



Danbury Township, Ohio

## **STAFF REPORT**

Board of Zoning Appeals  
Meeting Date: May 21, 2025

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<b>Case #:</b>	BZA-2025-067	<b>Address:</b>	2471 Port Pleasant
<b>Appellant:</b>	Francisco & Christine Orozco, Owners	<b>Zoning:</b>	"R-C" Recreational Commercial
<b>Request:</b>	<b>Request for an Area Variance to Section 5.1.7 to allow for a covered front porch addition to encroach into the west, front-yard setback (14' proposed/ 20' required).</b>		

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### **SUMMARY:**

The property is part of Port Pleasant Subdivision which was platted in 1956, so the lot is considered to be a "Lot of Record" and allowed reduced setbacks. The lot is a double frontage lot with two front-yards being required from both Port Pleasant & Brooke, even though the property is not accessible from Brooke. There is currently a 6' x 16' uncovered deck on the front of the house. The applicant is proposing to construct a 6' x 12' covered front porch addition on the west side of the house in the same location as the existing deck. The covered front porch addition will be 14' from the west, front property line where 20' is required. Other improvements are being made to the property as well, but those all met the zoning requirements, and the applicants received zoning permit #2025-053 for that work.

### **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 or expansion to the principal use.

The request is not substantial because the roof covering for this new porch will be no closer to the front property line than where the edge of the uncovered deck currently is located. The essential character of the neighborhood would not be substantially altered or suffer a substantial detriment as a result of the variance for the same reason aforementioned.

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. The property owner states in their narrative statement that they did not purchase the property with knowledge of the zoning restrictions since the deck was existing at the time they purchased in 2010.

Whether the property owner's predicament can or cannot feasibly be obviated through some method other than a variance can be debated. On the one hand the deck could remain as is or be cosmetically enhanced without the roof covering. On the other hand, since the main part of the house sits right at the 20' front-yard setback, any improvement to the front will require some sort of variance.

The spirit and intent would be met by granting the variances because there is no known negative impact to the neighboring properties, the request is not unreasonable, and it is the least amount needed to accomplish their goal.

### **STAFF RECOMMENDATION:**

None.

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#### **SUBMITTED BY:**

Kathryn A. Dale, AICP  
Danbury Township Zoning Inspector

Date Prepared: April 25, 2025  
Danbury Township Case # 2025-067 Staff Report

#### **List of Exhibits Enclosed:**

Exhibit 1:	BZA Application Appellants Response to Decision Standards Photos of neighboring porched Adjacent property owners' notification list Property Deed
Exhibit 2:	Refused Permit Site Plan & building Plans



Danbury Township, Ohio



## BOARD OF ZONING APPEALS APPLICATION

Date Filed: 4/17/25 Application #: 2025-067

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

5972 E. Port Clinton Rd.  
Marblehead, Ohio 43440

☎: (419) 734-6120 F: (419) 734-3137

🌐: [www.danburytownship.com](http://www.danburytownship.com)

Rejected Permit: 2025-052 Approved Permit: \_\_\_\_\_

1. **Property Location:** 2471 Port Pleasant Parcel ID# 0141284717143000 & 5000

Subdivision Port Pleasant Lot # 6 & 7 Zoning District : "R-C"

**Attach Deed For Complete Property Legal Description**

Existing Use SF Home Proposed Use 6' x 12' Covered Front Porch

2. **Agent** \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

Email: \_\_\_\_\_

3. **Appellant/ Owner** Francisco & Christine Orozco Address 1126 N. Altadena Avenue

City Royal Oak State MI Zip 48067 Phone (248) 765-3256

Email: forozco@gonzalez-group.com / chrisorzco@icloud.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 from Section 5.1.7 to allow for a covered front porch addition to encroach into the west, front-yard setback (14' proposed/ 20' required).

**Practical Difficulty** SEE ATTACHED NARRATIVE STATEMENT

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

5. Attach a Narrative Statement with a response to each Decision Standard listed in **Attachment "A"** hereto, as is relates to the specific request.

*Next Page →*

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) <b>Francisco Orozco</b> (Appellant's Signature)	Digitally signed by Francisco Orozco Date: 2025.04.16 15:48:43 -04'00' 156156 (Date) 4/16/2025 (Date)
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**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:** 5/21/25 **BZA Application #:** \_\_\_\_\_

**Notice Published to Website:** \_\_\_\_\_ **Notice Sent to Neighboring Property Owners:** \_\_\_\_\_

Filing Fee = \$200.00 Postage Fee \$ 5.60 Total Fees Paid \$ 205.60 Amount Invoiced \$ \_\_\_\_\_

Cash/ Check # 1974 List of neighboring property owners provided? ☒ Yes ☐ No

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

**2471 Port Pleasant  
Orozco**

**Scope of Work:** We are proposing to cover over an existing front porch (deck), at the time the deck was constructed, decks did not have to meet the front yard setback requirements, we understand that the proposed cover will be part of the house structure and does not meet the minimum setback of 20' and it will end up at 14', we are requesting a variance to cover the existing front porch (deck)

