



Danbury Township, Ohio

STAFF REPORT

Board of Zoning Appeals
Meeting Date: June 18, 2025

Case #:	BZA-2025-105	Address:	8676 Shrock
Appellant:	Pamela Sweeney & Michael Kimberly, Owners		
Zoning:	"R-C" Recreational Commercial		
Request:	Request for an Area Variance to Section 5.7.3 to allow for deck to encroach into the north, front-yard setback (11.5' proposed/ 13.5' required).		

SUMMARY:

The property is part of the Shrock 2 Subdivision which was platted in 1947. The property is a lot of record and corner lot. They are permitted a reduced front-yard setback of 20' due to being a lot of record, but are required to have 2; 20' front-yard setbacks since they are a corner lot. The zoning code allows the 20' front-yard setback to be reduced further based on the average along the 2 streets. The average setback along Shrock in the N/S direction is 18.75' and the average setback in the E/W direction is 13.5'. The applicant is proposing to construct a 9' x 20' uncovered deck on the north side of the existing house, which will be 11.5' from the north property line where 13.5' is required.

ANALYSIS:

Staff provides the following analysis of the decision standards the Board utilizes in their deliberations for deciding whether the request should be approved or denied. The Board is not obligated to agree in whole or in part with any of Staff's review:

The property in question will yield a reasonable return and can be beneficially used without the variance because the property can be used for a single-family residence. The zoning resolution does not deny the owner's use of the property or expansion to the principal use.

The request is not substantial because the proposed deck will encroach into the average setback by 2 feet and will remain uncovered, thus not obstructing any vehicular view rounding the street corner.

The essential character of the neighborhood would not be substantially altered or suffer a substantial detriment as a result of the variance for the same reason aforementioned.

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

The property owner states in their narrative statement that they did not purchase the property with knowledge of the zoning restrictions at the time they purchased in 2015.

Whether the property owner's predicament can or cannot feasibly be obviated through some method other than a variance can be debated. On the one hand the deck could be reduced to a 7' deck and meet the 13.5' setback requirement. On the other hand, due to the extremely small lot size and the fact that it is a corner lot makes it even more difficult to make any improvements to the property.

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

STAFF RECOMMENDATION:

None.

SUBMITTED BY:

Kathryn A. Dale, AICP
Danbury Township Zoning Inspector

Date Prepared: June 2, 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 Plans |



Danbury Township, Ohio

5972 E. Port Clinton Rd.

Marblehead, Ohio 43440

☎: (419) 734-6120 F: (419) 734-3137

🌐: www.danburytownship.com



BOARD OF ZONING APPEALS APPLICATION

Date Filed: 5/28/25

Application #: 2025-105

Action: _____

Rejected Permit: 2025-094

Approved Permit: _____

1. **Property Location:** 8676 Shrock Parcel ID# 0141219516269000

Subdivision Shrock 2, Blk 3 Lot # 1 Zoning District : "R-C"

Attach Deed For Complete Property Legal Description

Existing Use SF Home Proposed Use 9' x 20' Deck

2. **Agent** _____ Address _____

City _____ State _____ Zip _____ Phone _____

Email: _____

3. **Appellant/ Owner** Pamela Sweeney & Michael Kiml Address 350 Iberia Street

City Mt. Gilead State Ohio Zip 43338 Phone (419) 566-4280

Email: sweeneypam3@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 5.7.3 to allow for deck to encroach in to the north, front-yard setback (11.5' proposed/ 13.5' required).

Practical Difficulty SEE ATTACHED NARRATIVE STATEMENT

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

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

Next Page →

6. Maximum 11" x 17" sized drawings. Attach a scaled site plan/ plot plan showing the dimensions of the property, location of roads, size and location of existing and proposed structures, including but not limited to driveways, patios, sidewalks and decks, as well as the setback distances from the property lines to each of these aforementioned items on the property. Elevations shall also be submitted when applicable. Applications for signs shall include all drawings depicting the size, height and location of the proposed sign.
7. A typewritten list of the names & addresses of the property owners contiguous to and directly across the street from the property involved.
8. Photographs or any other information and documentation as it relates to the request being made.

