



## **STAFF REPORT**

Board of Zoning Appeals  
Meeting Date: May 21, 2025

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|                   |   |                 |                          |
|-------------------|---|-----------------|--------------------------|
| <b>Case #:</b>    | BZA-2025-072  | <b>Address:</b> | 8582 Billings            |
| <b>Appellant:</b> | Fred & Julie Reinhart, Owners   | <b>Zoning:</b>  | "R-C" Recreational Comm. |
| <b>Request:</b>   | <b>Request for an Area Variance from Section 5.1.7 to allow for an elevated deck to encroach into the front-yard setback (14' proposed/ 20' required) and to Section. 7.12.3.A to allow more square footage onto a nonconforming structure than permitted [288s.f. (20%) allowed/ 768s.f (53.3%) previously approved/ additional 84s.f (59.2%) now proposed].</b> |                 |                          |

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### **SUMMARY:**

The applicant is proposing to construct a 7' x 12' 2<sup>nd</sup> floor balcony/deck on the north, front side of the house. The balcony/deck addition will be 14' from the north, front property line where 20' is required. There used to be a deck in this same general location with a staircase leading up to sliding glass doors that have had to be shut off and unusable.

The property is part of LakeVue Allotment which was platted in 1959. The lot is a double frontage lot with two front yards being required from both Billings & Northshore Blvd even though the property is not accessible from Northshore Blvd. The existing house is nonconforming due to front-yard setbacks not being met from Northshore Blvd. In 1997, the property received an area variance for a 20' x 24' (480s.f.) garage addition to be 5'4" from the north, front property line. Permit #1998-004 was ultimately issued for the construction of the garage. Said garage should have received an additional variance for exceeding the 20%, but did not. In 2020, the current owners came before the BZA (Case# 2020-205) to construct a 12' x 24' (288s.f.) covered porch addition, further exceeding the 20% addition limitation. Said porch also needed a front-yard setback to be 14' from the front, north property line. The original, existing house contained 1,440s.f. Twenty (20%) percent of this would have allowed a 288s.f. addition. In 1998, the 480s.f. (33.3%) garage was added without a variance from this section. In 2020, the covered front porch contained 288s.f. more for a total of 53.3%. The variances in 2020 were granted by the BZA to exceed the 20% addition limitation and to allow a 14' front-yard setback for the covered front porch. Permit # 2020-256 was ultimately issued for this addition.

This new, 7' x 12' (84s.f.) 2<sup>nd</sup> floor balcony/deck, because it is an elevated deck, covering the patio area below, it will also increase the 20% addition limitation that was previously approved from 53.3% to 59.2%.

### **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 used beneficially without the variance because the property can continue to be used for a single-family residence. The variance request with regards to the setback is not substantial because the balcony/deck will be no closer to the north property line than the existing house or previous variances granted. The increase to the 20% addition limitation is also not substantial because the size of the balcony/deck is within the footprint of where a deck and staircase previously existed. 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 this particular house is at the end of a dead end street and the balcony/deck fits between the owners garage and covered front porch on this house. There is no indication that there would be a detrimental effect on the delivery of government services because all utilities are existing and the applicant states in their narrative statement that they were not aware of the zoning restrictions at the time they purchased the property, but are aware zoning exists in the Township since they have previously been before

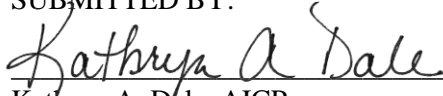
this Board. Arguably, the owner's predicament cannot feasibly be obviated through some method other than a variance, especially with regard to the 20% limitation due to the error in the prior 1997 review. The north setback would only allow for a 6' deep balcony/deck in order to meet the north setback requirement. The spirit and intent of zoning would be met should the variance be granted because there are no known negative impacts to surrounding property.

**STAFF RECOMMENDATION:**

None.

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**SUBMITTED BY:**

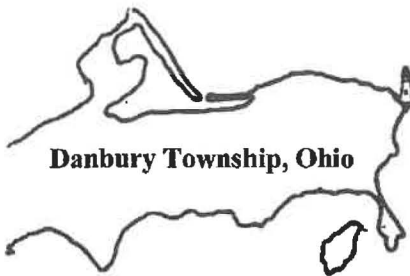


Kathryn A. Dale, AICP  
Danbury Township Zoning Inspector

*Date Prepared: April 29, 2025*

**List of Exhibits Enclosed:**

- Exhibit 1: BZA Application  
Appellants Response to Decision Standards  
Site Plan & Elevation Sketch  
Adjacent property owners notification list  
Property Deed
- Exhibit 2: Refused Permit Application  
Site plan & drawings