**Decision Standards:**

- A. The property in question **(will)** yield a reasonable return or **(cannot)** be used beneficially without the variance because we have experienced water damage in the threshold of the front door during heavy rain.
- B. The variance **(is)** substantial because it will add curve appeal to the property and will match the properties across the street.
- C. The essential character of the neighborhood **(would not)** be substantially altered by the variance and adjoining properties **(would not)** suffer a substantial detriment as a result of the variance because it will match the properties across the street.
- D. The variance **(would not)** adversely affect the delivery of governmental services (i.e. water, sewer, garbage, etc.) because It will cover an existing structure.
- E. The property owner **(did not)** purchased the property with knowledge of the zoning restriction because As the existing deck was already in place.
- F. The property owner's predicament **(cannot)** feasibly be obviated through some method other than a variance because The property is located at the 20' setback requirement.
- G. The spirit and intent behind the zoning requirement **(would)** be observed and substantial justice done by granting the variance because it will prevent future water damage to the front door entrance.
- H. Other relevant factors, if any, considered include The variance should not significantly alter the essential character of the neighborhood or negatively impact neighbors.





Existing Front Deck



2458 Port Pleasant



2494 Port Pleasant

**Daniel & Ann Griesbach**

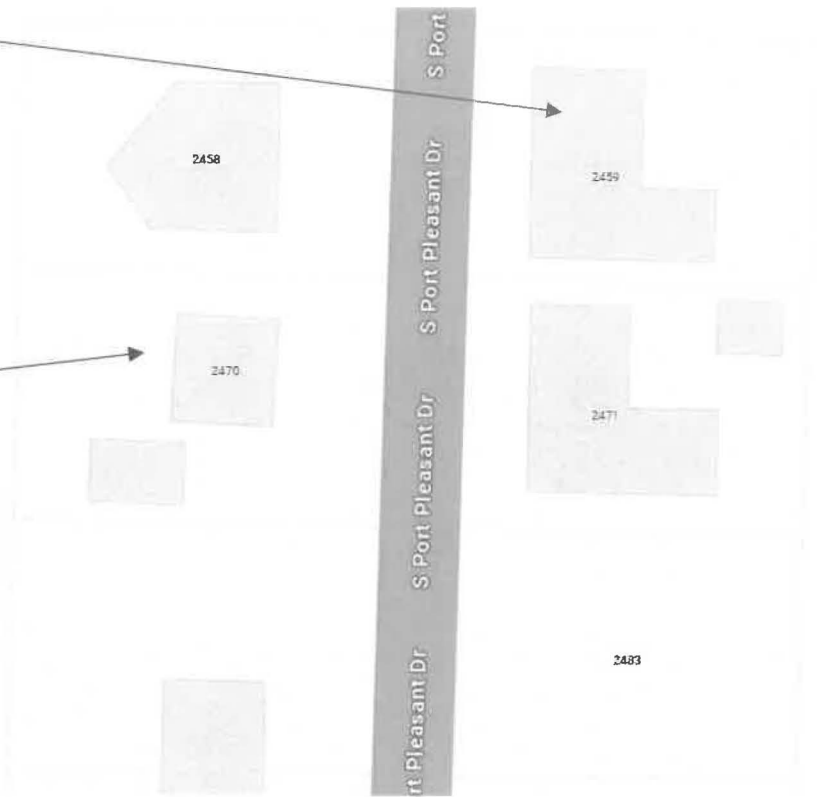
2620 Baughman Rd.  
Bellville, OH 44813

2459 Port Pleasant Rd.

**Tracy Workley**

26730 Normandy Rd.  
Bay Village, OH 44140

2470 Port Pleasant Rd.



**BZA – 2025-067**  
**2471 Port Pleasant**  
**Orozco**

Harriet & Kate Mountcastle  
11069 E. Bella Vista Dr  
Scottsdale, AZ 85259

**2471 Port Pleasant**  
**0141284717143000**  
**Orozco**

**BZA-2025-067**  
**Area Variance**  
**Side Setback**

John Polinsky  
36710 Estee Ln.  
Grafton, OH 44044

Mark & Shannon Long  
6836 Wallings Rd  
Brecksville, Ohio 44141

Jessie Nestor & Robert Grunder  
2481 S. Brooke Cir  
Marblehead, Ohio 43440

Gerald Cornell  
2467 S. Brooke Cir  
Marblehead, Ohio 43440

Tedman & Cheryl Shoop  
7316 Kittie Ln  
Sagamore Hills, Ohio 44067

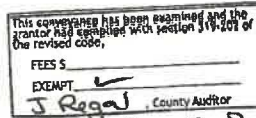
Bethany Gabriel  
5900 Julian Loop  
The Villages, FL 32163