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

Danah F. Sweeney
(Agent's Signature)
Danah F. Sweeney
(Appellant's Signature)

5-28-2025
(Date)
5-28-2025
(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: *6/18/25*

BZA Application #: *2025-105*

Notice Published to Website: _____ Notice Sent to Neighboring Property Owners: _____

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

Cash/ Check # _____ List of neighboring property owners provided? Yes No
MO 29579948032

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

**8676 Shrock
Sweeney-Kimberly**

Scope of Work:

Variance Request Justification for 8676 Shrock Rd, Marblehead, OH

We respectfully request a variance allowance of **1.5 feet** (18 inches) to accommodate the construction of a **9-foot by 20-foot deck** on the front of our property located at 8676 Shrock Rd, Marblehead, Ohio.

Scope of Work:

The proposed project includes the construction of a **ground-level wooden deck** (or low-profile platform deck) situated at the front of the residence. The deck will extend **9 feet out from the front of the home** and span **20 feet in width**, running parallel to the house's façade. It will be constructed using **quality, weather-resistant materials** with a design consistent with the neighborhood's aesthetic.

Purpose and Use:

The deck is intended as a **small gathering space** for our family and friends to sit and enjoy time together outdoors. It will serve as a **seating and relaxation area**, enhancing our ability to enjoy the natural beauty of the lakefront setting without infringing on neighboring properties.

Minimal Impact to Surroundings:

- The deck will be **low in height**, with no raised platform or overhead structures such as a pergola or roof, ensuring it remains **non-obtrusive and visually unobstructive**.
- It will **not interfere with the view of the lake** for any neighboring property, nor will it alter the character or line of sight of the street.
- No excessive lighting or noise will be associated with its use.
- The construction will remain **fully within the spirit of neighborhood cohesion**, designed to be modest and respectful of surrounding homes.

We are committed to maintaining the harmony and visual integrity of our community and respectfully ask for your consideration of this minor variance to support our family's safe and enjoyable use of the outdoor space.

Thank you for your time and attention.

Sincerely,
Pamela K Sweeney

Owner – 8676 Shrock Rd, Marblehead, OH

Decision Standards:

A. The property in question (**will not**) yield a reasonable return or (**cannot**) be used beneficially without the variance because The property in question will not yield a reasonable return or cannot be

beneficially used without the variance because the limited setback prevents the construction of a modest outdoor space that would allow for safe and practical enjoyment of the property. Without the variance, we are unable to create a functional seating area, significantly reducing the usability of the front portion of the lot—particularly important in a lakeside setting where outdoor living is an expected and reasonable aspect of property use. The inability to build a small, unobtrusive deck restricts the property's full residential enjoyment and diminishes its appeal and value relative to similar homes in the area that have comparable outdoor accommodations.

B. The variance **(is)** substantial because the variance is substantial because it requests an 18-inch (1.5 foot) reduction from the required setback; however, this is minimal in scale relative to the overall property and is necessary to accommodate a modest 9' x 20' deck. While technically measurable, the impact is not substantial in effect—it does not alter the character of the neighborhood, obstruct views, or negatively affect adjacent properties. The structure remains low-profile, unobtrusive, and in harmony with surrounding uses, making the variance proportionally minor in both visual and practical terms.

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 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 proposed 9' x 20' deck is a small, ground-level addition that aligns with the existing character of lakefront residential properties in the Village of Marblehead. Many neighboring homes already include modest front porches or decks designed to enjoy the natural surroundings. This deck will not include any vertical elements such as roofs or tall railings that could obstruct views of the lake or alter the visual landscape.

The structure will be constructed using high-quality, neutral materials that are consistent with the village's architectural style and guidelines. The deck will be used solely for personal, family seating and quiet outdoor enjoyment—it will not generate noise, traffic, or commercial activity.

Given the limited scope, low height, and respectful design of the project, the proposed variance will not adversely affect adjoining properties or diminish their use and enjoyment. Rather, it supports the spirit of Marblehead's close-knit, recreational community while maintaining the integrity of the zoning code's intent.