Danbury Township, Ohio

5972 E. Port Clinton Rd.

Marblehead, Ohio 43440

T: (419) 734-6120 F: (419) 734-3137

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



## BOARD OF ZONING APPEALS APPLICATION

Date Filed: 4/23/25

Application #: 2025-072

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

Rejected Permit: 2025-071

Approved Permit: \_\_\_\_\_

1. **Property Location:** 8582 Billings Parcel ID# 0141330917908000  
Subdivision Lakevue Allotment Lot # 15 Zoning District : "R-C"

**Attach Deed For Complete Property Legal Description**

Existing Use SF Home Proposed Use 7' x 12' Balcony/Deck on 2nd Floor

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

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

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

3. **Appellant/ Owner** Fred & Julie Reinhart **Address** 943 Eastwood Drive

City Fostoria State Ohio Zip 44830 Phone (419) 619-0927

Email: jewelsv01@hotmail.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 an elevated deck to encroach into the front-yard setback (14' proposed/ 20' required) and to Section. 7.12.3.A to allow more square footage onto a nonconforming structure than permitted [288s.f. (20%) allowed/ 768s.f (53.3%) previously approved/ additional 84s.f (59.2%) now 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.

*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.*

*[Signature]*  
(Agent's Signature)

4-22-25  
(Date)

*[Signature]*  
(Appellant's Signature)

4-22-25  
(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 #: 2025-072

Notice Published to Website: 5/5/25

Notice Sent to Neighboring Property Owners: 5/5/25

Filing Fee = \$200.00<sup>✓</sup> Postage Fee \$ 2.24 Total Fees Paid \$ \_\_\_\_\_ Amount Invoiced \$ \_\_\_\_\_

Cash/ Check # 1110

List of neighboring property owners provided? Yes No



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

**8582 Billings  
Reinhart**

### **Scope of Work:**

To build a standard balcony that is approximately 7 feet wide x 12 feet deep outside the second-story bedroom/above the porch, which is approximately 12 feet deep x 20 feet long. We failed to include the balcony build-out in our initial variance request submitted in 2020 for the covered porch. However, the existing sliding patio door remains in place, and some structural components have been completed. The balcony will include a wood-like deck with a safety railing.

### **Decision Standards:**

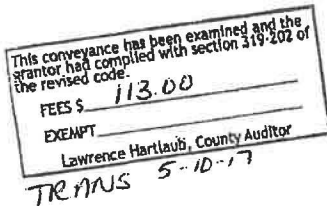
- A. The property in question **will** yield a reasonable return and **cannot** be used beneficially without the variance because there is currently a sliding patio door in the second-story bedroom that is not usable without the balcony. The sliding door entrance is also a safety concern that we'd like to address as soon as possible.
- B. The variance **is** substantial because it allows to complete the exterior design of the house. There is also a lake view from the second-story sliding patio door that we are unable to enjoy today.
- 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 balcony would have a similar design to many of our neighbors' homes.
- D. The variance **would not** adversely affect the delivery of governmental services (i.e. water, sewer, garbage, etc.) because the project doesn't include any of these elements.
- E. The property owner **did not** purchase the property with knowledge of the zoning restriction because we were new homeowners to the Danbury Township area and were unaware of the law.
- F. The property owner's predicament **cannot** feasibly be obviated through some method other than a variance because without the approved variance, the balcony would be too small to use as a family and would not be safely supported on the existing posts.
- G. The spirit and intent behind the zoning requirement **would** be observed and substantial justice done by granting the variance because the balcony would be the same depth as the covered patio that was built in 2020 and complete the overall exterior design of our completely renovated home.
- H. Other relevant factors, if any, considered include: 1) The balcony will add to the overall value of our home while improving the overall appearance. 2) We are not adding square footage to the non-conforming side of the home that faces North Shore Blvd. 3) The existing covered porch occupies the footprint in which we desire to add the second-story balcony. Although less relevant to the building itself, we feel it's important to note: 4) This is a family project and an experience our boys will never forget (as they've learned a lot by helping with many of the projects and the planning to date). 5) We promise you won't regret placing your trust in us as we continue to reinvest in and support the City of Marblehead/Danbury Township now and for years to come.