Tracy Workley  
26730 Normandy Rd  
Bay Village, Ohio 44140

Richard Witherspoon  
2458 S. Port Pleasant  
Marblehead, Ohio 43440

Daniel & Ann Griesbach  
2620 Baughman Rd  
Bellville, Ohio 44813

201800278594  
 Filed for Record in  
 OTTAWA COUNTY, OHIO  
 VIRGINIA H PARK, RECORDER  
 08-15-2018 At 11:44 am.  
 QUIT C DEED 28.00  
 OR Book 1688 Page 611 - 612



Transfer B Soie  
 8-15-18

QUIT CLAIM DEED - Statutory Form O.R.C. 5302.11

## KNOW ALL MEN BY THESE PRESENTS

That WE, FRANCISCO R. OROZCO and CHRISTINE M. OROZCO, husband and wife, for valuable consideration paid, grant to FRANCISCO OROZCO and CHRISTINE OROZCO, CO-TRUSTEES OF THE JOINT REVOCABLE LIVING TRUST AGREEMENT OF FRANCISCO OROZCO AND CHRISTINE OROZCO DATED JULY 19, 2018, whose tax-mailing address 1126 N. Altadena Ave., Royal Oak, MI 48067 the following real property:

[SEE LEGAL DESCRIPTION ATTACHED HERETO]

**Property Address:** Parcel 1: 2471 S. Port Pleasant Drive, Marblehead, OH 43440  
 Parcel 2: 0 South Port Pleasant Drive, Marblehead, OH 43440  
 Parcel 3: 680 Plasterbed Unit# 1-7, Port Clinton, OH 43452

**Parcel I.D. No.:** Parcel 1: 014-12847-17143-000  
 Parcel 2: 014-12847-17145-000  
 Parcel 3: 020-07190-09514-008

Prior Instrument Reference: Vol. 1332, Page 639; Vol. 1438, Page 88 & Vol. 1649, Page 158

EXECUTED this 8 day of August, 2018.

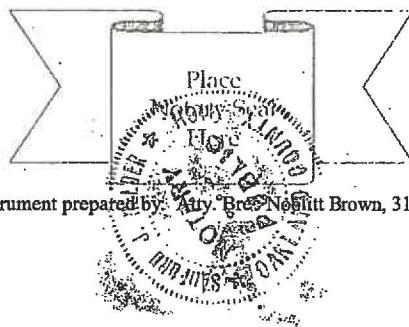
GRANTORS:

*Francisco R. Orozco*  
 FRANCISCO R. OROZCO, Co-Trustee

*Christine M. Orozco*  
 CHRISTINE M. OROZCO, Co-Trustee

### OAKLAND COUNTY, STATE OF MICHIGAN:

Before me, a NOTARY PUBLIC in and for said County and State, personally appeared the above-named, FRANCISCO R. OROZCO and CHRISTINE M. OROZCO, and acknowledged the signing of the foregoing instrument to be a voluntary act and deed in the capacity described therein for the uses and purposes therein mentioned.



IN TESTIMONY WHEREOF I have  
 hereunto set my hand and official seal  
 this 8 day of August, 2018.

*Sanford J. Melder*  
 NOTARY PUBLIC SANFORD J. MELDER  
 OAKLAND COUNTY MICHIGAN  
 COMMISSION EXPIRES 10/20/2019

Instrument prepared by: Atty. Brea Noblitt Brown, 318 Madison St., Port Clinton, OH 43452 419-732-3145



**LEGAL DESCRIPTION:**

**PARCEL 1:** Situated in the Township of Danbury, County of Ottawa, and State of Ohio:

And being Lot Number Six (6) in the Plat of Port Pleasant Allotment, a subdivision in Lot No. 1, Section 2, of said Township as recorded in Plat Volume 9, Page 44 of Ottawa County, Ohio Records, together with the right and privilege of launching or docking one boat at the waterfront area, but subject to conditions, restrictions, reservations, covenants and easements appearing of record, and restrictions found in Deed Volume 259, Page 1070, Ottawa County, Ohio Records.

**PROPERTY ADDRESS:** Parcel 1: 2471 South Port Pleasant Drive, Marblehead, OH 43440

**PARCEL I.D. NO.:** Parcel 1: 014-12847-17143-000

**PARCEL 2:** Situated in the Township of Danbury, County of Ottawa, and State of Ohio:

And being Lot Number Seven (7) in the Plat of Port Pleasant Allotment, a subdivision in Lot No. 1, Section 2, of said Township as recorded in Plat Volume 9, Page 44 of Ottawa County, Ohio Records, together with the right and privilege of launching or docking one boat at the waterfront area, but subject to conditions, restrictions, reservations, covenants and easements appearing of record, and restrictions found in Deed Volume 259, Page 1070, Ottawa County, Ohio Records.