D. The variance **(would not)** adversely affect the delivery of governmental services (i.e. water, sewer, garbage, etc.) because the variance would not adversely affect the delivery of governmental services (i.e., water, sewer, garbage, etc.) because the proposed 9' x 20' deck is a surface-level, non-enclosed structure that does not require connection to public utilities. It will not interfere with access to water or sewer lines, nor will it obstruct garbage collection routes, utility easements, or emergency access. The deck will be constructed entirely within the property's boundaries and will not encroach upon any public right-of-way or infrastructure maintained by the Village of Marblehead or Ottawa County. As such, the project poses no risk to the continued, safe, and efficient delivery of municipal services.

E. The property owner **(did not)** purchase the property with knowledge of the zoning restriction because The property owner did not purchase the property with knowledge of the zoning restriction because at the time of purchase, the focus was on the suitability of the home for seasonal and family use, and there was no indication that constructing a small, low-profile deck would present a zoning challenge. The setback limitations—particularly those affecting minor structures such

as ground-level decks—were not clearly disclosed during the transaction, nor were they apparent without a detailed review of local zoning code provisions. The need for the variance only became clear during the planning process for the deck, when it was discovered that the proposed design slightly exceeds the front setback requirement by 1.5 feet. The owner has acted in good faith and seeks the variance simply to enable a modest and reasonable improvement for family use.

F. The property owner's predicament (**cannot**) feasibly be obviated through some method other than a variance because the property owner's predicament cannot feasibly be obviated through some method other than a variance because the front of the property is the only practical location for a deck due to the lot's configuration, existing home placement, and proximity to the lake. The rear and sides of the property offer limited usable space due to setbacks, landscaping, and access issues. Reducing the size of the deck further would render it functionally inadequate for even basic seating and gathering use. Relocating or redesigning the deck to fit within the setback would either eliminate its utility or place it in an area where it no longer serves its intended purpose of providing a safe, accessible space for family enjoyment with a lake view. Therefore, the modest 1.5-foot variance is the only reasonable solution that allows the property to be used in a manner consistent with its intended residential and recreational use.

G. The spirit and intent behind the zoning requirement (**would**) be observed and substantial justice done by granting the variance because the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance because the requested 1.5-foot variance is minimal and does not conflict with the primary goals of the zoning code—namely, to preserve neighborhood character, ensure safety, maintain orderly development, and protect property values. The proposed 9' x 20' deck is a modest, low-profile structure designed solely for personal use, and it will not obstruct views, infringe upon neighbors' rights, or negatively impact public services. By granting this variance, the Board would be allowing a reasonable and customary use of residential outdoor space in a lakefront community, consistent with similar properties nearby. This ensures fair and balanced treatment of the property owner while upholding the broader intent of the zoning ordinance.

H. Other relevant factors, if any, considered include None at this time.

Residents surrounding 8676 Shrock Rd. Marblehead Ohio

Jared and Courtney Treadway 8679 Shrock Dr. Marblehead, Ohio
32123 Ventanas Circle
Avon Lake, Ohio 44012

GODDARD CHARLES P TOD 8667 Shrock Dr. Marblehead, Ohio
1235 Pelton Rd
Fostoria Ohio

Hensell Scott and Brenda K Lamb 384 Hidden Beach Dr. Marblehead, Ohio
20102 State Highway 67
Upper Sandusky, Ohio 43351

Gary and Debbie Crawford 8779 Shrock Dr. Marblehead, Ohio
1270 Adare Rd.
Marion, Ohio 43302

201500254939
 Filed for Record in
 OTTAWA COUNTY, OHIO
 VIRGINIA H PARK, RECORDER
 12-29-2015 At 01:17 pm.
 WRNTY DEED 28.00
 OR Book 1571 Page 567 - 568

This conveyance has been examined and the grantor has complied with section 319-202 of the revised code.

FEES \$ _____

EXEMPT X _____

Lawrence Hartlaub, County Auditor

Transfer 12/29/15
 gmeccord, dep

GENERAL WARRANTY DEED

We, Richard E. Kimberley and Joanna K. Kimberley, husband and wife, for no consideration, grant with general warranty covenants to Michael D. Kimberley, Steven F. Kimberley, and Pamela K. Sweeney our interest in the following **REAL PROPERTY**:

See full legal description in attached Exhibit A.

