



Danbury Township, Ohio

STAFF REPORT

Board of Zoning Appeals
Meeting Date: May 21, 2025

Case #:	BZA-2025-077	Address:	453 Walnut
Appellant:	Randy & Karen Huffman, Owners	Zoning:	"L" Lakeside
Request:	Request for an Area Variance to Section 3.5 to allow for an addition onto the existing home that will result in the maximum lot coverage to be exceeded [45% (1,730s.f.) allowed/ 46.3% (1,780s.f.) proposed].		

SUMMARY:

The existing home and miscellaneous additions on the property currently covers 41.1%. 834 s.f. of the existing structure on the property is to be razed. The applicant is proposing to construct a 21.3' x 41.3' (880s.f.) 2½-story addition at the back of the house which will include a 72s.f. covered rear porch, 56s.f. pergola over the garage doors and a 25s.f. covered front stoop. The total lot coverage with the new addition will result in 46.3% (1,780s.f.) where 45% (1,730s.f.) is the maximum allowed. The lot coverage will be exceeded by 50s.f. The addition meets the setback and height requirements.

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 and since the property is conforming, is able to make substantial improvements.

Whether the variance is substantial or not can be debated. On one hand this is new construction that could be reduced by 50s.f. and conform to the lot coverage requirements. On the other hand, to be over on the lot coverage by 50s.f. is not significant and could be viewed as being over the allowed amount due to the pergola over the garage doors, which is an architectural enhancement and not really due the livable structure.

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 all other requirements in regards to setbacks and building height are satisfied.

There is no indication that there would be a detrimental effect on the delivery of government services because all utilities are existing. Any upgrades will have to be done in accordance with the appropriate County agencies.

The applicant states in their narrative statement that they were not aware of the zoning restrictions at the time they purchased the property.

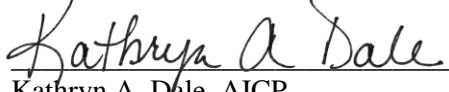
Arguably, the owner's predicament can feasibly be obviated through some method other than a variance by removing the pergola or reducing the new addition by 50s.f. since this is new construction.

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.

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
Adjacent property owners' notification list
Property Deed

Exhibit 2: Refused Permit Application
Site plan & drawings



Danbury Township, Ohio



BOARD OF ZONING APPEALS APPLICATION

Date Filed: 4/25/25 Application #: 2025-077

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

Action: _____

Rejected Permit: 25-066 Approved Permit: _____

1. **Property Location:** 453 Walnut Parcel ID# 0140415205368000

Subdivision Lakeside, Blk 13 Lot # 8 & 9 Zoning District : "L"

Attach Deed For Complete Property Legal Description

Existing Use SF Home Proposed Use Partial Demo & 21.3' x 41.3' 2.5-story Add.

2. **Agent** _____ **Address** _____

City _____ State _____ Zip _____ Phone _____

Email: _____

3. **Appellant/ Owner** Randy & Karen Huffman **Address** 1214 Trogon Street

City North Wilkesboro State NC Zip 28659 Phone (336) 262-0480

Email: randyclydehuffman@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 to Section 3.5 to allow for an addition onto the existing home that will result in the maximum lot coverage to be exceeded [45%(1,730s.f.) allowed/ 46.3% (1,780s.f.) proposed].

Practical Difficulty _____
Attach Separate Narrative Statement Describing The Request If Additional Space Is Needed.

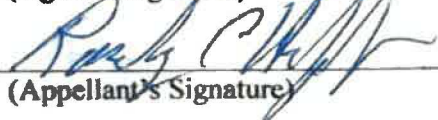
5. Attach a Narrative Statement with a response to each Decision Standard listed in **Attachment "A"** hereto, as is relates to the specific request.

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)



(Appellant's Signature)

(Date)

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 #: 2025-077

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

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

Cash/ Check # _____

List of neighboring property owners provided? ☒ Yes ☐ No

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

453 Walnut
Huffman

Scope of Work:

Add new addition after demolishing old additions. New addition will include a rear covered patio (porch) and a pergola along the front of the garage, which causes a 50 sq ft overage on lot coverage.

Decision Standards:

- A. The property in question (~~will~~/will not) yield a reasonable return or (~~can~~/cannot) be used beneficially without the variance because homes in lakeside need outdoor gathering space in order to interact with neighbors.
- B. The variance (~~is~~ / is not) substantial because it is only a 50 sq ft variance request, most of which is a narrow pergola along the front of the garage
- C. The essential character of the neighborhood (~~would~~ / would not) be substantially altered by the variance and adjoining properties (~~would~~ / would not) suffer a substantial detriment as a result of the variance because the requested variance includes a back porch on which we will be able to interact outdoors with neighbors, keeping with the spirit of lakeside.
- D. The variance (~~would~~ / would not) adversely affect the delivery of governmental services (i.e. water, sewer, garbage, etc.) because we are asking to be able to have porch space in the rear of the house because having a porch in front would interfere with the street.
- E. The property owner (~~did~~ / ~~did not~~) purchase the property with knowledge of the zoning restriction because _____
- F. The property owner's predicament (~~can~~ / cannot) feasibly be obviated through some method other than a variance because reducing the footprint of the main addition will cause substantial expense in having plans re-drawn.
- G. The spirit and intent behind the zoning requirement (~~would~~ / ~~would not~~) be observed and substantial justice done by granting the variance because it is only a request for 50 sq ft (1.3% overage) and will add to the beauty, usefulness and architectural interest of the home
- H. Other relevant factors, if any, considered include Lakesiders need porches!