**PROPERTY ADDRESS:** Parcel 2: 0 South Port Pleasant Drive, Marblehead, OH 43440

**PARCEL I.D. NO.:** Parcel 2: 014-12847-17145-000

**PARCEL 3:** Situated in the Township of Portage, County of Ottawa and State of Ohio:

Being UNIT NUMBER 1-7 together with the use of the limited common areas appurtenant thereto and an undivided 4.167 percent interest in and to the common areas and facilities of WEST BAY STORAGE CONDOMINIUM, a Condominium located in Portage Township, Ottawa County, Ohio.

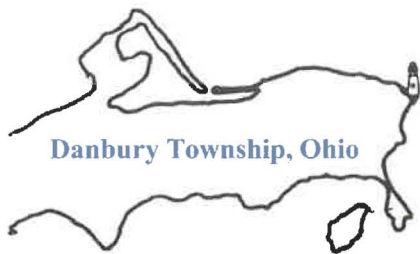
The Declaration of Condominium Covenants, Conditions & Restrictions are recorded in Volume 974, Pages 425 through 476 and First Amendment to Declaration of Condominium Covenants, Conditions & Restrictions recorded in Volume 990, Pages 603 through 606, Ottawa County Recorder's Official Records and the Drawings of said Condominium are recorded in Volume 47, Page 27, Ottawa County Plat Records.

This conveyance is being made pursuant to and in accordance with Chapter 5311 of the Ohio Revised Code and is subject to the terms and conditions of the Declaration of Condominium Covenants, Conditions & Restrictions as if the same were fully rewritten herein and the same shall be binding upon the grantees, their heirs, successors and assigns.

Together with all the estate, right, title and interest said grantor has or ought to have in and to said described premises together with the privileges and appurtenances to the same belonging, but subject to zoning ordinances, restrictions of record and public utility or other easements of record.

**PROPERTY ADDRESS:** Parcel 3: 680 Plasterbed Unit# 1-7, Port Clinton, OH 43452

**PARCEL I.D. NO.:** Parcel 3: 020-07190-09514-008



Kathryn A. Dale, AICP  
Zoning & Planning Administrator

## NOTICE OF REFUSAL

April 8, 2025

**To Applicant/:** Francisco & Christine Orozco  
**Owner** 1126 N. Altadena Avenue  
Royal Oak, Michigan 48067

**Application No.:** 2025-052  
**2471 Port Pleasant**

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

Your application dated **APRIL 8, 2025**, for a zoning certificate for a **6' x 12' COVERED FRONT PORCH ADDITION** located at **2471 PORT PLEASANT, MARBLEHEAD, OHIO 43452** is hereby refused on this **8<sup>th</sup> DAY OF APRIL, 2025** under **Article 3, Article 5 and Article 7** of the Danbury Township Zoning Resolution in that;

**Article 3** of the Danbury Township Zoning Resolution and Map designates the location of this property as "R-C" Recreational Commercial.

### Article 5, Section 5.1.3

#### General Regulations Applicable to All Districts

3. *No building or structure shall be erected, converted, enlarged, or reconstructed or structurally altered except in conformity with the yard and lot area regulations of the district in which the building is located unless otherwise specified herein.*

### Article 5, Section 5.1.7

#### 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'*

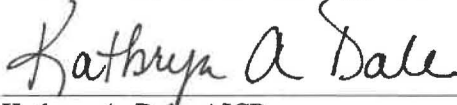
- The property is part of Port Pleasant Subdivision which was platted in 1956.
- The lot is a double frontage lot with two front yards being required from both Port Pleasant & Brooke, even though the property is not accessible from Brooke.
- There is currently a 6' x 16' uncovered deck on the front of the house.
- The applicant is proposing to construct a 6' x 12' covered front porch addition on the west side of the house in the same located as the existing deck.
- The covered front porch addition will be 14' from the west, front property line where 20' is required.

Variance #1

**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.

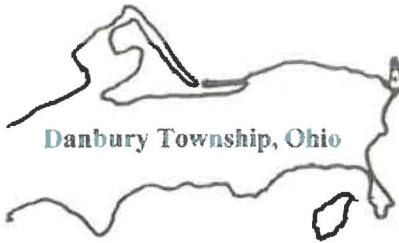
Please contact the Zoning Department at (419) 734-6120 to obtain the appropriate application and to review the adjudication hearing process if you wish to proceed with the appeal.



