



## **STAFF REPORT**

Board of Zoning Appeals  
Meeting Date: May 21, 2025

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<b>Case #:</b>	BZA-2025-069	<b>Address:</b>	237 Sunnydale
<b>Appellant:</b>	William & Lora Hunt, Owners	<b>Zoning:</b>	"R-2" Suburban Residential
<b>Request:</b>	<b>Request for an Area Variance from Section 5.2.1.A.i.b to allow for more cumulative accessory building space than permitted (1,200s.f. allowed/ 1,416s.f. proposed).</b>		

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### **SUMMARY:**

The applicant purchased this property in 2019 and at that time, a 24' x 26' (624s.f.) detached garage, a 12' x 16' (192s.f.) shed and an 8' x 8' (64s.f.) shed were existing on the property. The owner removed the 8' x 8' (64s.f.) shed from the property and intends to attach the 24' x 26' (624s.f.) detached garage to the house via a breezeway, thus making it a part of the house and no longer a detached structure. The 12' x 16' (192s.f.) shed remains on the property for the time being.

The applicant is now requesting to add a 34' x 36' (1,224s.f.) pole barn/ garage in the SW corner of the property. With the existing 12' x 16' (192s.f.) shed remaining on the property, this will result in 1,416 cumulative accessory building square footage where 1,200s.f. is the maximum allowed. All other zoning requirements related to lot coverage, setbacks and building height for the structure are satisfied.

### **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 and has space for an accessory building. The zoning resolution is not denying the owner reasonable use of the property or the ability to provide an ancillary, on-site storage building.

Whether the request is substantial or not can be debated. On the one hand, the request could be viewed as not substantial because the building meets all other zoning requirements for setbacks, building height & lot coverage, and there is ample space for a building of this size. On the other hand, the request could be viewed as substantial because this is new construction and could be reduced by at least 24s.f. so when/if the shed is eventually eliminated, the property will be conforming.

The essential character of the neighborhood would not be substantially altered or suffer a substantial detriment as a result of the variance because the building satisfies setbacks, building height and lot coverage. Additionally, it is placed at the rear near a neighboring detached garage and is an ample distance from any neighboring houses.

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

The property owner states in their narrative statement that they were not aware of the zoning restrictions at the time they purchased the property in 2019 specific to accessory buildings, but were aware that zoning existed in the Township because they have received other zoning permits.

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, they could remove the existing shed and reduce the size of the new building by 24s.f. On the other hand, this building is not detrimental or uncharacteristic request in this neighborhood and all other zoning requirements are satisfied.

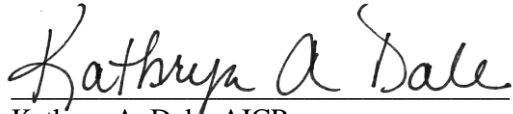
The spirit and intent would be met by granting the variances because there are no known negative impacts to the neighboring properties.

**STAFF RECOMMENDATION:**

None.

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**SUBMITTED BY:**



Kathryn A. Dale, AICP  
Danbury Township Zoning Inspector

*Date Prepared: April 25, 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  
                    Building Drawings



Danbury Township, Ohio

5972 E. Port Clinton Rd.

Marblehead, Ohio 43440

☎: (419) 734-6120 F: (419) 734-3137

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



## BOARD OF ZONING APPEALS APPLICATION

Date Filed: 4/21/25 Application #: 2025-069

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

Rejected Permit: 2025-058 Approved Permit: \_\_\_\_\_

1. **Property Location:** 237 Sunnydale Parcel ID# 0141178815756012

Subdivision Perryview Estates Lot # 12 Zoning District : "R-2"

**Attach Deed For Complete Property Legal Description**

Existing Use SF Home Proposed Use 34' x 36' Detached Pole Barn/ Garage

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

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

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

3. **Appellant/ Owner** William & Lora Hunt Address 12980 Oakmere Drive

City Pickerington State Ohio Zip 43147 Phone (614) 783-3899

Email: whunt283@gmail.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 5.2.1.A.i.b to allow for more cumulative accessory building space than permitted (1,200s.f. allowed/ 1,416s.f. proposed).