After our house design was complete, we realized we needed some porch space in which to interact with neighbors. Since our house sits too close to the street for any porch space in the front, we added a covered porch in the rear of the house. It is barely visible from any other property so it should not really interfere with anyone else's ability to enjoy their property; it will, however, allow us to capture the spirit of Lakeside by having an outdoor place to greet others.

Also, in conjunction with adding on a garage, we have a two-step-up entry to the house. It seemed reasonable to add a narrow pergola in front of the garage, which will give us protection from the weather in going from the house to the garage. Again, it adds beauty and architectural interest to the house and does not interfere with anyone else's ability to enjoy their property.

The current structure encroaches on the neighbor to the North, but the new footprint will not encroach on anyone. The miniscule (1.3%) percentage of overage, a total of 50 square feet, we are asking for should not cause any harm to any neighbors or other Lakeside residents, but instead will enhance the entire neighborhood with architectural interest and outdoor gathering space.

Neighbors of 453 Walnut Avenue, Lakeside, Ohio

443 Walnut Avenue:

**Eugene and Nancy Jacob
3876 Deerpath Lane
Cincinnati OH 45248**

448 Walnut:

**Mark and Susan Phaneuf
309 Ashby Court
Berryville VA 22611**

461 Walnut:

**John and Judy Gorsek
720 Lindenwood Lane
Medina OH 44256**

Lakeside United Methodist Church

**450 Central Avenue
Lakeside Marblehead OH 43440**

202400007106 11/15/2024 01:26 PM
Filed for Record in OTTAWA County, Ohio
Nathan J. Daniels
OR Vol 2012 Pgs 660 - 670
Rec Fees: \$34.00

This conveyance has been examined and the grantor complied with section 319.202 of the revised code
FEES \$ 1,580.00
EXEMPT _____
Jennifer J. Widmer, County Auditor


TRANS. 11-15-2024
Hlaas Dup.

QUIT CLAIM DEED

JEANNINE TAKACS, married to **Andre Takacs**, for valuable consideration paid, grants to **RANDY CLYDE HUFFMAN** and **KAREN HUFFMAN**, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 1214 Trogon Street, N. Wilkesboro, NC 28659, the following described real property:

AS TO LEASHOLD INTEREST:

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

Being Lot Number Eight (8), less the East twenty (20) feet and the North nine (9) feet thereof, and Lot Number Nine (9), less the East twenty (20) feet and the South six and one half (6 ½) feet of West sixty (60) feet thereof, all being in Block thirteen (13) as shown on the recorded plat of Lakeside. 

Prior instrument reference: Volume 1515, Page 330
Ottawa County Official Records.

Permanent Parcel No: 014-04152-05368-000
Parcel Address: 453 Walnut Avenue, Lakeside, Ohio 43440

Such property is further subject to the provisions of The Lakeside Association ninety-nine (99) year lease and The Lakeside Association Regulations and Ground Rules, including Transfer Fees and Association Assessments, referenced by affidavit recorded at Volume 1231, Page 228, Ottawa County Official Records.

Andre Takacs, husband of Jeannine Takacs, hereby releases his dower interest in the property described above.

RECORDING TITLE ORDER # 57301K9

EXECUTED this 13th + 5 day of Nov, 2024.

Jeannine Takacs
Jeannine Takacs
Andre Takacs
Andre Takacs

STATE OF OHIO,
COUNTY OF Lorain SS:

This is an acknowledgment. No oath or affirmation was given.

Before me, a Notary Public in and for said County, personally appeared the above-named Jeannine Takacs and Andres Takacs, wife and husband, who acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Graham, Ohio, this 13th day of November, 2024.

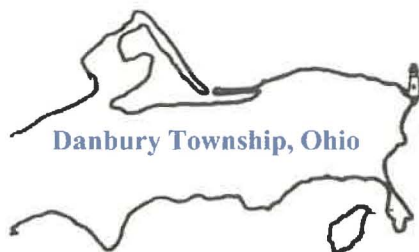
Tiffany M. Smith
NOTARY PUBLIC

This instrument prepared by: sg
James C. Barney, Attorney at Law
Port Clinton, Ohio 43452



HARTUNG TITLE

Inst #202400007166



Kathryn A. Dale, AICP
Zoning & Planning Administrator

NOTICE OF REFUSAL

April 16, 2025

To Applicant/: Randy & Karen Huffman
Owner 1214 Trogon Street
N. Wilkesboro, NC 28659

Application No.: 25-066
453 Walnut

BZA Case No.: _____

Your application dated **APRIL 16, 2025**, for a zoning certificate for a **21.3' x 41.3' 2 1/2-STORY ADDITION W/ 4' PERGOLA & COVERED FRONT & REAR PROCH** located at **453 WALNUT, MARBLEHEAD, OHIO 43440** is hereby refused on this **16th 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 "L" Lakeside.

