BZA-2024-312
Action: (Approved as Presented)

Rejected Permit: 2025-039 Approved Permit: 2025-007
(Shed Only)

1. **Property Location:** 253 Worthy Parcel ID# 0141180715777000
 Subdivision Channel Grove Lot # 53 Zoning District : "R-3"
Attach Deed For Complete Property Legal Description
 Existing Use SF Home Proposed Use 20' x 24' Carport, 2; 5' x 10' Porches, Shed

2. **Agent** Kevin Lamb, Lamb Bldrs Address 86 E. Main St.
 City Shelby State Ohio Zip 44875 Phone (419) 295-2672
 Email: _____

3. **Appellant/ Owner** Tim & Lori Kleman Address 1974 Taylortown Road
 City Shelby State Ohio Zip 44875 Phone (419) 566-4280
 Email: ltdkleman@neo.rr.com

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

4. **Specific Request:**
 Area Variance **Use Variance** **Special Exception** **Conditional Use** **Appeal**
Chapter / Section Request for an Area Variance to Section 5.2.D.iii to allow for an accessory building to encroach into the south, side-yard setback (3' proposed/ 5' required). Area Variance to Section 5.1.7 to allow for a porch & carport addition to encroach into the side-yard setbacks (north 2.7' proposed/ south 4.9' proposed/ 5' required) and to Section 7.12.3.A to exceed the square footage permitted onto a Practical Difficulty nonconforming structure [580s.f. (62.7%) proposed/ 185s.f. (20%) allowed].
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. **Additional Area Variance from Section 3.5 to exceed the maximum 40% lot coverage (41.7% proposed).**

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

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

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

(Agent's Signature)	(Date)
* 	3-18-25
(Appellant's Signature)	(Date)

Filing Fee = \$200.00 Legal Ad Fee \$ _____ Postage Fee \$ _____ Total Fees Paid \$ _____ Amount Invoiced \$ _____
 Cash/ Check # 3061 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: 4/16/25 BZA Application #: 2025-040
 Notice Sent to Newspaper: 3/31/25 Published: 4/5/25
 Notice Sent to Neighboring Property Owners: 3/31/25
 BZA Action: Approved Denied Approved w/ Conditions Vote: _____

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

TIMOTHY AND LORENE KLEMAN

253 N. Worthy St.
419-566-4280

Letter of Agency

March 21, 2025

Danbury Township
Board of Zoning Appeals
5972 E. Port Clinton Eastern Road
Marblehead, Ohio 43440

To Whom It May Concern:

Please be advised that Kevin Lamb of Lamb Builders, or his/her duly appointed representative, may act and speak on our behalf for the Board of Zoning Appeals hearing scheduled for April 16, 2025 in the matter related to Case# BZA-2025-__040__, to request an Area Variance to allow for the construction of attached car port and front porch roof on the front at my property located at 253 N. Worthy St, Marblehead, Ohio 43440.

Sincerely,



Timothy Kleman, Owner

3-25-25
Date



Lorene Kleman, Owner

3-25-25
Date

NOTARY:

Before me Notary Public in and for said County and State personally appeared the above-named Timothy and Lorene Kleman, owners of 253 N. Worthy St, Marblehead, Ohio 43440, who did acknowledge before me the foregoing instrument and signing of this Letter of Agency and that the execution was his free and voluntary act and deed. In testimony whereof I have hereunto set my hand and affixed my official seal at

Shelby, Ohio, this 25th day of March, 2025
~~2016~~



Notary Public

My Commission Expires: 5/4/2027



CAROLYN JO RABQUER
Notary Public
State of Ohio
My Comm. Expires
May 4, 2027

Applicant's Narrative Statement & Response to Decision Standard's

253 Worthy
Kleman

Scope of Work:

Install 8'x10' plastic shed and a carport
and front porch additions

Decision Standards:

- A. The property in question (**will/will not**) yield a reasonable return or (**can/cannot**) be used beneficially without the variance because The house sits back on the property so far that the only location for the shed, also adding carport + front porch to the front of the house.
- B. The variance (**is / is not**) substantial because asking for a variance for a plastic shed, carport + front porch. The neighbors will be able to freely get around all three with no issues.
- C. The essential character of the neighborhood (**would / would not**) be substantially altered by the variance and adjoining properties (**would / would not**) suffer a substantial detriment as a result of the variance because The shed will be at the back of the house + not visible from the street + is located beside other buildings. The carport + front porch of the house will be visible from the road/street.
- D. The variance (**would / would not**) adversely affect the delivery of governmental services (i.e. water, sewer, garbage, etc.) because all utilities are existing but will not be extended to the shed, carport and porch.
- E. The property owner (**did / did not**) purchase the property with knowledge of the zoning restriction because we did not have knowledge at time of purchase. Now we understand the process having gone through this previously
- F. The property owner's predicament (**can / cannot**) feasibly be obviated through some method other than a variance because This is the only location we can put the shed. The carport and porch will only enhance the view of the house
- G. The spirit and intent behind the zoning requirement (**would / would not**) be observed and substantial justice done by granting the variance because The only impact to ourselves and our neighbors to the south for the shed. The carport + porch will impact neighbors to the south + north.
- H. Other relevant factors, if any, considered include None.

**253 Worthy St
Kleman**

**253 Worthy St Area Variance
0141180715777000
Kleman**

Cheryl Furnas
261 N Worthy St
Marblehead, Ohio 43440

Jerome Abele
245 N Worthy St
Marblehead, Ohio 43440

Mark & Joan Kelly
246 N Sackett Rd
Marblehead, Ohio 43440

David & Brenda Roush
262 Sackett
Marblehead, Ohio 43440

Jeffrey & Cindy Karns
7401 E. Bayshore Road
Marblehead, Ohio 43440

Paula Armentrout
246 N Worthy St.
Marblehead, Ohio 43440

20240007180 11/15/2024 03:27 PM
Filed for Record in OTTAWA County, Ohio
Nathan J. Daniels Rec Fees: \$34.00
OR Vol 2012 Pgs 690 - 690

This conveyance has been examined and the grantor complied with sections 319-202 of the revised code
FEES \$ \$ 900.00
EXEMPT
Jennifer J. Widmer, County Auditor

TRANS. 11-15-2024

Alfred Vogt

SURVIVORSHIP DEED
Rev. Code Sec. 5302.17

TCT 312849

Albert Alfred Vogt and Mary Reid Vogt, husband and wife, for valuable consideration paid, grant with general warranty covenants, to Timothy J. Klemm and Lorene Klemm, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 1974 Taylortown Road, Shelby, Ohio 44875, all their interest in the following real property:

Situated in the Township of Danbury, County of Ottawa and State of Ohio and further described as follows:

Parcel No. 1:

And being lot No. 53 in the Plat of Channel Grove Addition, a subdivision in Lot No. 16, Section 2 of said township.

Parcel No. 2:

And being a strip of land out of the southeast corner of Lot No. 52 in Channel Grove Addition in Lot No. 16, Section 2 of said township, being 10.0 feet east and west and 4.0 feet north and south out of the entire southeast corner of said Lot No. 52.

Tax Parcel No.: 014-11807-15777-000

Subject to: zoning ordinances and resolutions; easements, agreements, and restrictions of record; and taxes and installments of assessments due and payable after delivery hereof.

Prior instrument references: Book 1601, page 364, Ottawa County, Ohio Official Records.

Executed this 5 day of November, 2024.

Albert Alfred Vogt
Albert Alfred Vogt

Mary Reid Vogt
Mary Reid Vogt

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this 5 day of November, 2024 by Albert Alfred Vogt and Mary Reid Vogt, husband and wife.

This is an acknowledgement clause. No oath or affirmation was administered to the signer.

Brittany Mast
Notary Public

This Instrument Prepared By:
John W. Hilbert II, Esq.
125 Jefferson Street
Port Clinton, Ohio 43452





Kathryn A. Dale, AICP
Zoning & Planning Administrator

NOTICE OF REFUSAL

March 18, 2025

To Applicant/: Tim & Lori Kleman
Owner 1974 Taylortown Road
Shelby, Ohio 44875

Application No.: 25-039
253 Worthy

BZA Case No.:

Your application dated MARCH 18, 2025, for a zoning certificate for a 20' X 24' CARPORT, 2; 5' X 10' COVERED PORCHED AND A 8'X 10' SHED located at 253 WORTHY, MARBLEHEAD, OHIO 43440 is hereby refused on this 18th DAY OF MARCH, 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-3" High Density Residential.