**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.

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*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)  
**William J Hunt**  
(Appellant's Signature)

Digitally signed by William J Hunt  
Date: 2025.04.14 20:58:29 -04'00'

(Date)  
4/14/25  
(Date)

**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 #: 2025-069

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

Filing Fee = \$200.00 Postage Fee \$ 5.04 Total Fees Paid \$ 205.04 Amount Invoiced \$ 205.04

Cash/ Check # 4593

List of neighboring property owners provided? ☒ Yes ☐ No

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

237 Sunnydale  
Hunt

### Scope of Work:

Construction of 34' x 36' detached accessory building

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### Decision Standards:

- A. The property in question (**will not**) yield a reasonable return or (**cannot**) be used beneficially without the variance because I require a large indoor area for a workshop including mechanical equipment, storage and vehicles all year round. Existing outbuildings on the property are inadequate and cannot accommodate the floorspace and vehicle door height needed. In addition, this structure will accommodate winter storage of a large boat keeping it secure and hidden from view.
- B. The variance (**is not**) substantial because my property and home location are unique in this subdivision (see drawing) as it sits at the end of a cul-de-sac and the lot is uniquely shaped. The building will not impact adjacent properties in any way. After speaking with my neighbors on both sides and in front of my property, they agree that the structure will not negatively impact the neighborhood at all. Given the reasons stated here and the fact this is a small deviation (216s.f above the allowed outbuilding coverage) I feel the request is not substantial and is reasonable for you to consider.
- 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 the placement of the outbuilding on my uniquely shaped property. As previously stated, my adjacent neighbors concur. I believe the building will be aesthetically pleasing increasing the value of the property and the neighborhood. Also, I have observed similar sized buildings in our neighborhood and believe this is a reasonable request.
- D. The variance (**would not**) adversely affect the delivery of governmental services (i.e. water, sewer, garbage, etc.) because the new structure would comply with the established property setback requirements and not interfere with any governmental services. All utilities are existing to the property.
- E. The property owner (**did not**) purchase the property with knowledge of the zoning restriction because at the time of purchase, I was not aware of an outbuilding square footage limitation. Observing the other buildings in the neighborhood, I assumed an outbuilding of this size would be allowed.
- F. The property owner's predicament (**cannot**) feasibly be obviated through some method other than a variance because I'm trying to adhere to the zoning requirement by minimizing my outbuilding footprint on the property by connecting my garage to the house which will reduce my total outbuilding square footage by 620 sq. ft. I cannot modify my existing building to accommodate the storage size in need.

- G. The spirit and intent behind the zoning requirement (**would**) be observed and substantial justice done by granting the variance because The spirit & intent of zoning is to separate unlike uses, provide ample spacing of buildings for adequate light & air from other buildings & windows as my drawings and design shows I meet this intent. In addition, I also meet the zoning requirement to control bulk of a building so it does not tower over neighboring buildings this building is in compliance with the height requirement for the neighborhood and will complement my property and the other properties around me.
- H. Other relevant factors, if any, considered include. The existing shed was on the property at the time I purchased the home, and I would like to have it remain for the time being. It may at some point be eliminated in the future if it continues to be damaged from the standing water in the back yard. I'm in compliance with all other zoning requirements and trying to do everything that I can to meet the outbuilding requirements while building the smallest building possible to meet my space needs. I'm also very conscious of trying to preserve the aesthetics of the neighborhood and minimizing any negative impact to my neighbors.



Map

Neighbors in front of my house



Map Cont.

Neighbors behind my house





List of Adjoining Property Owners & Mailing Addresses

DUNN JERRY W & AMY J  
8850 S HARTSHORN RD  
LAKESIDE MARBLEHEAD OH 43440-2563 ✓  
218 S SUNNYDALE DR (House Across the Street)

STONE PHILIP F & LINDA M  
202 S SUNNYDALE DR  
LAKESIDE MARBLEHEAD OH 43440-9437 (House Across the Street)

BRIGADOI KEITH & DENISE  
217 S SUNNYDALE DR  
LAKESIDE MARBLEHEAD OH 43440-9600 ✓

KOBUS JASON M & MARISA K  
238 S SUNNYDALE DR  
LAKESIDE MARBLEHEAD OH 43440-9437

MC MURRAY GEO A & DONNA S  
7341 E APPLEWOOD DR ✓  
LAKESIDE MARBLEHEAD OH 43440-9690

REEP DANIEL R  
7359 E APPLEWOOD DR ✓  
LAKESIDE MARBLEHEAD OH 43440-9690

WHITE DOROTHY M  
2239 NW CATAWBA RD ✓  
PORT CLINTON OH 43452-3015  
252 SPRING CREST DR (house directly behind me)