Parcel No.: 014-12195-16269-000

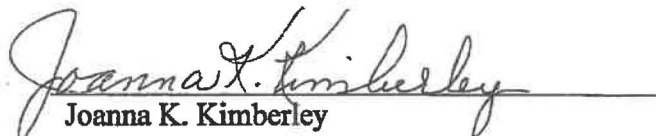
Property Address: 8676 Schrock Road, Marblehead, OH 43440

Prior Instrument Reference: **Volume 326, Page 282**

Subject to: a) Unpaid taxes and special assessments, and b) Conditions, restrictions and easements of record.

Signed:


 Richard E. Kimberley


 Joanna K. Kimberley

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, That on this 24th day of November, 2015, before me the subscriber, a Notary Public in and for said county, personally appeared Richard E. Kimberley and Joanna K. Kimberley, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal the day and year aforesaid.



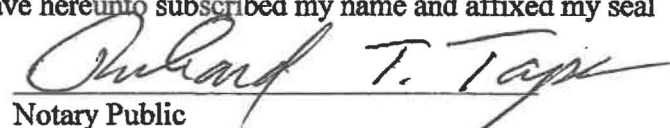
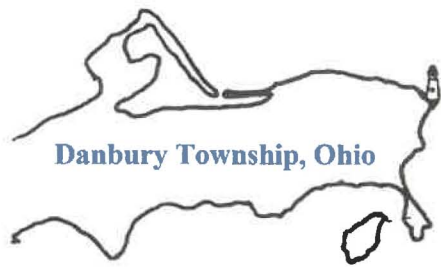

 RICHARD T. TAPS
 Notary Public, State of Ohio
 My Commission has no expiration date
 Section 147.03 O.R.C.

EXHIBIT A

Situated in the County of Ottawa in the State of Ohio and in the Township of Danbury and known as and being Lot No. One (1) in Block No. Three (3) in the replat of Schrock's Subdivision, a subdivision of record, recorded in Volume 7, Page 32 of the Ottawa County Plat Records, together with rights under a Grant of Easement from James W. Severns to the Grantors herein for maintenance and repair of a sewer line crossing adjoining premises, said Easement recorded in Volume 297, Page 181 of the Ottawa County, Ohio, Deed Records.

COPY

This instrument was prepared (without conducting a title search) by:
Richard T. Taps, Esq., 713 South Front Street, Columbus, Ohio 43206, (614)443-8000.



Kathryn A. Dale, AICP
Zoning & Planning Administrator

NOTICE OF REFUSAL

May 15, 2025

To Applicant/: Pamela K. Sweeney
Owner 350 Iberia Street
Mr. Gilead, Ohio 43338

Application No.: 25-094
8676 Shrock

BZA Case No.: _____

Your application dated **MAY 14, 2025**, for a zoning certificate for a **9' X 20' DECK** located at **8676 SHROCK, MARBLEHEAD, OHIO 43440** is hereby refused on this **15th DAY OF MAY, 2024** under **Article 3, Article 5 and Article 7** of the Danbury Township Zoning Resolution in that;

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

Article 5, Section 5.1.3

General Regulations Applicable to All Districts

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

Article 5, Section 5.9.3

Lot Area, Lot Width & Building Setbacks for Dwellings in the "C-1", "C-2" and "R-C" Commercial Districts

For all dwellings in the C-1, C-2 or R-C districts, the following shall apply:

3. *With both community water supply and community sanitary sewer treatment systems, the "R-3" requirements shall apply.*

Article 3, Section 3.5

"R-3" High Density Residential Development Standards

The minimum setback requirements in the "R-3" zoning district are as follows:

Information Only –
Reduced Setbacks
Available Below

<i>Minimum Front-yard Setback</i>	<i>25'</i>
<i>Minimum Rear-yard Setback</i>	<i>25'</i>
<i>Minimum Side-yard Setback</i>	<i>5'</i>
<i>Maximum Lot Coverage</i>	<i>40%</i>

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 [November 1975] 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.*

Information Only –
Reduced Setbacks
Available Below

<i>Front-Yard Setback:</i>	<i>20'</i>
<i>Side-Yard Setbacks:</i>	<i>5'</i>
<i>Rear-Yard Setback:</i>	<i>5'</i>

- The property is part of the Shrock 2 Subdivision which was platted in 1947.