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 5.2.1.D.iii

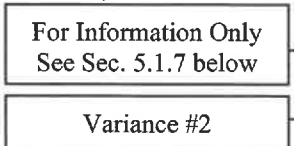
Accessory Buildings

D. For lots with a principal building, the following shall apply:
iii. Shall be no closer than five (5) feet to the principal building, no closer than five (5) feet to the side lot line and no closer than five (5) feet to the rear lot line.

- The applicant received a variance in December 2024 (BZA-2024-312) to install an 8' x 10' (80s.f.) shed in the SE corner of the property that at the time met the required 5' side and rear-yard setback requirements but did not meet the 5' separation requirement from the house. The variance request was granted.
The applicant would now like to rotate the shed on the property. The new shed will continue to be 2' from the house where a 5' separation is required in accordance with BZA-2024-312
However, by rotating the shed, the shed is proposed to be 3' from the south, side property line where 5' is required, and thus is required to have another variance.



Article 3, Section 3.5



"R-3" High Density Residential District Requirements

- Front-Yard Setback: 25'
Side-Yard Setback: 5'
Rear-Yard Setback: 25'
Max. Lot Coverage: 40%

- The applicant is proposing to construct 2; 5' x 10' (100s.f.) covered process, one of which is recessed (50s.f.) under the existing house roof line and a 20' x 24' (480s.f.) carport addition.
- With the 80s.f. shed that was partially approved in December 2024 and the existing home, the total lot coverage will be 24.7% where 40% is the maximum allowed.

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:*

- Min. Front-Yard Setback: 20'*
- Min. Side-Yard Setback: 5'*
- Min. Rear-Yard Setback: 5'*

- The property is part of Channel Grove Subdivision which was platted in 1926.
- The existing house is nonconforming according to their survey because the roof overhang is 1.5' from the east, rear property line, 2.6' from the north, side property line and 4.9' from the south, side property line.
- The applicant is proposing to construct 2; 5' x 10' (100s.f.) covered process, one of which is recessed (50s.f.) under the existing house roof line and a 20' x 24' (480s.f.) carport addition.
- The proposed porch & carport addition will align with the existing house and overhangs.
- The additions will be 2.7' from the north, side property line where 5' is required and be 4.9' from the south, side property line where 5' is required.

Variance #3 & #4 →

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.*

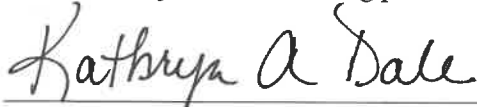
- The existing house is nonconforming due to both side-yard setbacks and the rear-yard setback not being met from the property lines.
- The original, existing house contains 925s.f. Twenty (20%) percent of this would allow a 185s.f. addition.
- The applicant is proposing to construct 2; 5' x 10' (100s.f.) covered process, one of which is recessed (50s.f.) under the existing house roof line and a 20' x 24' (480s.f.) carport addition.
- The applicant is proposing 580s.f. (62.7%) in a total addition where 185s.f. (20%) is allowed.

Variance #5 →

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 7.9.2.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 Resolution provisions. This review is only for compliance with the zoning regulations. The Ottawa County Building Department may also have comments that will need to be addressed before releasing permits.*



Danbury Township, Ohio

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

ZONING PERMIT APPLICATION

Date Filed: 3/18/25 Application #: 2025-039

~~Approval~~ ^{Refusal} Date: 3/18/25 BZA Case #: BZA-2024-312

1. **Property Location:** 253 N. Worthy St - 0141180715777000

Subdivision Channel Grove Lot # 53 Zoning District R-3

Existing Use Single Family Home Proposed Use 20' x 24' Carport Addition, 2; 5' x 10' Porches
Rotate 8' x 10' Shed

2. **Applicant** Timothy J. Kleman Address 1974 Taylortown Rd

City Shelby State Ohio Zip 44875 Phone 419-566-4280

Email: ltdkleman@neo.rr.com

3. **Owner** Lorene R. Kleman Address Same

City _____ State _____ Zip _____ Phone _____

Email: ltdkleman@neo.rr.com

4. **Contractor/ Architect** Self Address _____

City _____ State _____ Zip 43452 Phone _____

Email: _____

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

6. **Type of Improvement**

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

7. **Project Description:** Rotate ex. 8 x 10 shed (Side Setback Needed), add on 20' x 24' carport to the front of the existing home and 2; 5' x 10' covered porches.