RESENDEZ SAMUEL V & BRENDA F ✓  
236 SPRING CREST DR  
LAKESIDE MARBLEHEAD OH 43440-9695

**BZA-2025-  
237 Sunnydale  
Hunt**

<b>237 Sunnydale 0141178815756012 Hunt</b>	<b>BZA-2025- Area Variance Lot Cov'g</b>
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Keith & Denise Brigadoi  
217 S. Sunnydale  
Marblehead, Ohio 43440

Jerry & Amy Dunn  
8850 Hartshorn  
Marblehead, Ohio 43440

Jason & Marisa Kobus  
238 S. Sunnydale  
Marblehead, Ohio 43440

Samuel & Brenda Resendez  
236 Spring Crest Dr.  
Marblehead, Ohio 43440

Harold & Tammy Pennington  
7323 E. Applewood  
Marblehead, Ohio 43440

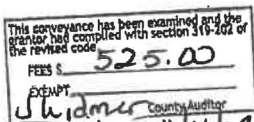
Geo & Donna McMurray  
7341 E. Applewood  
Marblehead, Ohio 43440

Daniel Reep  
7359 E. Applewood  
Marblehead, Ohio 43440

TM Restaurant Holdings  
6801 East Harbor  
Marblehead, Ohio 43440

Dorothy White  
2239 NW Catawba Rd  
Port Clinton, Ohio 43452

201900289644  
 Filed for Record in  
 OTTAWA COUNTY, OHIO  
 VIRGINIA H PARK, RECORDER  
 11-04-2019 At 02:06 pm.  
 SURV DEED 34.00  
 OR Book 1742 Page 842 - 843



transfer 11/4/19 gmc card dep

## SURVIVORSHIP GENERAL WARRANTY DEED

**DARLENE K. BOGGS, UNMARRIED; DALE W. DUBBERT, MARRIED; AND KATHRYN I. HOUSE, UNMARRIED**, for valuable consideration paid, grant to **WILLIAM J. HUNT AND LORA D. HUNT**, for their joint lives, remainder to the survivor of them, whose tax mailing address is 237 S. Sunnysdale Drive, Marblehead, Ohio 43440, the following real property:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Permanent Parcel No.: 014-11788-15756-012  
Prior Deed Reference: 201800281086  
 Ottawa County, Ohio Official Records

**GRANTOR, DARLENE K. BOGGS, HEREBY TERMINATES HER LIFE ESTATE IN SAID REAL ESTATE AS GRANTED TO HER IN 201800281086, OTTAWA COUNTY OFFICIAL RECORDS.**

These premises are transferred with general warranty covenants, excepting therefrom taxes and assessments, both general and special, from the date of the recordation of this deed and thereafter, which Grantees assume and agree to pay, easements, restrictions and reservations of record and zoning ordinances, if any.

**BONNIE DUBBERT**, Wife of Grantor, releases all rights of dower herein.

EXECUTED this 4th day of November, 2019.

Darlene K. Boggs  
 Darlene K. Boggs

Kathryn I. House  
 Kathryn I. House

Dale W. Dubbert  
 Dale W. Dubbert

Bonnie Dubbert  
 Bonnie Dubbert

STATE OF OHIO, COUNTY OF ERIE: ss

**BEFORE ME**, a Notary Public in and for said County and State, personally appeared the above-named **DARLENE K. BOGGS, UNMARRIED; DALE W. DUBBERT AND BONNIE DUBBERT, HUSBAND AND WIFE; AND KATHRYN I. HOUSE, UNMARRIED**, who represented to me to be said persons and who signed the foregoing Instrument and acknowledged the same as their voluntary act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal at Sandusky, Ohio, this 4th day of November, 2019.

THERESA D. MUSSER  
 Notary Public  
 State of Ohio

Theresa D. Musser  
 Notary Public



My Commission Expires  
 April 17, 2022

Prepared by the Law Firm of TONE, GRUBBE, MCGORY & VERMEEREN, LTD., 1401 Cleveland Road, Sandusky, Ohio 44870; Telephone: (419) 626-0055.