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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](http://www.danburytownship.com)

## ZONING PERMIT APPLICATION

Date Filed: 4/8/25 Application #: 2025-052

~~Approval~~ <sup>Refusal</sup> Date: 4/8/25 BZA Case #: \_\_\_\_\_

1. **Property Location:** 2471 Port Pleasant Parcel ID # 0141284717143000 & 5000  
Subdivision Port Pleasant Lot # 6 & 7 Zoning District "R-C" Recreational Commercial  
Existing Use SF Home Proposed Use 6' x 12' Front Porch Addition

2. **Applicant** Francisco & Christine Orozco Address 1126 N. Altadena Avenue  
City Royal Oak State MI Zip 48067 Phone (248) 765-3256  
Email: cisco6132@yahoo.com / chrisorzco@icloud.com

3. **Owner** Same as Above Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
Email: \_\_\_\_\_

4. **Contractor/ Architect** TBD Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
Email: \_\_\_\_\_

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. \_\_\_\_\_  
☐ 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:** Construct 6' x 12' Covered Front Porch

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>Setbacks:</u>	<u>Existing</u>	<u>Proposed</u>	
Basement:	_____ sf.	_____ sf.	<i>(Setbacks are from the property lines to roof overhang, not the edge of the road pavement or foundation)</i>			
First floor:	<u>1,976</u> sf.	_____ sf.	Front Yard Setback:	<u>21'</u> ft.	<u>14'</u> ft.	<b>** Variance Needed</b>
Second floor:	_____ sf.	_____ sf.	Side Yard Setback:			
Third floor:	_____ sf.	_____ sf.	N side:	<u>6.5'</u> ft.	<u>Same</u> ft.	
Garage	<u>360</u> sf.	_____ sf.	S	<u>62'</u> ft.	<u>25'</u> ft.	
Decks/porches:	<u>546</u> sf.	<u>72</u> sf.	Rear Yard Setback:	<u>15'</u> ft.	<u>17'</u> ft.	
Breezeway:	_____ sf.	_____ sf.	5' Acc. Bldg/ Separation?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>20'</u> ft.
Accessory:	<u>140</u> sf.	_____ sf.	Is the property Nonconforming?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Parking:	_____ sf.	_____ sf.	<b><u>Lot Coverage:</u></b>			
Other:	_____ sf.	_____ sf.	A. Principal Building Footprint:		<u>2,408</u> sf.	
Highest point of building above the established grade:	_____ ft.	<u>16'</u> ft.	B. Total of Accessory buildings:		<u>140</u> sf.	
			C. Lot Width x Lot Depth = Lot Area:		<u>10,200</u> sf..	
			[ (A + B) ÷ C ] x 100 =	<u>25%</u> %		

**NOTE:** Private deed restrictions may need to be met in some areas of the township. Zoning does not enforce private restrictions. It is the responsibility of the Owner & Applicant to be aware of these.

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.

Francisco Orozco

Digitally signed by Francisco Orozco  
Date: 2025.04.08 08:39:48 -04'00'

(Applicant's Signature)

(Date)

*Do not write below this line.*

**ZONING CERTIFICATE**

Upon the basis of Application No. 25-052, the statements in which are made a part hereof, the proposed usage (is or isn't) found to be in accordance with the Danbury Township Zoning Resolution and is hereby (approved or rejected) for the R-C Zoning District.

Kathryn A. Sale  
Danbury Township Zoning Inspector  
5972 E. Fort Clinton Road, Marblehead, Ohio 43440