8. Are the property line pins located or have you had a recent survey of the lot? no (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>51.8'</u> ft. <u>27.8'</u> ft.
<u>925</u> <u>x 20%</u> <u>185s.f.</u> <u>Allowed</u> <u>580s.f</u> <u>Proposed</u> <u>(62.7%)</u> <u>** Variance</u> <u>Needed</u>	First floor: <u>925</u> sf.	_____ sf.	Side Yard Setback:	N side: <u>2.7'</u> ft. <u>Same</u> ft. **Variance Needed
	Second floor: _____ sf.	_____ sf.		S side: <u>4.9</u> ft. <u>Same</u> ft. **Variance Needed
	Third floor: _____ sf.	_____ sf.	Rear Yard Setback:	<u>1.5'</u> ft. <u>N/C</u> ft.
	Garage/carport: _____ sf.	<u>480</u> sf.		
	Decks/porches: _____ sf.	<u>100</u> sf.	<i>(Setbacks are from the property lines, not the edge of the road pavement)</i>	
	Breezeway: _____ sf.	_____ sf.	Lot Coverage:	
	Accessory: <u>80</u> sf.	_____ sf.	A. Principal Building Footprint:	<u>1,505</u> sf.
	Parking: _____ sf.	_____ sf.	B. Total of Accessory buildings:	<u>80</u> sf.
	Other: _____ sf.	_____ sf.	C. Lot Width x Lot Depth = Lot Area:	<u>3,800</u> sf.
	Highest point of building above the established grade: _____ ft.	<u>10'</u> +/- ft.	[(A + B) ÷ C] x 100 = <u>41.7%</u> % **Variance Needed	

2' separation from house. 5' required *Variance Granted -

See BZA-2024-312

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

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



(Applicant's Signature)

3-18-25
(Date)

Do not write below this line

ZONING CERTIFICATE

Upon the basis of Application No. 25-039 the statements in which are made a part hereof, the proposed usage (is or ~~isn't~~ isn't found to be in accordance with the Danbury Twp. Zoning Resolution and is hereby (approved or rejected) rejected for the R-3 Zoning District.


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

Date Application Received 3/18, 2025 Fee Paid \$ TBD Cash/ Check # _____
Date Application Ruled On 3/18, 2025 If certificate refused, reason for refusal: See Attached Letter

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

WORTHY ROAD (T.R. 1053) (40' R/W)

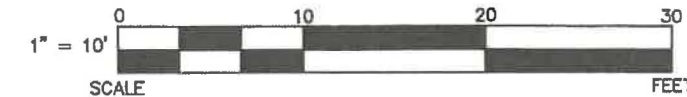
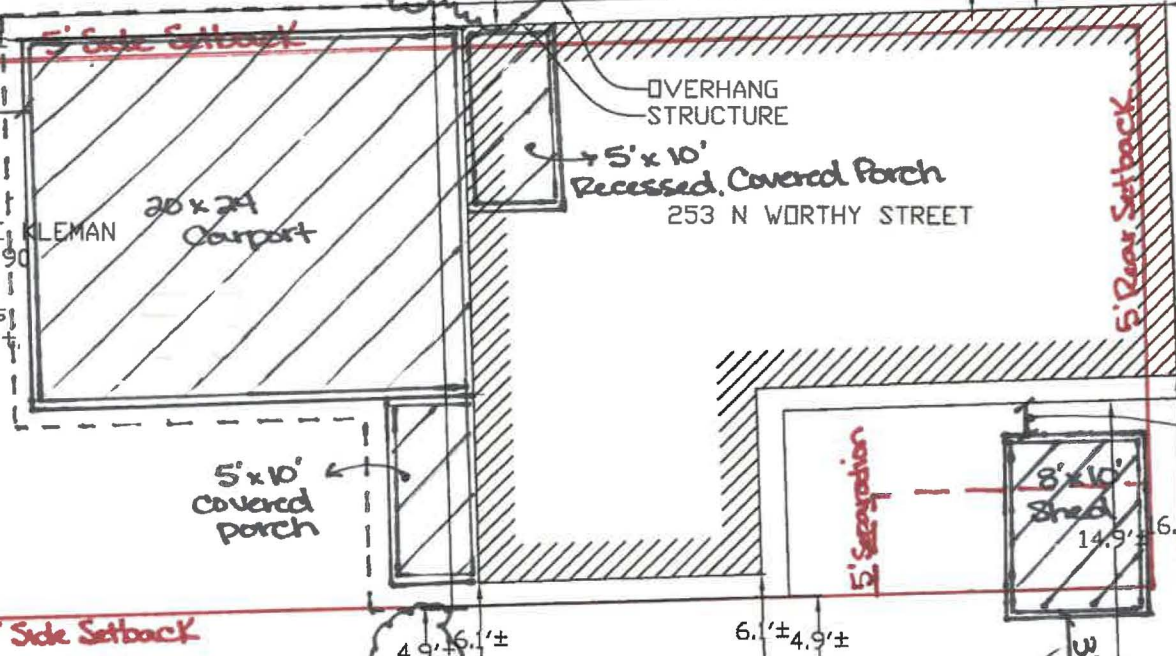
R/W