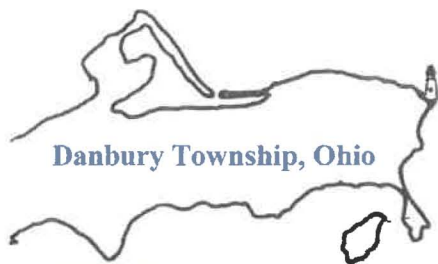
**EXHIBIT A**

Order No.: 600190634

**For APN/Parcel ID(s): 014-11788-15756-012**

Situated in the Township of Danbury, County of Ottawa and State of Ohio and more particularly described as follows: Lot No. 12 of Perry View Estates Subdivision Plat One, as the same is recorded in Plat Record Volume 23, Page 3 of the Ottawa County Ohio Plat Records.

Fidelity National Title Company LLC  
CASE # 19-034



**Kathryn A. Dale, AICP**  
Zoning & Planning Administrator

## NOTICE OF REFUSAL

April 10, 2025

**To Applicant/:** William & Lora Hunt  
**Owner** 12980 Oakmere Drive  
Pickerington, Ohio 43147

**Application No.:** 2025-058  
**237 Sunnydale**

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

Your application dated **APRIL 10, 2025**, for a zoning certificate for a **34' x 36' DETACHED ACCESSORY BUILDING** located at **237 SUNNYDALE, MARBLEHEAD, OHIO 43452** is hereby refused on this **10<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-2" Suburban 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.A.i.b. Accessory Buildings**

- A. *The cumulative square footage of all accessory buildings will be the lot coverage remaining after the square footage of the principal building (if applicable) is subtracted or the following, whichever is smaller:*
- i. *Base cumulative square footage allowance for parcels under two (2) acres:*
- b. *1,200 square feet in the R-1, R-2, R-3 and R-C districts.*
- The applicant purchased this property in 2019 and at that time, the 24' x 26' (624s.f.) detached garage, a 12' x 16' (192s.f.) shed and an 8' x 8' (64s.f.) shed were existing on the property.
  - The owner removed the 8' x 8' (64s.f.) shed from the property and intends to attached the 24' x 26' (624s.f.) detached garage to the house via a breezeway.
  - The 12' x 16' (192s.f.) shed remains on the property.
  - The applicant is now requesting to add a 34' x 36' (1,224s.f.) pole barn/ garage in the SW corner of the property . With the existing 12'x 16' (192s.f.) shed remaining on the property, this will result in 1,416 cumulative accessory building square footage where 1,200s.f. is the maximum allowed.
  - All other zoning requirements related to lot coverage, setbacks and building height for the structure are satisfied.

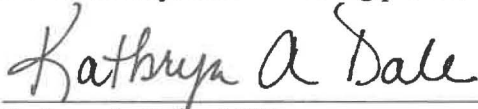
Variance #1 →



**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.

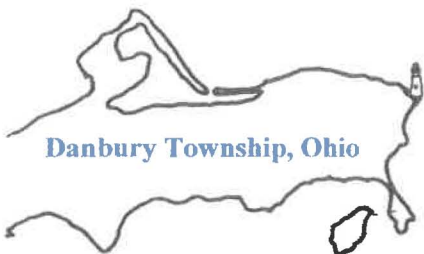
**Article 7:** An appeal from this decision to the Danbury Township Board of Zoning Appeals is governed under Section 7.9.2 of the Danbury Township Zoning Resolution. A request for an **Area Variance** is necessary prior to proceeding with the proposed construction.

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.

A handwritten signature in cursive script that reads "Kathryn A. Dale". The signature is written in dark ink and is positioned above a horizontal line.

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: 4/10/25 Application #: 2025-58

~~Approval~~ <sup>Refusal</sup> Date: 4/10/25 BZA Case #: \_\_\_\_\_

1. **Property Location:** 237 S. Sunnydale St. Lakeside Marblehead, OH 43440 - 0141178815756012

Subdivision Perry View Estates Lot # 12 Zoning District R-2

Existing Use Residential Proposed Use Residential 34' x 36' Post Frame Building

6'x12' Breezeway

2. **Applicant** William Hunt Address 237 S. Sunnydale St.

City Marblehead State OH Zip 43440 Phone 614.783.3899

Email: whunt283@gmail.com

3. **Owner** William Hunt Address 237 S. Sunnydale St.