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 3, Section 3.5

"L" Lakeside Development Standards

The requirements in the "L" Lakeside zoning district are as follows:

Minimum Front-yard Setback 0'

Minimum Rear-yard Setback 0'

Minimum Side-yard Setback 0'

Maximum Lot Coverage 45% over 3,320s.f. Lot

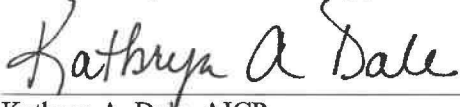
- The existing home and attachments on the property covers 41.1%. 834 s.f. of the existing structure on the property is to be razed.
- The applicant is proposing to construct a 21.3' x 41.3'(880s.f.) 2½-story addition at the back of the house which will include a 72s.f. covered rear porch, 56s.f. pergola over the garage doors and a 25s.f. covered front stoop. The total lot coverage will be 46.3% (1,780s.f.) where 45% (1,730s.f.) is the maximum allowed. The lot coverage will be exceeded by 50s.f.
- The addition meets the setback and height requirements.

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.

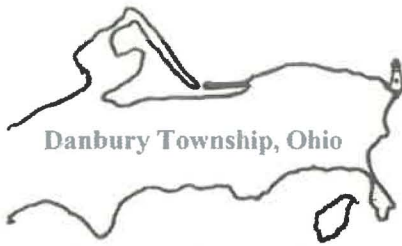
Article 7: An appeal from this decision to the Danbury Township Board of Zoning Appeals is governed under Section 7.9.2 of the Danbury Township Zoning Resolution. A request for an **Area Variance** is necessary prior to proceeding with the proposed construction.

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 black ink that reads "Kathryn A. Dale". The signature is written in a cursive style with a horizontal line underneath it.

Kathryn A. Dale, AICP
Danbury Township Zoning & Planning Administrator

***Note:** The applicant has 20 days (per Section 7.8.2.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 Code provisions. This review is only for compliance with the zoning regulations. The Ottawa County building departments may also have comments that will need to be addressed before releasing permits.*



Danbury Township, Ohio

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

ZONING PERMIT APPLICATION

Date Filed: 4/16/25 Application #: 2025-006

~~Approval~~ ^{Refusal}

Date: 4/16/25 BZA Case #: _____

1. **Property Location:** 453 Walnut Parcel ID # 0140415205368000
Subdivision Lakeside, Blk 13 Lot # 8 & 9 Zoning District "L" Lakeside
Existing Use SF Home Proposed Use Partial Demo & 21.3' x 41.3' 2-Story Addition

2. **Applicant** Randy & Karen Huffman Address 1214 Trogon Street
City North Wilkesboro State NC Zip 28659 Phone (336) 262-0480
Email: randyclydehuffman@gmail.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. 32' x 42' Addition
☐ 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:** Partial Demo & Rebuild with a 21.3' x 41.3' 2-Story Addition, including 4' Pergola

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:	747.25 sf.	880 sf.	Front Yard Setback:	4.7' ft.	Same ft.
Second floor:	_____ sf.	880 sf.	Side Yard Setback:		
Third floor:	_____ sf.	880 sf.	N side:	6.2' ft.	3.3' ft.
Garage:	360TBRsf.	_____ sf.	S	19.96' ft.	6' ft.
Decks/porches:	25 sf.	72 sf.	Rear Yard Setback:	38.7' ft.	11.3' ft.
Sloop & Sunroom	_____ sf.	_____ sf.	5' Acc, Bldg/ Separation?	Yes No	N/A ft.
Breezeway:	_____ sf.	_____ sf.	Is the property Nonconforming?	Yes <input checked="" type="checkbox"/> No	
Accessory:	_____ sf.	56 sf.	<u>Lot Coverage:</u>		
Pergola	_____ sf.	_____ sf.	A. Principal Building Footprint:		1,780 sf.
Parking:	_____ sf.	_____ sf.	B. Total of Accessory buildings:		_____ sf.
Other:	474 TBR sf.	_____ sf.	C. Lot Width x Lot Depth = Lot Area:		3,844 sf.
Highest point of building above the established grade:	_____ ft.	30' ft.	[(A + B) ÷ C] x 100 =	46.3% %	Variance Needed (45% Max.)
				41.12 Ex.	

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)

4-16-25
(Date)

Do not write below this line.