Thank you in advance for your thoughtful consideration.  
The Reinhart Family – Fred, Julie, Mason, and Parker

**Reinhart (8582 E. Billings) Neighbors/Contiguous Property Owners List**

1. Scott and Debbie Laurer  
256 N. Florence Dr.  
Lakeside Marblehead, Ohio 43440
2. Bob and Kathy Foster  
25872 Oregon Rd.  
Perrysburg, Ohio 43551
3. Ed Kowalski  
5693 Queens Hwy  
Parma, Ohio 44130

201705100177  
Filed for Record in  
OTTAWA COUNTY, OHIO  
VIRGINIA H PARK, RECORDER  
05-10-2017 At 12:16 PM.  
WRNTY DEED 44.00  
OR Book 1631 Page 754 - 757



## LIMITED WARRANTY DEED

[Ohio Rev. Code §5302.07]

10207418d  
FIRST AMERICAN TITLE INSURANCE

U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, whose mailing address is 6031 Connection Dr., #100, Irving, TX 75039-2604, for valuable consideration paid, grants, with limited warranty covenants, to Fredrick W. Reinhart and Julie A. Reinhart, whose tax mailing address is 943 Eastwood Drive, Fostoria, OH 44830, the real property described on 'Exhibit A'.

Parcel Number(s) 014-13309-17908-000

Property Address: 8582 E. Billings Drive, Marblehead, Ohio 43440

Prior Deed Reference: Official Record Book 1584, Page 621

Ottawa County Recorder

The Real Property is being conveyed subject to those matters set forth on 'Exhibit B'.

Executed this 9 day of May, 2017.

U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust  
by Caliber Real Estate Services, LLC as attorney-in-fact

By: [Signature] Heather Sayabouasy

Title: Authorized Signatory

State of Texas )

County of Dallas )

Before me, a Notary Public in and for said County and State, personally  
appeared Heather Sayabouasy as Authorized Signatory  
for Caliber Real Estate Services, LLC, attorney in fact for U.S. Bank Trust, N.A. as Trustee for  
LSF8 Master Participation Trust, acknowledged that he/she did sign the foregoing instrument  
and that the same is his/her free act and deed.

In testimony whereof, I have hereunto set my hand and official seal at Dallas, Texas,  
this 9 day of May, 2017.

[Signature]  
Notary Public

Prepared by:

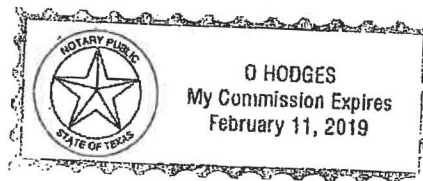
Matthew Hawley

Attorney at Law

248 Park Avenue

Amherst, OH 44001

(440) 839-2751





**EXHIBIT 'A'**

10207418d

**LEGAL DESCRIPTION**

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

Being Lot Number Fifteen (15) in the Lake Vue Ailotment, Section 2, Danbury Township, Ottawa County, Ohio as more particularly described on the recorded plat thereof, and subject to and reserving, an easement over, upon and under the Westerly Four and One-Half ( 4 1/2) feet thereof for utilities purposes.

For informational Purposes only:

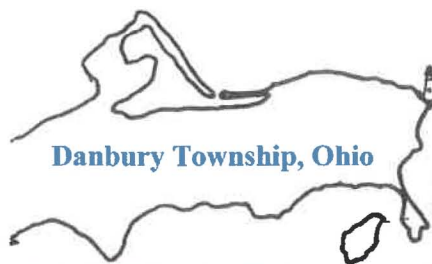
Property Address: 8582 E BILLINGS RD MARBLEHEAD, Ohio 43440

Parcel No.:014-13309-17908-000

## **EXHIBIT B**

### **Permitted Encumbrances**

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real property.



Kathryn A. Dale, AICP  
Zoning & Planning Administrator

## NOTICE OF REFUSAL

April 22, 2025

**To Applicant/:** Fred & Julie Reinhart  
**Owner** 943 Eastwood Drive  
Fostoria, Ohio 44830

Application No.: **2025-071**  
**8582 Billings**

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

Your application dated **APRIL 22, 2025**, for a zoning certificate for a **7' x 12' 2<sup>ND</sup> FLOOR BALCONY/ DECK ADDITION** located at **8582 BILLINGS, MARBLEHEAD, OHIO 43452** is hereby refused on this **22<sup>ND</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" 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 5.1.7

#### 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 LakeVue Allotment which was platted in 1959.
- The lot is a double frontage lot with two front yards being required from both Billings & Northshore Blvd even though the property is not accessible from Northshore Blvd.
- The applicant is proposing to construct a 7' x 12' 2<sup>nd</sup> floor balcony/deck on the north, front side of the house.
- The balcony/deck addition will be 14' from the north, front property line where 20' is required.