City Marblehead State OH Zip 43147 Phone 614.783.3899

Email: whunt283@gmail.com

4. **Contractor/ Architect** Self 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) Cover 6' x 12' breezeway between existing house & garage

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:** New 34' x 36' x 18' 10" Post Frame Building and \* No Fencing Proposed  
Cover 6'x12' breezeway between existing garage and house

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>38</u> ft.	<u>35</u> ft.
First floor:	<u>1680</u> sf.	<u>2304</u> sf.	Side Yard Setback:		
Second floor:	_____ sf.	_____ sf.	<u>N</u> side:	<u>14</u> ft.	<u>Same</u> ft.
Third floor:	_____ sf.	_____ sf.	<u>S</u> side:	<u>32'-5"</u> ft.	<u>6</u> ft.
Garage/carport:	<u>624</u> sf.	_____ sf.	Rear Yard Setback:	<u>48'</u> ft.	<u>6'</u> ft.
Decks/porches:	<u>740</u> <sup>360 c</sup> <sub>c</sub> sf.	_____ sf.			
Breezeway:	_____ sf.	<u>72</u> sf.			
Accessory:	<u>256</u> <sup>144</sup> <sub>Removed</sub> sf.	<u>1224</u> sf.			
Parking:	_____ sf.	_____ sf.			
Other:	_____ sf.	_____ sf.			

Highest point of building above the  
established grade: 18 ft. 10 ft.  
19'3" proposed

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

**Lot Coverage:**

1680 + 624 + 72 + 740  
A. Principal Building Footprint: 3116 <sup>✓</sup> sf.  
B. Total of Accessory buildings: 1416 <sup>✓</sup> sf. + variance needed  
C. Lot Width x Lot Depth = Lot Area: 13,345 sf.  
[ (A + B) ÷ C ] x 100 = 34.49 <sup>33.9</sup> % (34%)

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.

[Signature]  
(Applicant's Signature)

4/10/25  
(Date)

Do not write below this line

**ZONING CERTIFICATE**

Upon the basis of Application No. 25-058 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-2 Zoning District.

[Signature]  
Danbury Township Zoning Inspector  
5972 W. Port Clinton Road, Marblehead, Ohio 43440

Date Application Received 4/10, 20 25 Fee Paid \$ 0 Cash/ Check # —  
Date Application Ruled On 4/10, 20 25 If certificate refused, reason for refusal: See Attached Letter

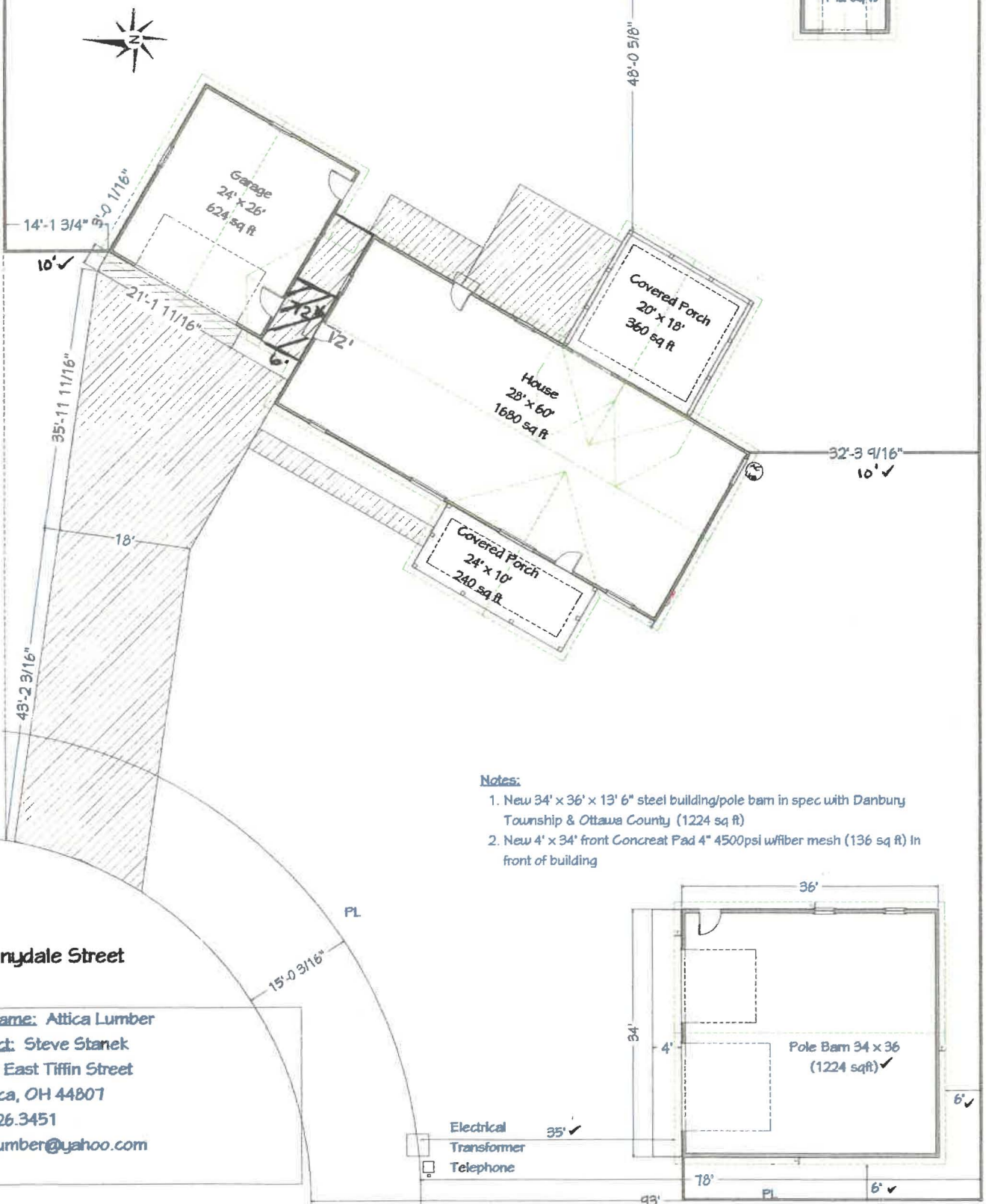
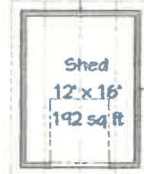
Permit valid for a period of one (1) year from date of issue.