Article 5, Section 5.7.3

Front-Yard Requirements

The following regulations shall apply to required front yards in all districts:

3. *In situations where 40 percent or more of the frontage on the same side of a street between two intersecting streets is developed with buildings, new buildings shall be erected no closer to the street than the average front yard so established by the existing buildings.*

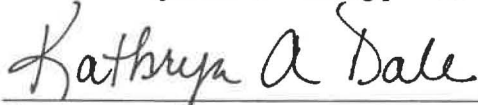
- The property is a corner lot. The average setback along Shrock in the N/S direction is 18.75' and the average setback in the E/W direction is 13.5'.
- The applicant is proposing to construct a 9' x 20' uncovered deck on the north side of the existing house.
- The proposed deck will be 11.5' from the north property line where 13.5' is required.

Variance #1

Article 7, Section 7.5.1.A states; It shall be unlawful for an owner to use or to permit the use of any structure, building or land, or part thereof, hereafter created, erected, converted or enlarged, wholly or partly, until a zoning certificate/permit shall have been issued by the Zoning Inspector. It shall be the duty of the Zoning Inspector to issue a certificate/permit, provided the Zoning Inspector is satisfied that the structure, building or premises, and the proposed use thereof conform with all the requirements of this Resolution. No certificate/permit for excavation, construction or reconstruction shall be issued by the Zoning Inspector unless the plans, specifications and the intended use conform to the provisions of this Resolution.

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

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



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

Note: The applicant has 20 days (per Section 7.9.2.A.i) to submit revisions or to appeal this decision to the Board of Zoning Appeals. A new application will be required, including payment of a new fee, if the applicant fails to submit adequate revisions within this time period. Revisions that address these deficiencies may result in further comments relative to these or other Zoning Resolution provisions. This review is only for compliance with the zoning regulations. The Ottawa County Building Department may also have comments that will need to be addressed before releasing permits.



Danbury Township, Ohio

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

ZONING PERMIT APPLICATION

Date Filed: 5/14/25 Application #: 2025-094

~~Approval~~ Refusal

Approval Date: 5/15/25 BZA Case #: _____

1. **Property Location:** 8676 Shrock Drive Parcel ID # 0141219516269000
Subdivision Shrock 2, Blk 3 Lot # 1 Zoning District "R-C" Recreational Commercial
Existing Use SF Home Proposed Use 9' x 20' Deck

2. **Applicant** Pamela K. Sweeney Address 350 Iberia Street
City Mt. Gilead State Ohio Zip 43338 Phone (419) 560-1985
Email: sweeneyepam3@gmail.com

3. **Owner** Kimberly Michael D, Sweeney Pamela K Address 779 Ridgewood Drive
City Coshocton State Ohio Zip 43812 Phone _____
Email: _____

4. **Contractor/ Architect** Rocky Point Remodeling Address 5285 E. Wohlers Avenue
City Marblehead State Ohio Zip 43440 Phone (419) 565-4095
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:** Add a deck to the front of the dwelling. 9' x 20' uncovered deck

8. Are the property line pins located or have you had a recent survey of the lot? No. (yes/10)

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:

Existing **Proposed**
Basement: _____ sf. _____ sf.

First floor: 1,054 sf. _____ sf.

Second floor: _____ sf. _____ sf.

Third floor: _____ sf. _____ sf.

Garage/carport: _____ sf. _____ sf.

Decks/porches: _____ sf. 180 sf.

Breezeway: _____ sf. _____ sf.

Accessory: 6x7' 6.5x4' 68 sf. _____ sf.

Parking: _____ sf. _____ sf.

Other: _____ sf. _____ sf.

Highest point of building above the established grade: _____ ft. 3-4 ft.

Setbacks:

(Setbacks are from the property lines to roof overhang, not the edge of the road pavement or foundation)

Front Yard Setback: n/e 20' / 15' ft. 11.5' / 32'

Side Yard Setback: _____ ft. _____ ft.

W side: 3.7' ft. 18' ft.