Date Application Received 4/8, 20 25

Fee Paid \$ \$TBD

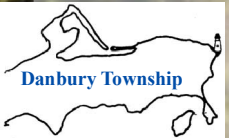
Check # —

Date Application Ruled On 4/8, 20 25

If certificate refused, reason for refusal: See Attached Letter

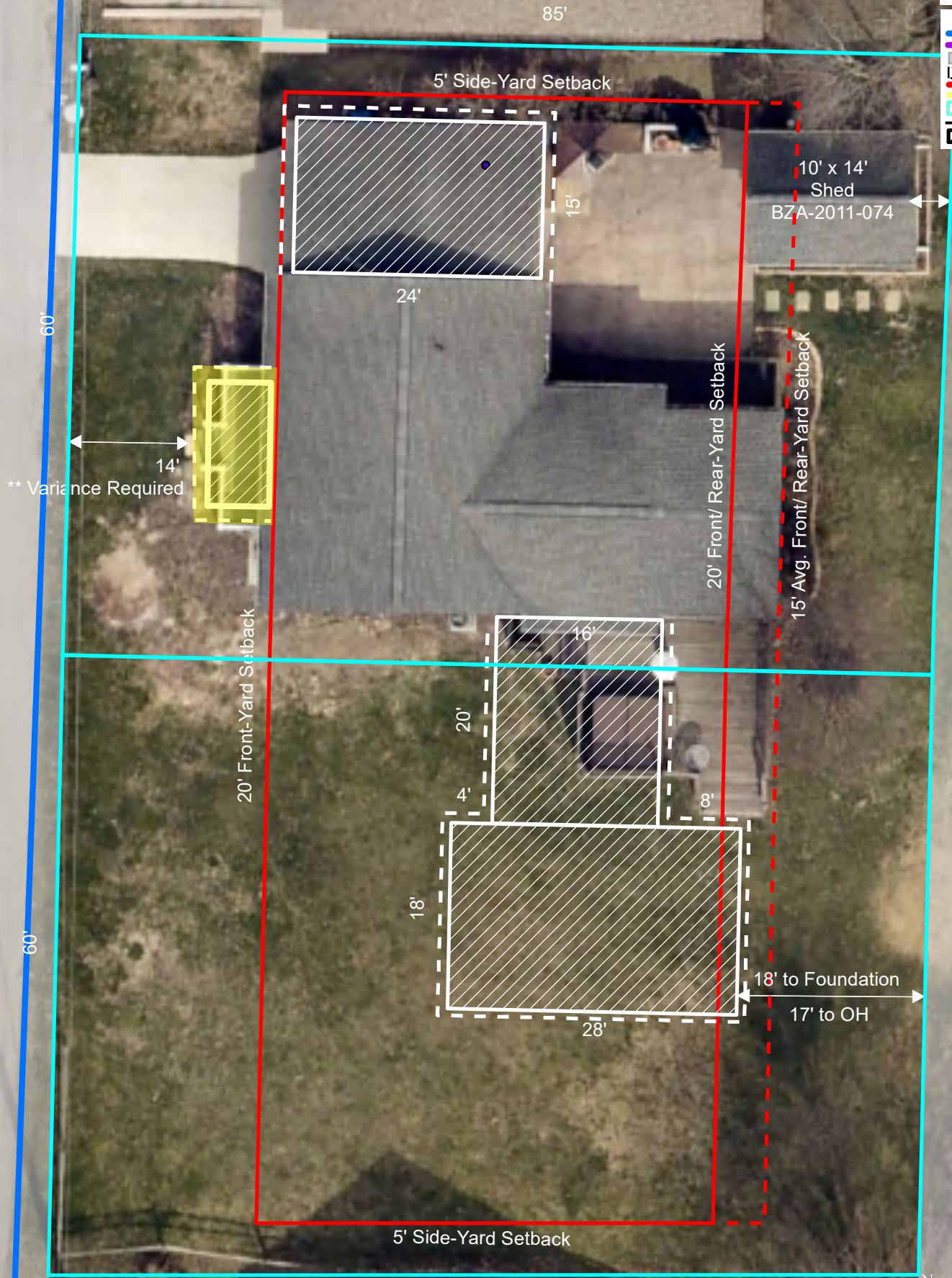
Permit valid for a period of one (1) year from date of issue.





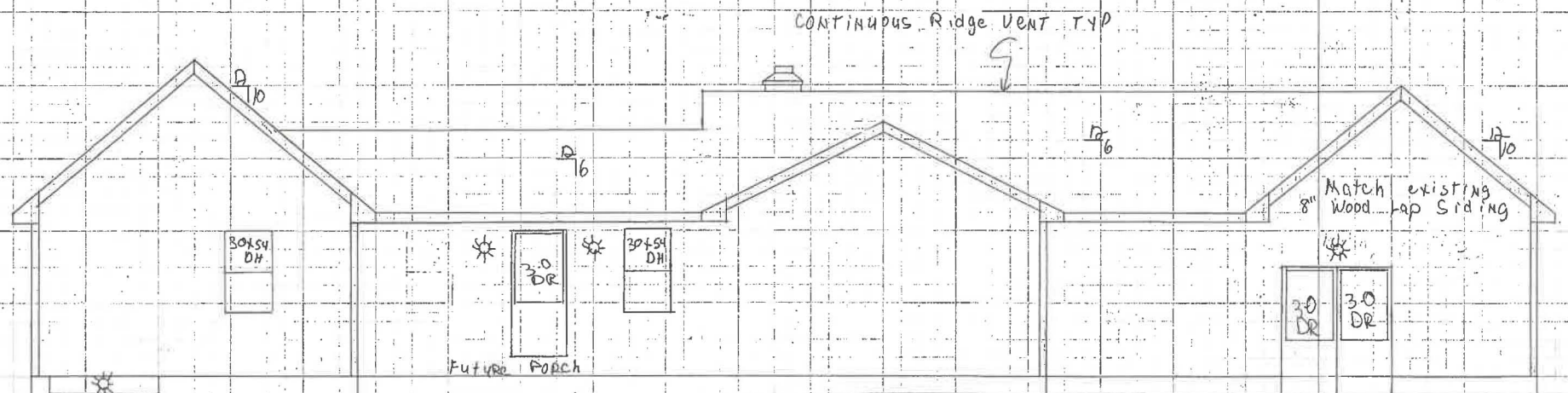
**2471 Port Pleasant**  
**Zoned: "R-C"**