N01°53'35"W
40.00'

CHERYL F FURNAS
DR 975, Pg 852

TIMOTHY J & LORENE KLEMAN
DR 2012, Pg 690
PARCEL A
0.0875 acres
3,811.39 sq. ft.

JEROME P ABELE
DV 275, Pg 84



LEGEND

SET FOUND	DESCRIPTION
⊙	MONUMENT
⊕	RAILROAD SPIKE
⊖	P.K. NAIL
○	IRON PIPE
⊙	DRILL HOLE
⊙	5/8"Øx30" IRON ROD
●	IRON ROD
■	FENCE POST
▲	STONE
□	MONUMENT BOX
D	DEED
P	PLAT
M	MEASURED
C	CALCULATED
∅	OUTSIDE DIAMETER
SR	SURVEY RECORD

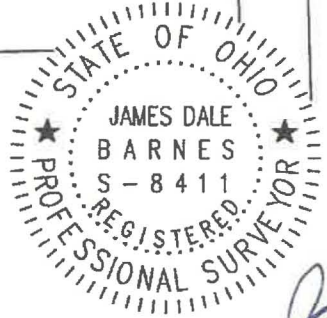


REFERENCES

DEED VOLUMES AND PAGES AS SHOWN
PLAT VOLUME 6, PAGE 10

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 MARCH 2025 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 3/23/25

JAMES DALE BARNES, P.S. 8411 DATE

BARNES SURVEYING

10312 MASON ROAD, CASTALIA, OHIO 44824-9218
OFFICE: (419) 684-7742 CELL: (419) 871-1780

SURVEY FOR: LORI KLEMAN

SITUATED IN ALL OF LOT 53 AND PART OF THE SE CORNER OF LOT 52 OF THE PLAT OF CHANNEL GROVE ADDITION IN LOT 16 OF SECTION 2, DANBURY TOWNSHIP, FIRELANDS SURVEY, OTTAWA COUNTY, OHIO





Danbury Township

253 Worthy
Zoned: "R-3"

Legend

- Water
- Sewer
- Existing Structure
- Parcel Lines
- Principal Use Setbacks
- Accessory Structure Setbacks
- Subject Property
- Proposed Fence
- Proposed Structure



variance granted
BZA-2024-312

3' from PL (2' encroach)
*New variance needed



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Open until 9 pm

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Stay home dry All your outdoor and everyday needs 

Shop all Lifetime

4.3(101) SKU:1355654



\$1499.99

 \$63/mo.[†] suggested payments with 24 Months Financing
Valid 11/14/2024 - 01/05/2025 [Learn More](#)

Available Promotions

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Online Only

Available to purchase online only

1 + 

 Neighbor's Club Members earn points with purchases. [Sign In or Join Now](#)

Product Details 

The 10-foot wide Sheds from Lifetime Products give you that extra space needed while accenting the beauty of your backyard. This outdoor storage shed is constructed with heavy-duty steel trusses, high-density polyethylene, and a robust double wall system, ensuring exceptional strength and reliability. The shed is further reinforced with quality steel, providing longevity and a secure storage solution. The high-pitched roof allows for quick drainage of rain and snow, adding to the durability of the structure. The centralized location of the doors provides easy storage access and the decorative shutters, molded wood-grain panels, and simulated shingled roof ensure an attractive design that will be the envy of your neighborhood.

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