PIN # 10-33-101-012  
Zoning District: R-2

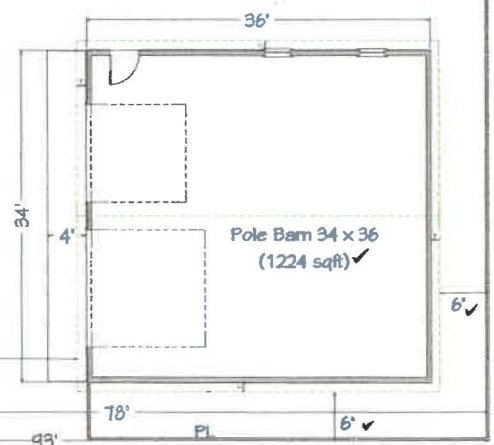
237 S. Sunnydale St  
Lakeside Marblehead, OH 43440

Ex Shed  
Removed



**Notes:**

1. New 34' x 36' x 13' 6" steel building/pole barn in spec with Danbury Township & Ottawa County (1224 sq ft)
2. New 4' x 34' front Concrete Pad 4" 4500psi w/fiber mesh (136 sq ft) in front of building

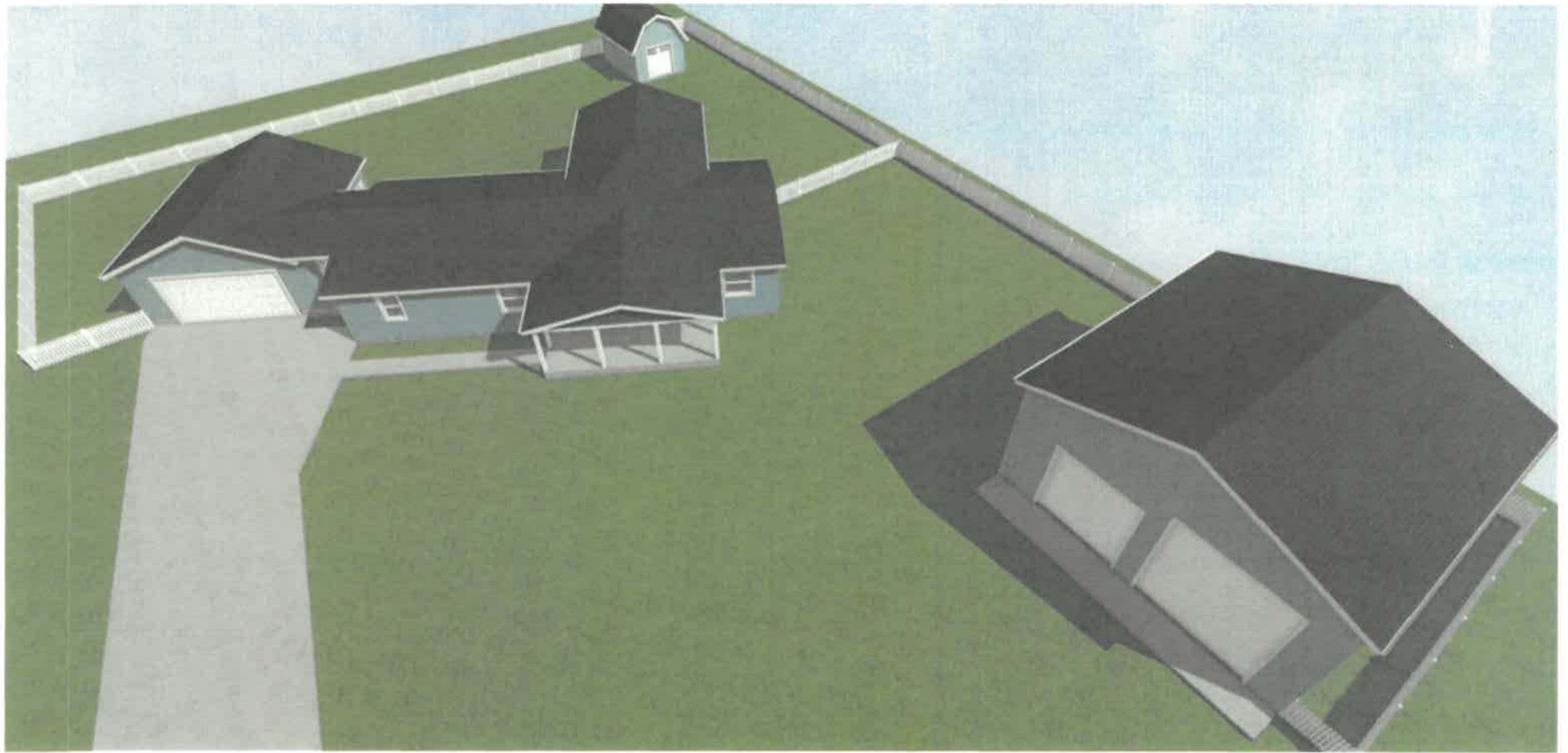


S. Sunnydale Street

Contractors Name: Attica Lumber  
Project Contact: Steve Stanek  
Address: 406 East Tiffin Street  
Attica, OH 44807  
Phone: 419.426.3451  
Email: atticalumber@yahoo.com

Electrical 35' ✓  
Transformer  
Telephone

Owner's Name: William Hunt  
Address:  
237 Sunnydale St  
Lakeside Marblehead, OH 43440  
Phone: 614.783.3899









## Attica Lumber Quotation Package



### QUOTATION FOR:

Bill Hunt  
Built at 237 Sunny Dale  
Marblehead, OH  
614-783-3899

### CONTACT:

Steve Stanek  
PO Box 486  
Attica, OH 44807  
1-800-334-0947

### CONSTRUCTION:

Post Frame

### DIMENSIONS:

34' X 36' X 13' 6"

### SPECIFICATIONS FOR 34' X 36' X 13' 6" POST FRAME PACKAGE:

#### • MATERIAL PACKAGE

- Pre-Engineered Wood Trusses (4/12 Pitch, 4' O/C)
- 4.5 x 5.5 LAMINATED COLUMN 3 Ply Eave Posts (8' O/C)
- 4.5 x 5.5 LAMINATED COLUMN 3 Ply Gable Posts (10' O/C)
- Treated Skirt Boards
- SPF Wall Girts and Roof Purlins
- Double Top Beam Truss Carrier
- Continuous Ridge Vent
- Vapor Barrier on Roof
- House Wrap on Sidewalls
- 29 Ga Painted Sidewall, Wainscot and Roof Steel
- Post Hole Footers

#### • DOORS & WINDOWS

- Two 12 X 12 Overhead Doors Insulated
- One 3' 9 Lite Entry Door
- Two White Vinyl Single Hung Windows

