

There is no indication that there would be a detrimental effect on the delivery of government services because all utilities exist and are available to the property and the sign itself is not located in the road right of way where utilities are usually located.

The applicant states in their narrative statement that they were not aware of zoning restrictions at the time they purchased the property in 2021.

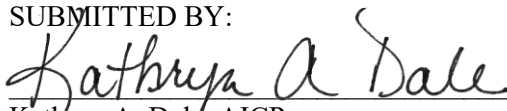
Whether or not the property owner's predicament can or cannot feasibly be obviated through some method other than a variance is essentially two-fold. On one hand, due to there being two other pre-existing off-premises signs, the property owner has no choice but to request a variance to retain a third sign. The only other option to this would be to eliminate one of the other off-premises signs. On the other hand, in regards to placement, there is a location on the property, depicted on the maps in the packet, that the sign could be placed to meet the setback distances from other permanent on-premises and off-premises signs, which is roughly 110' from the front property line or the SE portion of the property.

The spirit and intent of zoning would not be met should the variance be granted because, as aforementioned, the purpose of nonconformities is for their eventual conversion to compliance with the zoning regulations or for the eventual elimination. The sign chapter was completely re-written by the Trustees and Zoning Commission in 2012/2013 due to the lack of standard sign language typically addressed in zoning resolutions. The nonconforming sign language was re-reviewed again in 2018 to ensure it addressed situations just as this, when signs are damaged or destroyed by storms. The thought process on why off-premises signs had to be such a great distance from other signs was due to permanent, local businesses along major corridors expressing concern about their ability to advertise and be seen due to the number of off-premises signs that dominate or block local businesses' visibility. Furthermore, Article 6, specifically Section 6.8.4 regarding nonconforming signs, allows a means for maintenance for such nonconforming signs, including repairing rotting/decaying supporting posts. Failure of the property owner to reasonably maintain a sign does not constitute a justifiable hardship that the Board should feel obligated to relieve or reinstate.

STAFF RECOMMENDATION:

None.

SUBMITTED BY:


Kathryn A. Dale, AICP

Danbury Township Zoning Inspector

Date Prepared: May 4, 2026

List of Exhibits Enclosed:

Exhibit 1: BZA Application
Appellants Response to Decision Standards
Notice of Loss of Nonconforming Sign
Photos of damaged sign
Site plan showing existing sign locations and permitted sign location.
Photos of two other nonconforming off-premises signs
Property Deed
Adjacent property owners' notification list



Danbury Township, Ohio



BOARD OF ZONING APPEALS APPLICATION

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

Date Filed: 4/22/26 Application #: 2026-092

Action:

Rejected Permit: N/A Via Violation Approved Permit:

1. Property Location: 615 S. Bridge Road Parcel ID# 0140945219678003
Subdivision Lot # Zoning District: A
Attach Deed For Complete Property Legal Description
Existing Use SF Home Proposed Use 3rd Billboard Replacement

2. Agent Address City State Zip Phone Email:

3. Appellant/ Owner Bradley Prokop Address 615 S. Bridge Road
City Marblehead State Ohio Zip 43440 Phone Email:

Use an additional application if there is more than one owner making the request.

4. Specific Request: [X] Area Variance [] Use Variance [] Special Exception [] Conditional Use [] Appeal
Request for an Area Variance from Section 6.8.3.v. to replace a nonconforming off-premises sign. Also requesting an Area Variance from Section 6.5.1 to allow more off-premises signs than permitted (2 allowed/ 3 requested) and to allow the proposed sign to encroach into the front setback (3' proposed/ 40'-55' required) and to Section 6.5.1.A.iii to allow the proposed sign to be closer than 250' from another on-premises and off-premises sign.
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 ->

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

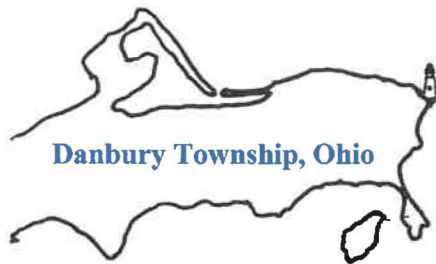
615 S. Bridge Road
Prokop

Scope of Work:

On March 16th, high winds broke the existing posts of my sign. Materials were purchased and the damage to the existing sign was repaired by March 18th.