Variance #1 →

### 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 front-yard setbacks not being met from Northshore Blvd.
- In 1997, the property received an area variance for a 20' x 24' (480s.f.) garage addition to be 5'4" from the north, front property line. Permit #1998-004 was ultimately issued for the construction of the garage. Said garage should have received an additional variance for exceeding the 20%, but did not.
- In 2020, the current owners came before the BZA (Case# 2020-205) to construct a 12' x 24' (288s.f.) covered porch addition, further exceeding the 20% addition limitation. Said porch also needed a front-yard setback to be 14' from the front, north property line.
- The original, existing house contained 1,440 s.f. Twenty (20%) percent of this would have allowed a 288s.f. addition. In 1998, the 480s.f. (33.3%) garage was added without a variance from this section. In 2020, the covered front porch contained 288s.f. more for a total of 53.3%.
- The variances in 2020 were granted by the BZA to exceed the 20% addition limitation and to allow a 14' front-yard setback for the covered front porch. Permit # 2020-256 was ultimately issued for this addition.
- This new, 7' x 12' (84.s.f.) 2<sup>nd</sup> floor balcony/deck, because it is an elevated deck, covering the patio area below, it will also increase the 20% addition limitation that was previously approved from 53.3% to 59.2%.

Variance #2

**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.

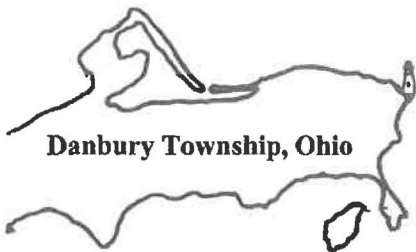
Please contact the Zoning Department at (419) 734-6120 to obtain the appropriate application and to review the adjudication hearing process if you wish to proceed with the appeal.



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

**ZONING PERMIT APPLICATION**

Date Filed: 4/22/25 Application #: 2025-071

~~Approval~~ <sup>Refusal</sup> Date: 4/22/25 BZA Case #: BZA-2020-205

1. **Property Location:** 8582 Billings Parcel ID # 0141330917908000  
Subdivision Lakevue Allotment Lot # 15 Zoning District "R-C" Recreational Commercial  
Existing Use SF Home Proposed Use 7' x 12' Balcony/Deck

2. **Applicant** Fred & Julie Reinhart Address 943 Eastwod Drive  
City Fostoria State Ohio Zip 44830 Phone (419) 619-0927  
Email: jewelsv01@hotmail.com

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

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) \_\_\_\_\_

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 7' x 12' Balcony Deck on the front of the house on the 2nd story

8. Are the property line pins located or have you had a recent survey of the lot? \_\_\_\_\_ (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.       | (Setbacks are from the property lines to roof overhang, not the edge of the road pavement or foundation) |                 |                 |                    |
| First floor:                            | 960 sf.         | _____ sf.       | Billings/Northshore  | 6'6' ft.        | 14'/Same ft.    | ** Variance Needed |
| 960 + 480 = 1,440                       |                 |                 | Front Yard Setback:  |                 |                 |                    |
| x 20% = 228s.f.                         |                 |                 | Side Yard Setback:   |                 |                 |                    |
| Allowed                                 |                 |                 | W side:  | 6' ft.          | Same ft.        |                    |
| 768s.f./ 53.3% increase granted in 2020 |                 |                 | E side:  | 13'6" ft.       | Same ft.        |                    |
|   |                 |                 | Rear Yard Setback:   | - ft.           | - ft.           |                    |
|   |                 |                 | 5' Acc. Bldg/ Separation?  | Yes No          | N/A ft.         |                    |
|   |                 |                 | Is the property Nonconforming?   | ✓ Yes           | No              |                    |
|   |                 |                 | <u>Lot Coverage:</u>   |                 |                 |                    |
|   |                 |                 | A. Principal Building Footprint:   |                 | 1,812 sf.       |                    |
|   |                 |                 | B. Total of Accessory buildings:   |                 | - sf            |                    |
|   |                 |                 | C. Lot Width x Lot Depth = Lot Area:   |                 | 5,414 sf..      |                    |
|   |                 |                 | [ (A + B) ÷ C ] x 100 =  |                 | 33.4% %         |                    |
|   |                 |                 |  |                 |                 |                    |

Other: \_\_\_\_\_ sf.

Highest point of building above the established grade: \_\_\_\_\_ ft. 10' ft.

**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.

[Signature]  
(Applicant's Signature)

4-21-25  
(Date)

Do not write below this line

### ZONING CERTIFICATE

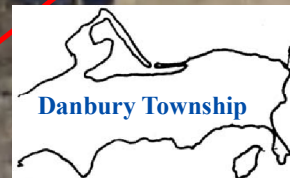
Upon the basis of Application No. 25-071, the statements in which are made a part hereof, the proposed usage (is or isn't) isn't found to be in accordance with the Danbury Township Zoning Resolution and is hereby (approved or rejected) rejected for the RC Zoning District.