ZONING CERTIFICATE

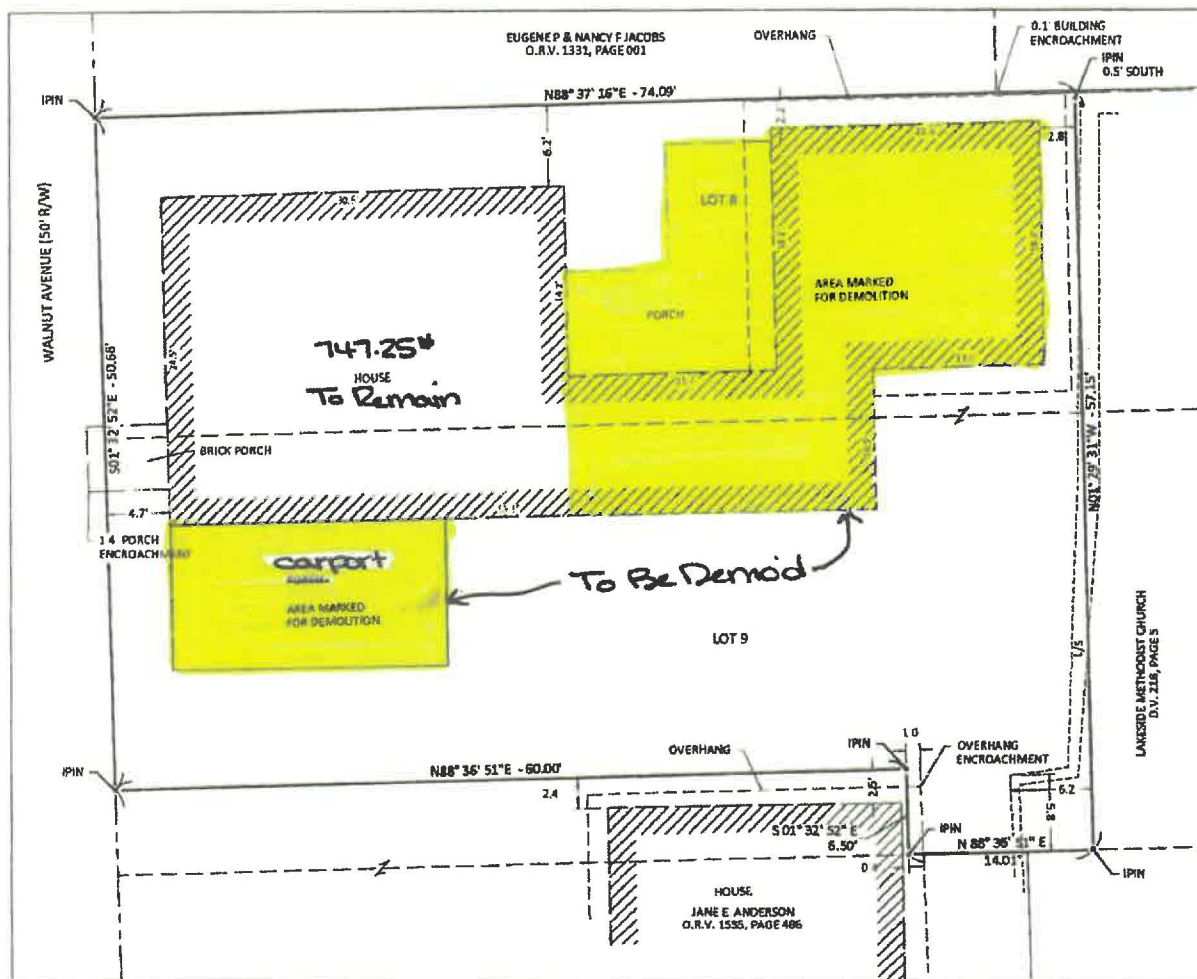
Upon the basis of Application No. 25-066, the statements in which are made a part hereof, the proposed usage (is or isn't) isn't found to be in accordance with the Danbury Township Zoning Resolution and is hereby (approved or rejected) rejected for the L Zoning District.

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

Date Application Received 4/16, 2025
Date Application Ruled On 4/16, 2025

Fee Paid \$ STBD Check # —
If certificate refused, reason for refusal: See Attached Letter

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



General Notes

Rev.	Revised/Amended	Date
A	INITIAL REVIEW	07/23/21

Plan shown and related:

Mika Vayns PE LEED AP BD+C PLP

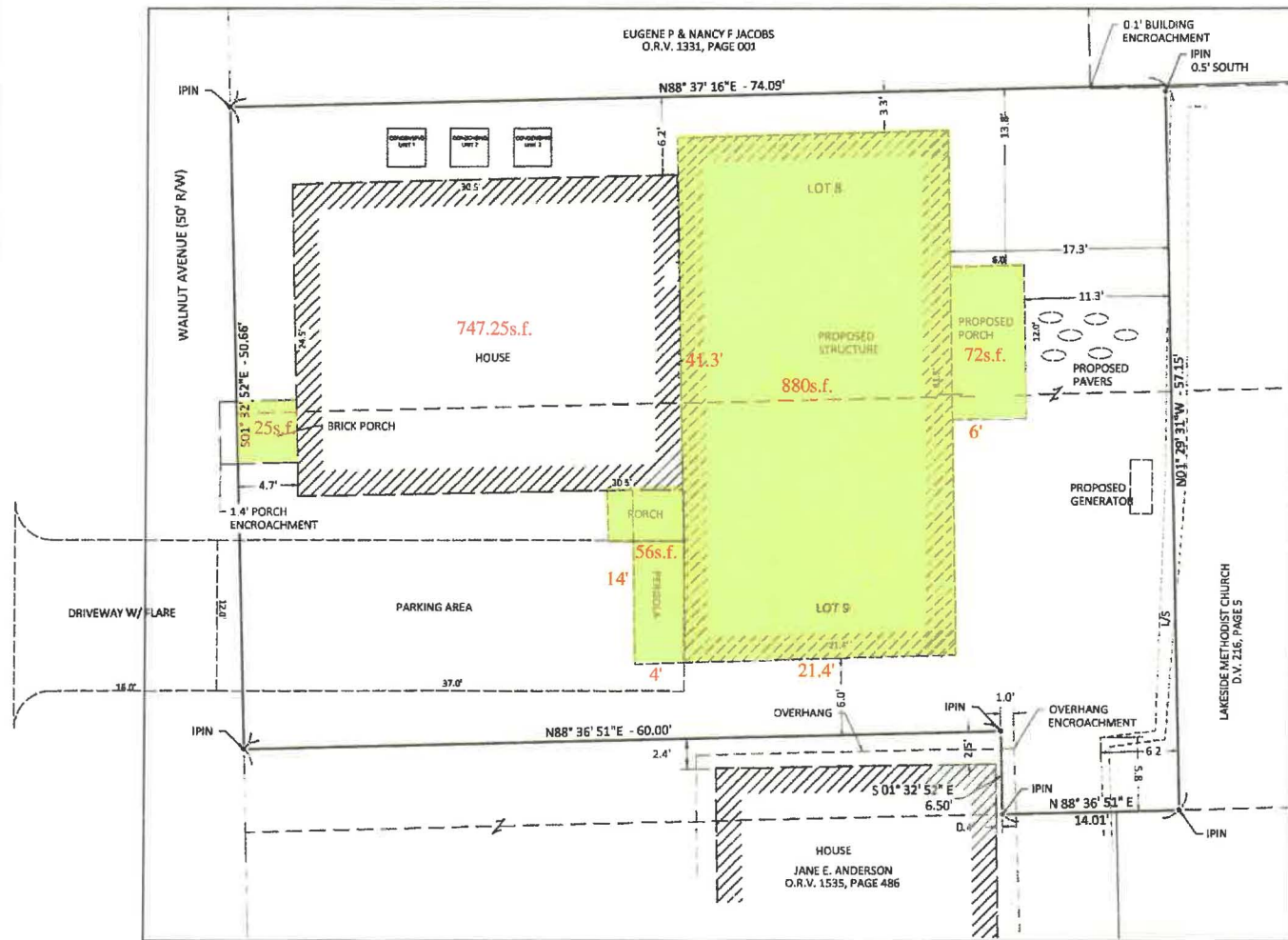
1 ROXBURY CIRCLE
GREENSBORO, NC 27402
336-863-0547

Project Name and Address:

HERMENCE OP
KARSH AND RANDY HURPHAN
483 WALNUT AVENUE
LANESIDE, OH 43440

Project:	483WALNUT	Sheet:	PL-1
Date:	2025-01-31		
Scale:	1" = 10'		