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



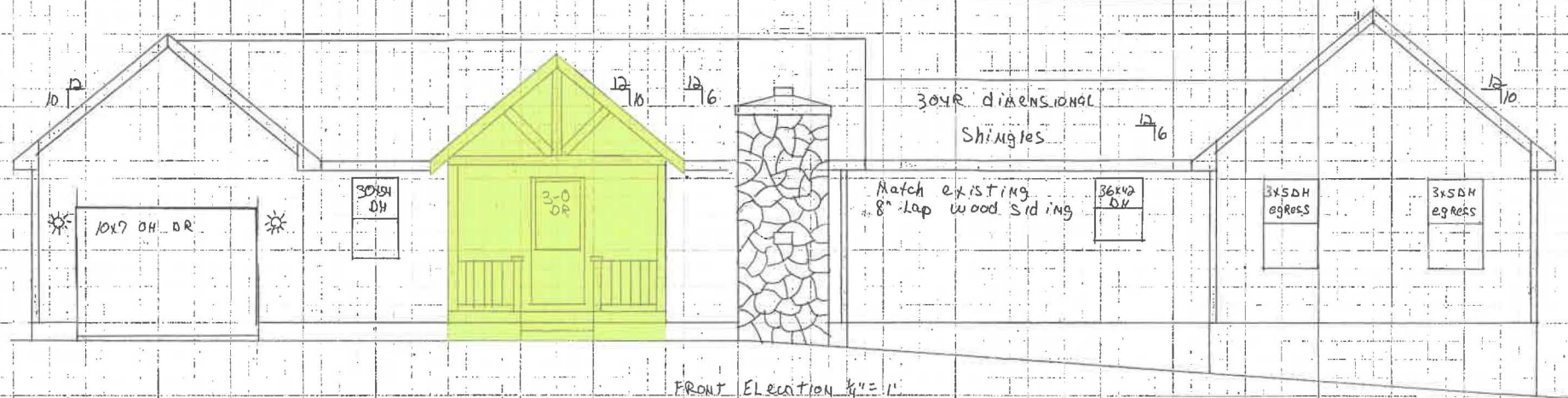
**2023 Aerial**  
**\*\* Not a Survey\*\***





Rear Elevation  $\frac{1}{4}" = 1'$

Garage-Master BR- Laundry addition FOR  
FRANCISCO CHRISTINE ORBZ CO.  
3471 PORT PLEASANT  
HARBLEND OH 43440