#### • 12" OVERHANG ON ALL SIDES W/ VENTED SOFFIT

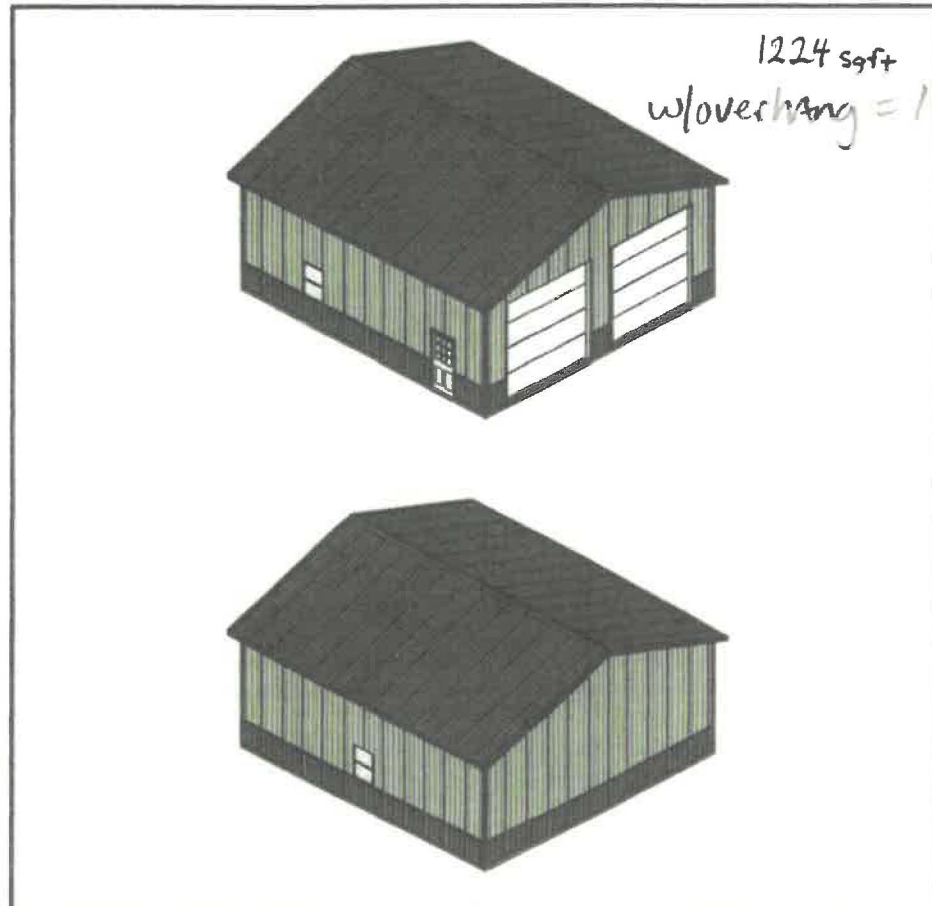
#### • ACCESSORIES

- Continuous Gutter

#### • FASTENERS

- Galvanized Steel Framing Nails
- 4" GRK Construction Fasteners for Truss Carrier
- Painted Woodgrn Screws for Sidewall, Wainscot and Roof Steel

**BUILT ON YOUR LEVEL, STONED SITE \$36,200.00**



QUOTATION DATE: 3/15/2025

ESTIMATE NUMBER: 8764

*Options below not included in above price:*

Site prep includes scraping site level and placing 5" stone +/- \$2,500.00  
4" Concrete, sawed and sealed +/- \$6.75/sq foot  
Interior insulation, R19 sidewall and R30 ceiling, with steel sidewall and ceiling \$11,100.00

Prices are good for 15 days



## WEST SIDE-EAVE SIDE 2 ELEVATION

Construction  
**Maestro**<sup>®</sup>  
Estimating Software  
For Garages, Garages & Decks





## EAST SIDE-EAVE SIDE 1 ELEVATION

Construction  
**Maestro**  
Estimating Software  
Palm Beach, Georgia & Dallas



Bill Hunt  
Estimate Number: 8764  
3/15/2025





## NORTH SIDE-GABLE SIDE 1 ELEVATION

Construction  
**Maestro**<sup>®</sup>  
Estimating Software  
Pads, Barns, Garages & Decks



Bill Hunt  
Estimate Number: 8764  
3/15/2025