E side: _____ ft. _____ ft.

Rear Yard Setback: S 2' ft. Same ft.

5' Acc. Bldg/ Separation? Yes X No 0' / 1' ft.

Is the property Nonconforming? X Yes _____ No

Lot Coverage:

A. Principal Building Footprint: 1,234 sf.

B. Total of Accessory buildings: 68 sf

C. Lot Width x Lot Depth = Lot Area: 3,500 sf.
[(A + B) ÷ C] x 100 = 37.2 %

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.

Kimberly
(Applicant's Signature)

5-14-2025
(Date)

Do not write below this line

ZONING CERTIFICATE

Upon the basis of Application No. 25-094, 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.

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

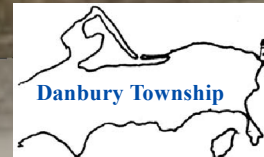
Date Application Received 5/14, 20 25

Fee Paid \$ 0 Cash/ Check # —

Date Application Ruled On 5/15, 20 25

If certificate refused, reason for refusal: See Attached Letter

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



8676 Shrock
Zoned: "R-C"

Legend

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



2023 Aerial
** Not a Survey**

How to recall and purchase your design at home:

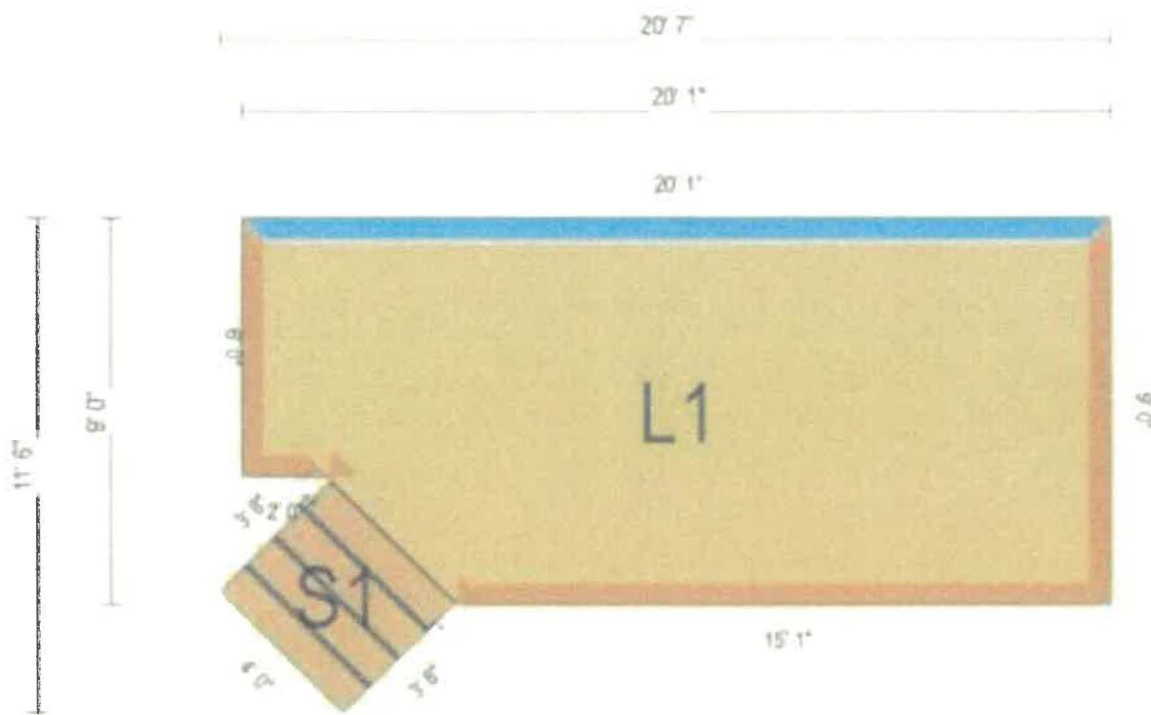


OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Deck Designer
3. Recall your design by entering Design ID: 321457763231
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 321457763231 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Deck Side Color Legend

	Open Side/No Railing		Railing
	Unattached Walls		Attached Walls

Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the customer. Menard is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine the estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