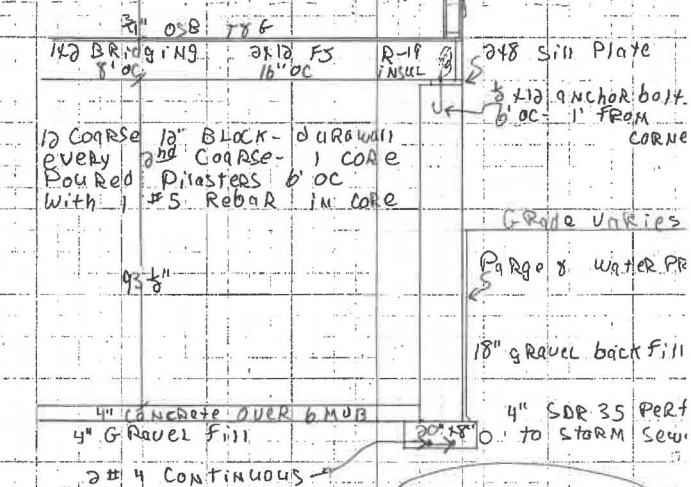
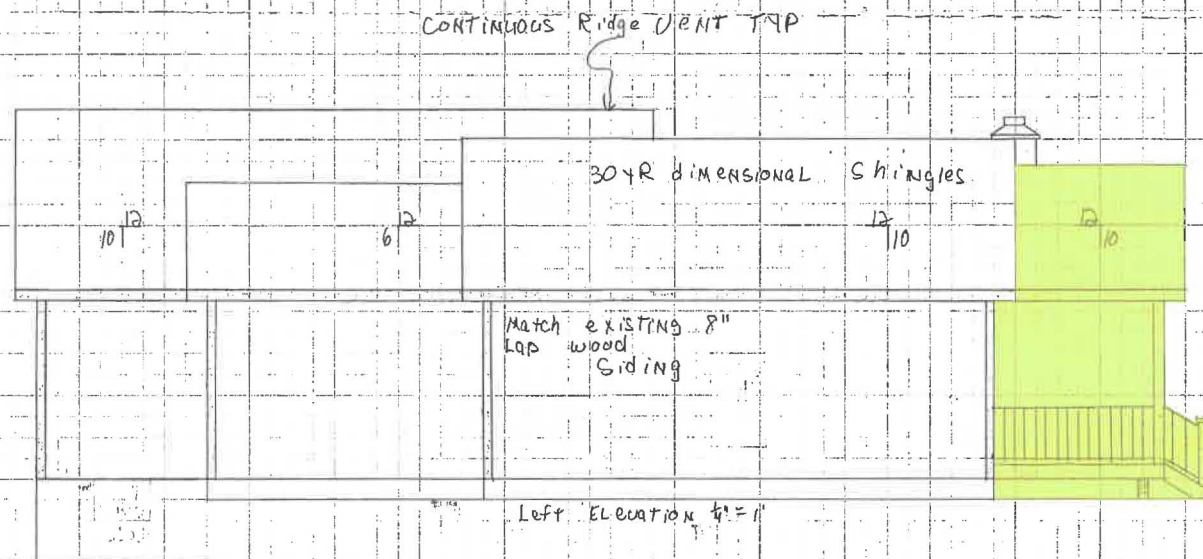
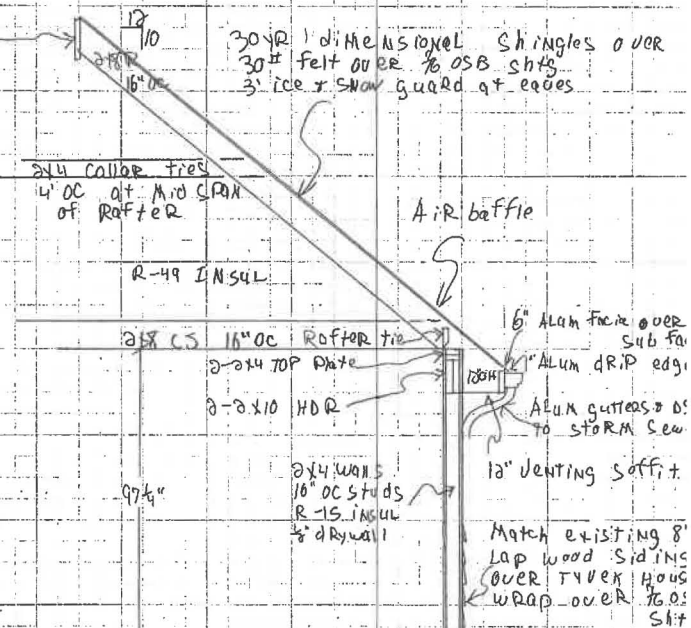
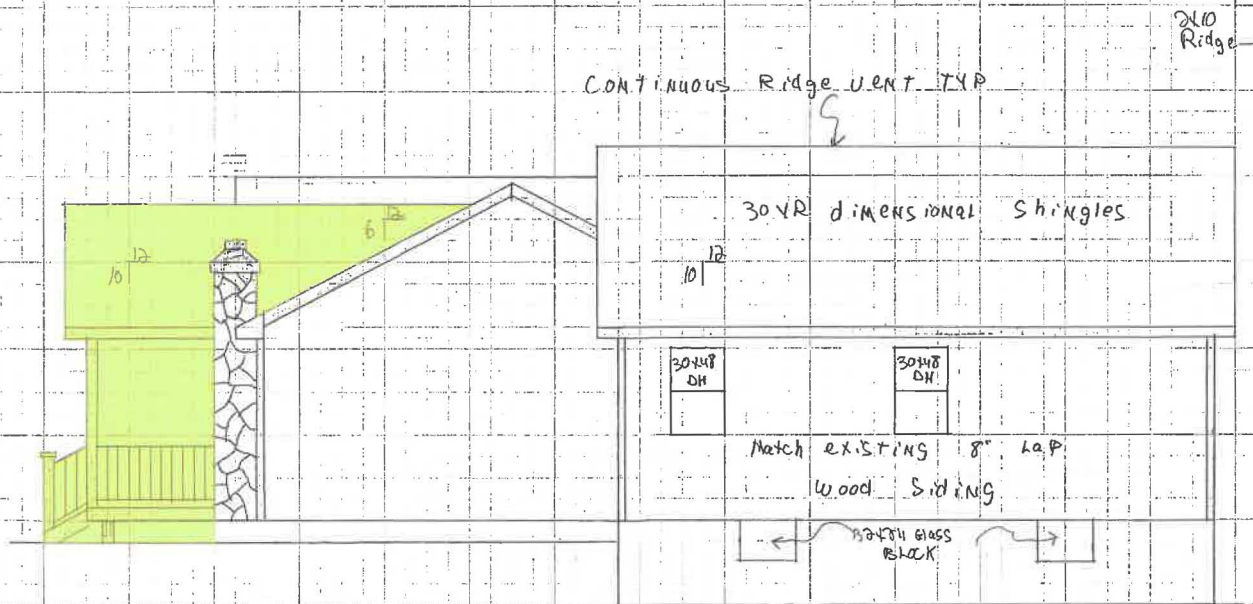


FRONT Elevation  $\frac{1}{4}" = 1'$

Drawn By  
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GARRETSVILLE OH 44031  
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Page 1 of 4 Scale 1/4" = 1'  
Date 8-20-24





TYPICAL CROSS SECTION at Master Bedroom Area 1/2" = 1'