Rec'd via email 3/20/25



General Notes

No.	Revision/Issue	Date
A	INITIAL REVIEW	012321

Project Name and Address

Mike Vorse, PE, LEO AP BC+C, PMP
1 ROSEBAY CIRCLE
GREENSBORO, NC 27405
336-664-0547

Project Name and Address

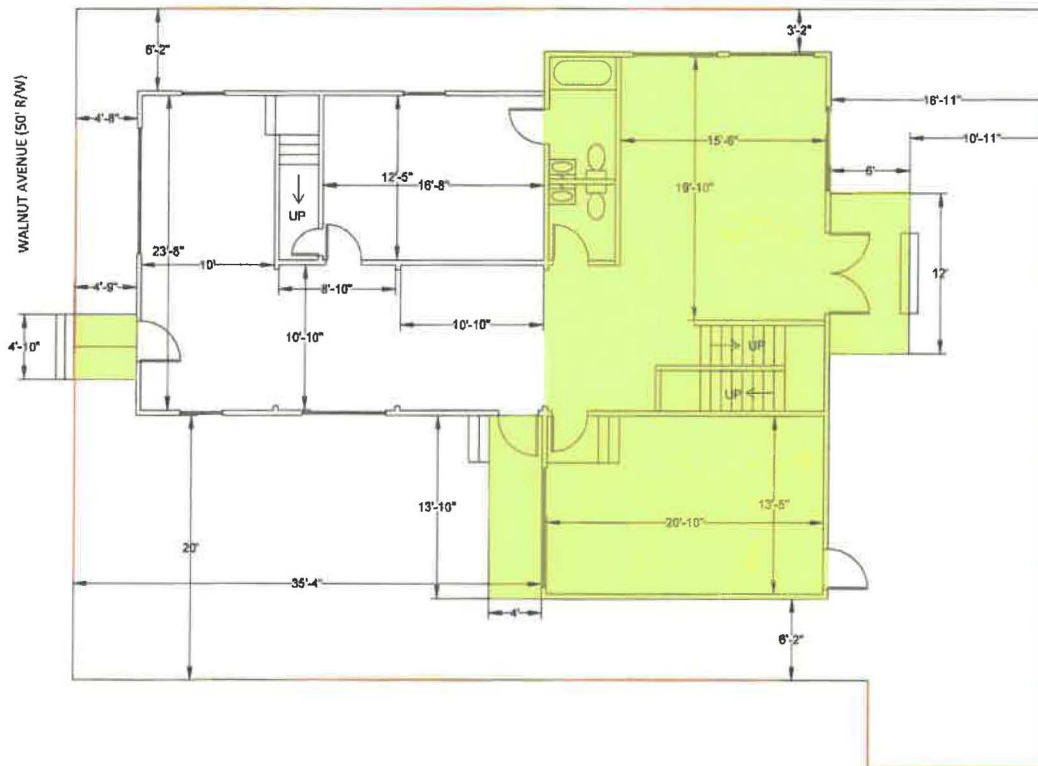
RESIDENCE OF:
KAREN AND RANDY HUFFMAN
433 WALNUT AVENUE
LAKEVIEW, OH 43440

Project Name and Address

433 WALNUT
2025-01-23
Scale: 1" = 1'-0"

PL-2

Rec'd via email 3/20/25



FIRST FLOOR PLAN

General Notes

No.	Revision/Issue	Date
A	INITIAL REVIEW	012/10/25

Drawn Name and Address

Mike Vorys, PE, LEED AP BD+C, PMP
1 ROSEBAY CIRCLE
GREENSBORO, NC 27405
336-664-0647

Project Name and Address

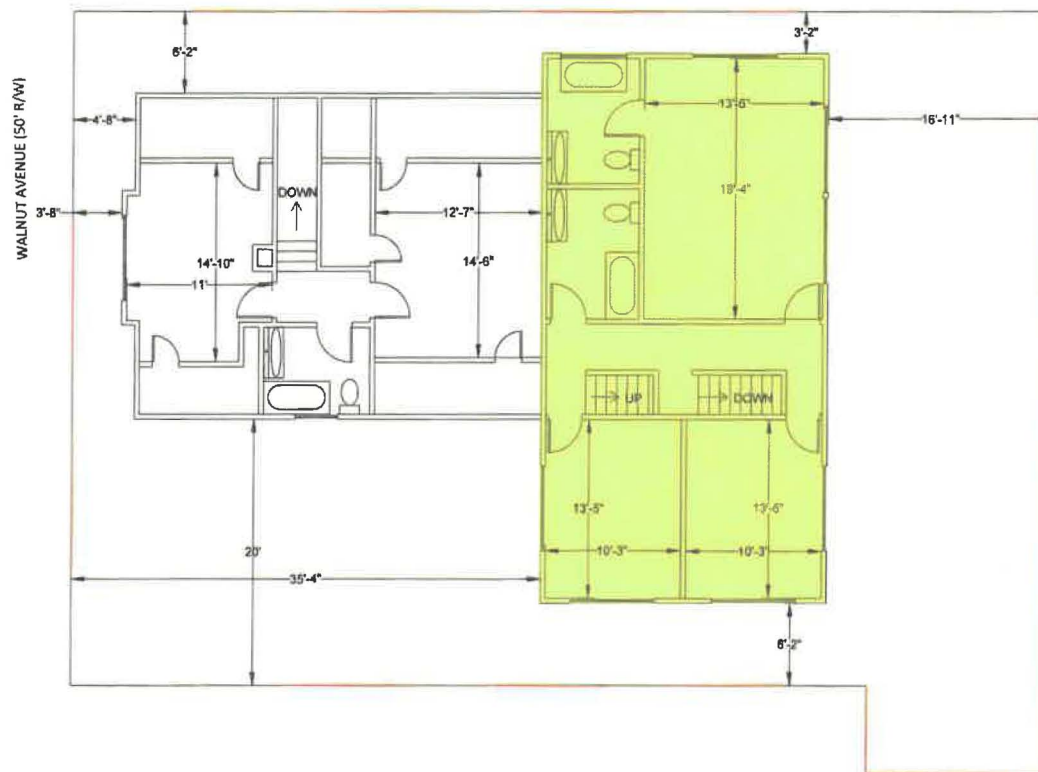
RESIDENCE OF:
KAREN AND RANDY HUFFMAN
453 WALNUT AVENUE
LAKEVILLE, OH 43440

Project:
453WALNUT
Date:
2025-01-23
Scale:
1" = 1'-0"