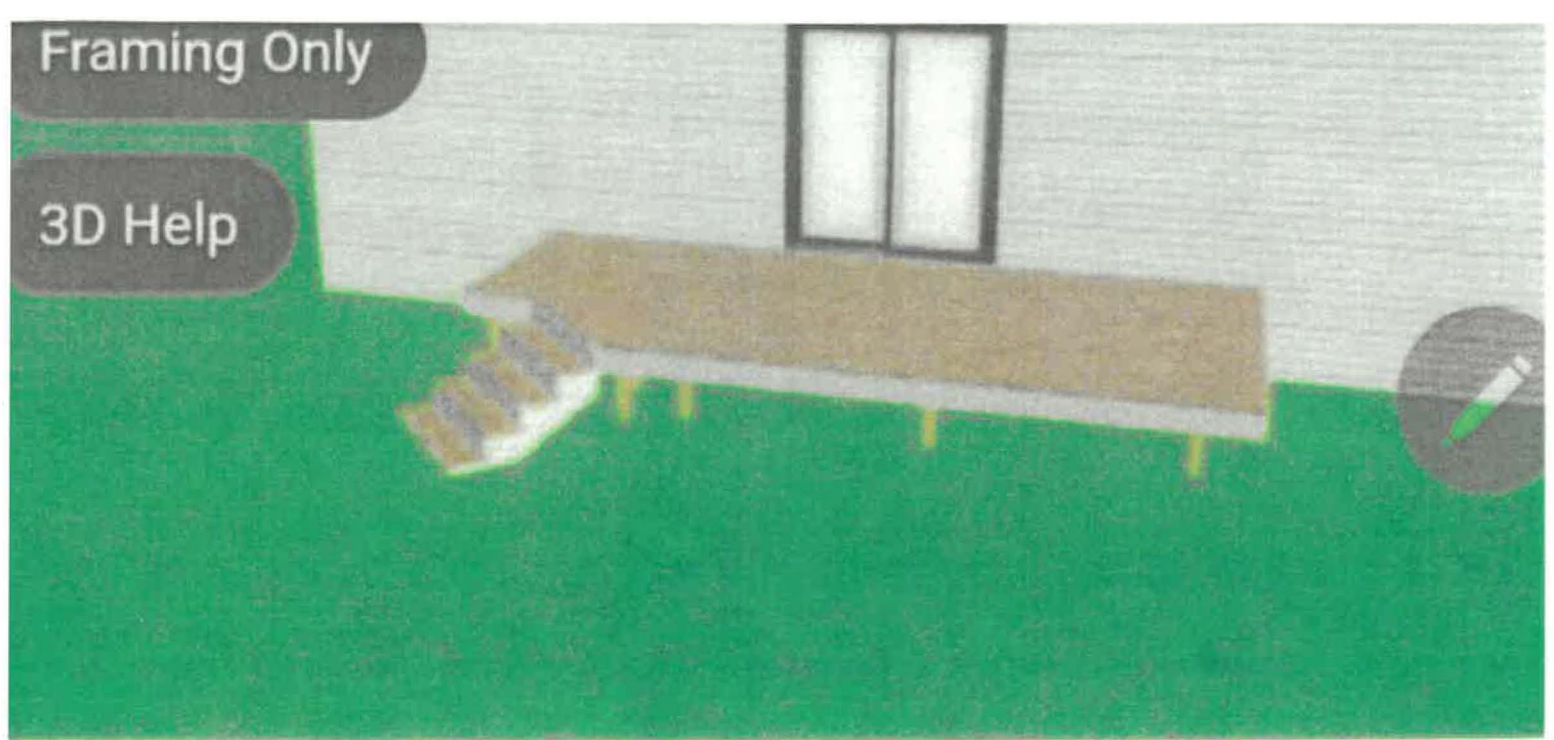
For other design systems search "Design & Buy" on Menards.com

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Framing Only

3D Help



Take Design Packet Captures

Adjust the view of your deck in the view frame, and select the "Capture" button to take a capture of your 3D deck visualization. You may take up to 3 captures to include in your design packet.

Capture View

Print Design Packet



Deck v7.9.2

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