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

Date Application Received 4/22, 20 25 Fee Paid \$ \$TBD Check # —  
Date Application Ruled On 4/22, 20 25 If certificate refused, reason for refusal: See Attached Letter

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





Danbury Township

8582 Billings  
Zoned: "R-C"

**Legend**

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

BILLINGS

12' x 24' Covered Porch  
See BZA-2020-205 &  
Permit # 2020-256

7'

12'

20' Front-Yard Setback

5' Side-Yard Setback

20' Front-Yard Setback

NORTH SHORE

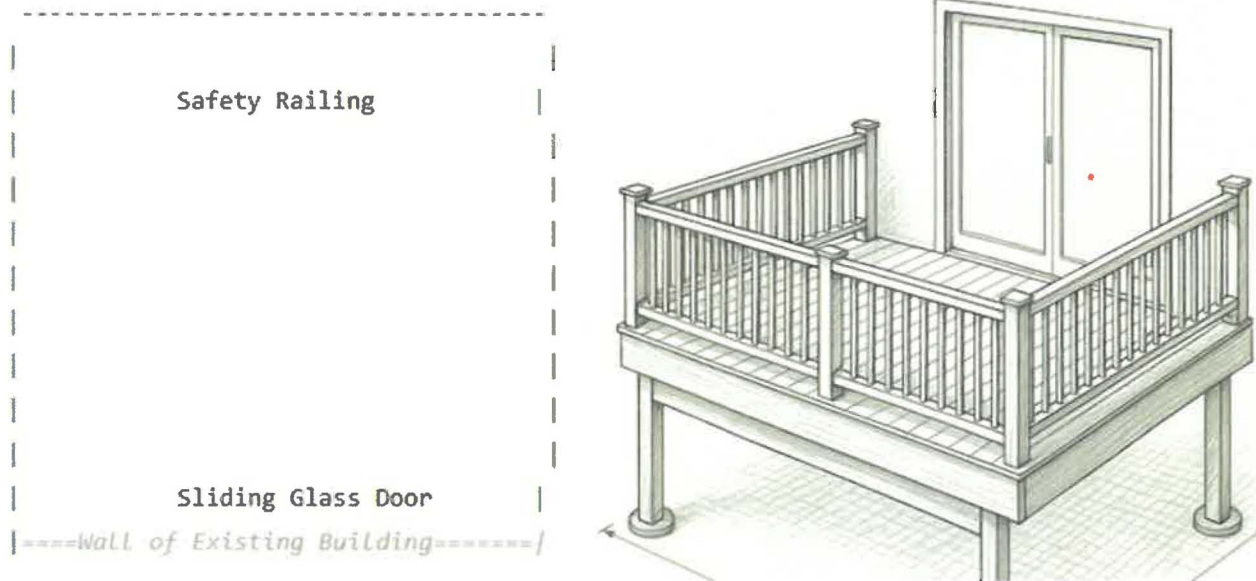


2023 Aerial  
\*\* Not a Survey\*\*





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### 1. Plan View (top down)

- **Dimensions:** 12 ft (depth) out from building, 7 ft wide
- **Railing on 3 sides (left, front, and right)**
- **Attached side (back) has a sliding glass door for access**

### 2. Structural Components

- **Joists:** Pressure-treated 2x8 or 2x10s @ 16" O.C., spanning the 7' width
- **Ledger Board:** 2x10 pressure-treated, attached to the house wall using lag bolts with flashing for waterproofing
- **Beams:** (2) 2x10s bolted together, running parallel to house, 12' long at the front edge
- **Posts:** 6x6 PT posts at front corners and center (every ~6 ft)
- **Footings:** Concrete patio
- **Decking:** 5/4"x6" composite deck boards, running parallel to the house (across the 7' span)

### 3. Railing

- **Height:** 36" minimum
- **Balusters:** Vertical, spaced no more than 4" apart
- **Top Rail:** 2x4 or similar, continuous on three sides
- **Posts:** 4x4 PT posts at corners and every 4-6 feet

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- **Railing anchored to joists or blocking between joists**

#### **4. Sliding Glass Door Opening**

- Door centered on the 7' width wall
- Header support above door (usually double 2x10s)
- Flashing and waterproof membrane around the door to prevent leaks

#### **5. Other Details**

- **Sloped decking slightly away from house** for drainage (~1/8" per foot)
- **Using joist hangers** for secure ledger-to-joist connection