Sheet

A-1

Rec'd via email 3/20/25



SECOND FLOOR PLAN

General Notes

No.	Revisions/Status	Date
A	INITIAL REVIEW	01/23/20

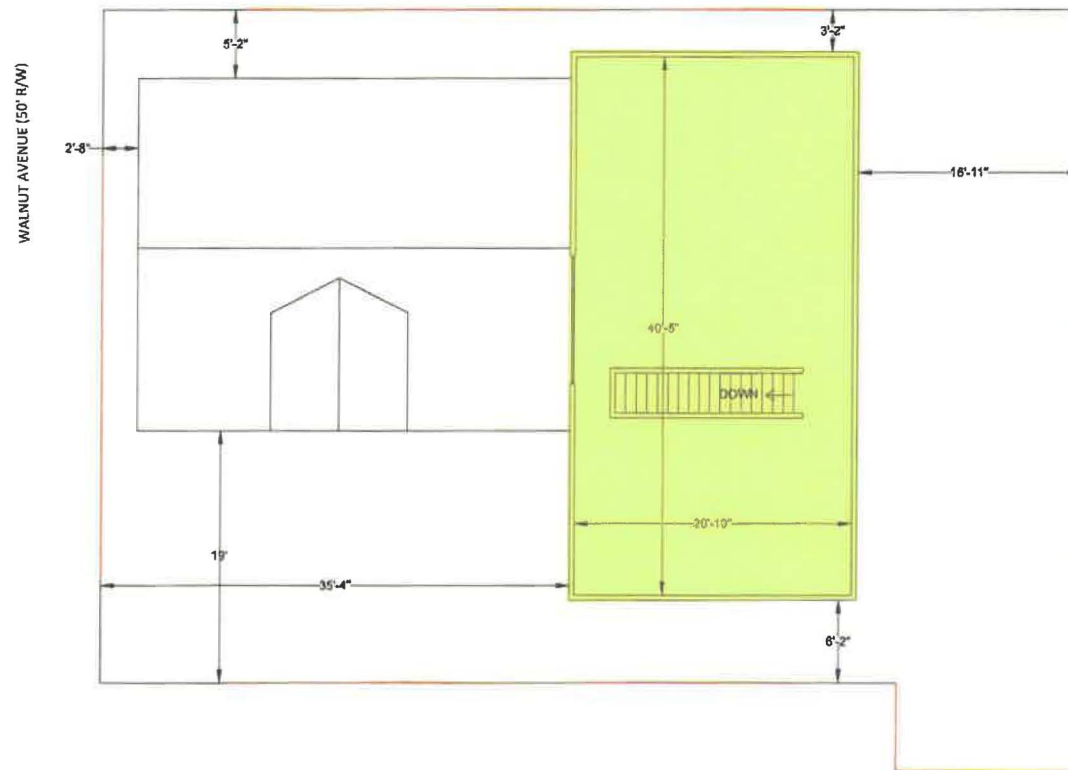
Drawn by and Address
 Mike Vorys, PE, LEED AP BD+C, PMP
 1 ROBERTSON CIRCLE
 GREENSBORO, NC 27455
 336-904-0547

Project Name and Address
 RESIDENCE OF:
 KAREN AND RANDY HUFFMAN
 453 WALNUT AVENUE
 LAKEBIDE, OH 43440

Project
 453WALNUT
 Date
 2025-01-23
 Scale
 1" = 1'-0"

A-2

Rec'd via email 3/20/25



THIRD FLOOR PLAN

General Notes

A	INITIAL REVIEW	01/23/25
No.	Revision/Issue	Date

Print Name and Address

Mike Varga, PE, LEED AP BD+C, FMP
 1 ROSEBAY CIRCLE
 GREENSBORO, NC 27465
 336-664-0547

Project Name and Address

RESIDENCE OF:
 KAREN AND RANDY HUFFMAN
 453 WALNUT AVENUE
 LAKEBIDE, OH 43440

Project
 453WALNUT
 Date
 2025-01-23
 Scale
 1" = 1'-0"

A-3

Rec'd via email 3/20/25



← 30'-0" ABOVE GRADE

Rear
EAST ELEVATION

General Notes

A	INITIAL REVIEW	012325
No.	Revision/Issue	Date

Drawn by and address

Mike Vorys, PE, LEED AP BD+C, PMP
1 ROSEGAY CIRCLE
GREENSBORO, NC 27455
336-604-0647

Project Name and Address

RESIDENCE OF:
KAREN AND RANDY HUFFMAN
453 WALNUT AVENUE
LAKEBIDE, OH 43440

Project
453WALNUT
Date
2025-01-23
Scale
1" = 1'-0"

Sheet
AE-1

Rec'd via email 3/20/25



SOUTH ELEVATION

General Notes

A	INITIAL REVIEW	01/23/25
No.	Revision/Issue	Date

File Name and Address
Mike Vorys, PE, LEED AP BD+C, PMP
1 ROSEBAY CIRCLE
GREENSBORO, NC 27455
336-864-0547

Project Name and Address
RESIDENCE OF:
KAREN AND RANDY HUFFMAN
453 WALNUT AVENUE
LAKEBRIE, OH 43440

Project	Sheet
453WALNUT	AE-2
Date	
2025-01-29	
Scale	
1" = 1'-0"	

Rec'd via email 3/20/25



General Notes

A	INITIAL REVIEW	012321
No.	Revision/Issue	Date

Rev. Name and Address
Mike Vorys, PE, LEED AP BD+C, PMP
1 ROXBURY CIRCLE
GREENSBORO, NC 27455
335-664-0647

Project Name and Address
RESIDENCE OF:
KAREN AND RANDY HUFFMAN
453 WALNUT AVENUE
LAKEBIDE, OH 43440

Project	453WALNUT	Sheet
Date	2025-01-23	AE-3
Scale	1/4" = 1'-0"	

Rec'd via email 3/20/25

← 30'-0" ABOVE GRADE



NORTH ELEVATION

General Notes

A	INITIAL REVIEW	012325
No.	Revisions/Issues	Date

Plan Name and Address

Mike Vorys, PE, LEED AP BD+C, PMP
1 ROSEBAY CIRCLE
GREENSBORO, NC 27465
336-964-0547

Project Name and Address

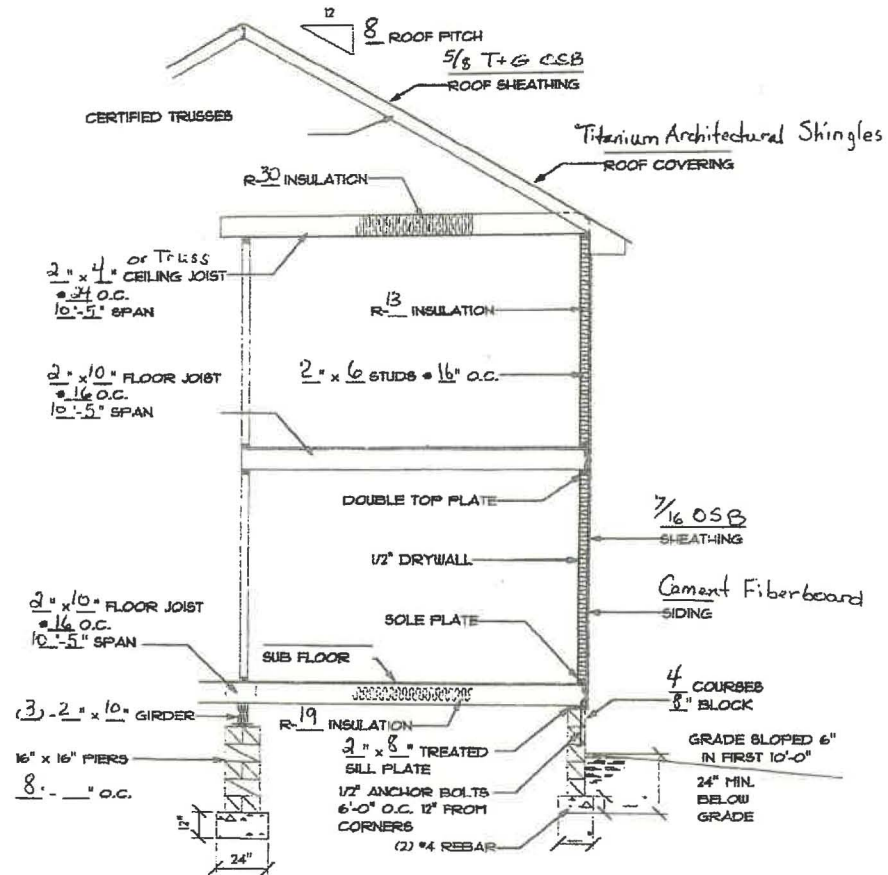
RESIDENCE OF:
KAREN AND RANDY HUFFMAN
453 WALNUT AVENUE
LAKEVILLE, OH 43440

Project
453WALNUT
Date
2025-01-23
Scale
1" = 1'-0"

Sheet
AE-4

Rec'd 2/17/25

453 Walnut Avenue Cross Section



LAKESIDE ASSOCIATION
HISTORIC PRESERVATION & DESIGN REVIEW BOARD

Certificate of Appropriateness

Awarded to: Randy and Karen Huffman

For work at: 453 Walnut Avenue

Description of Work to be performed:

Phase 2: Remove two rear additions, replace with addition and rear porch, remove carport and shed, add garage, add Turfstone pavers, 6” curb along pavers (not in ROW), heat pumps and generator. Approved by HP-DRB 04/05/2025 as submitted on 01/30/2025 with updated drawings received 03/20/2025.

Date of Issue: 04/05/2025

COA expires 24 months from issue date.

Request for Variance
for Lakeside setback variances or support for Danbury Township zoning variances

Construction in Lakeside Chautauqua that deviates from existing setback requirements requires approval by the Municipal Services Committee (MSC) of the Lakeside Association Board of Directors, see

Title §2.2.2.4 To notify the Association of any request for a property variance, split, or subdivision

This completed form should be submitted with the HP-DRB Application for COA attn: Lisa Hogue and will be reviewed by MSC prior to the HP-DRB meeting when possible. After this process is complete, the leaseholder will then need to appeal to the Danbury Township Board of Zoning Appeals (BZA) for final approval (other than for setbacks). Approval by MSC and Danbury Township must be "in-hand" prior to the start of construction.

Owner(s): Randy and Karen Huffman

Phone/email: 336-262-0480, randycldehuffman@gmail.com, karenahuffman@aol.com

Lakeside Address: 453 Walnut Avenue

Description of request (include a survey showing the existing lot lines with the proposed change (required), as well as any drawings or photos which might enlighten the committee):

In Winter 2024, the cottage had significant water damage from burst pipes so the cottage sold. Interior has been gutted to the studs. New homeowners want to remove rear addition, garage, carport and shed and replace with new addition. Existing garage is in the setback. New addition will meet setback. Since it is over on lot coverage they need a variance to exceed 45% lot coverage (requesting 46.5%).

Explanation of need: They want to make the interior a more usable layout for their large family.

MSC Member/Staff Review/Recommendation: _____

MSC approved the increase in lot coverage to 46.5% for the addition and to support a Board of Zoning Appeal variance to exceed the 45% limitation.

MSC Action: Approved: ☒ Disapproved: _____

Approved with modification: _____

Lakeside approval does not ensure that Danbury BZA will approve, but Lakeside's approval may be used in support of your request, if desired.

Steve Brant Date: March 27, 2025

Chair, Municipal Services Committee, Lakeside Board of Directors