Decision Standards:

- A. The property in question (**will/will not**) yield a reasonable return or (**can/cannot**) be used beneficially without the variance because without the sign, I will not receive the income from the business renting it. It has already been rented through December of 2026. The payment will have to be returned without the variance.
- B. The variance (**is / is not**) substantial because nothing will change from prior to the damaging winds. The sign was down for less than two days and had been there since before I bought the property in 2018.
- 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 no changes are occurring. My adjoining neighbor helped repair the existing sign.
- D. The variance (**would / would not**) adversely affect the delivery of governmental services (i.e. water, sewer, garbage, etc.) because no utilities currently existing are affected by this sign.
- E. The property owner (**did / did not**) purchase the property with knowledge of the zoning restriction because I wasn't aware or informed of any zoning restrictions when the property was purchased.
- F. The property owner's predicament (**can / cannot**) feasibly be obviated through some method other than a variance because three signs cannot be on a single property or within a certain distance of each other. They were all allowed prior to purchasing the property through a variance.
- G. The spirit and intent behind the zoning requirement (**would / would not**) be observed and substantial justice done by granting the variance because this would allow the existing, repaired sign to remain, with no changes to the property, neighborhood or utilities. I would continue to support local businesses while receiving a little extra income.
- H. Other relevant factors, if any, considered include The existing sign was repaired before the initial letter was received from zoning. The existing sign was not destroyed, ~~repaired by the applicant~~ ~~and the sign was not destroyed~~.



Kathryn A. Dale, AICP
Zoning & Planning Administrator

NOTICE OF LOSS OF NONCONFORMING SIGN

March 17, 2026

Bradley Prokop
615 S. Bridge Road
Marblehead, Ohio 43440

Sent Via Regular Mail

**RE: Loss of Nonconforming Sign
615 S. Bridge Road
Danbury Township, Ottawa County, Ohio**

Dear Mr. Prokop,

Please be advised that the Off-Premises, Nonconforming Sign located at the SW corner of your property at 615 S. Bridge Road has blown over and is destroyed. According to the Danbury Township Zoning Resolution:

Section 6.8.3.A.v. *A legally established nonconforming sign which has been damaged by fire, explosion, act of God, the public enemy or voluntarily, that severs all or part of the supporting structure(s), or posts in the ground, the sign structure shall not be restored except in conformity with the setback regulations herein.*

The sign case or panels containing the sign face may be reused or repaired if damaged by less than 75% of the sign area as calculated in Figure 6.3.2.E.ii. If the sign case or panels containing the sign face are damaged or destroyed by 75% or more of the sign area, then the sign and its supporting structure(s) or posts shall lose its nonconformity status and comply with all requirements contained herein.

Section 6.3.6.F. *The Zoning Inspector may order the repair or removal of any sign that is defective, damaged, or substantially deteriorated.*

You and/or your sign occupant hereby have until April 1, 2026, to remove the sign structure from the property. Any new sign will be required to obtain the necessary Township Zoning & County Building Department permits and conform with all current zoning requirements for signage.

Thank you in advance for your timely response to this matter.

Sincerely,

A handwritten signature in black ink that reads "Kathryn A. Dale".

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

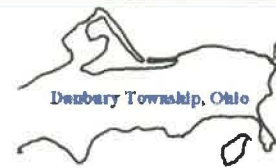
615 S. Bridge Road

Prior Sign (c. 2019):



Condition as of 03.16.26:

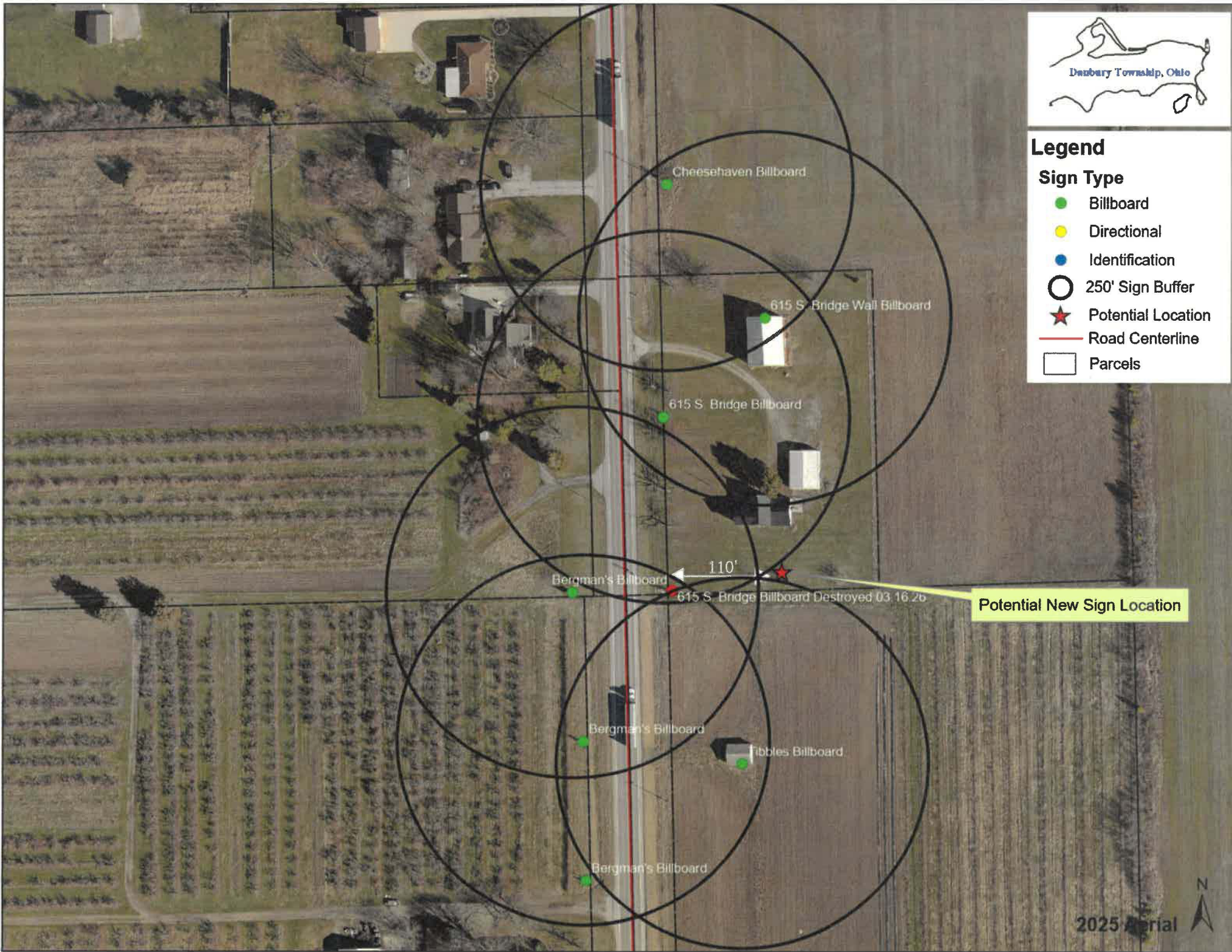




Daubury Township, Ohio

Legend

- Sign Type**
- Billboard
 - Directional
 - Identification
 - 250' Sign Buffer
 - ★ Potential Location
 - Road Centerline
 - Parcels



Cheesehaven Billboard

615 S. Bridge Wall Billboard

615 S. Bridge Billboard

Bergman's Billboard

615 S. Bridge Billboard Destroyed 03.16.26

Potential New Sign Location

Bergman's Billboard

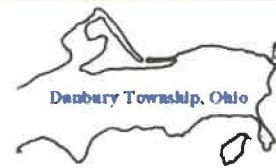
Tibbles Billboard

Bergman's Billboard

110'

2025 Aerial

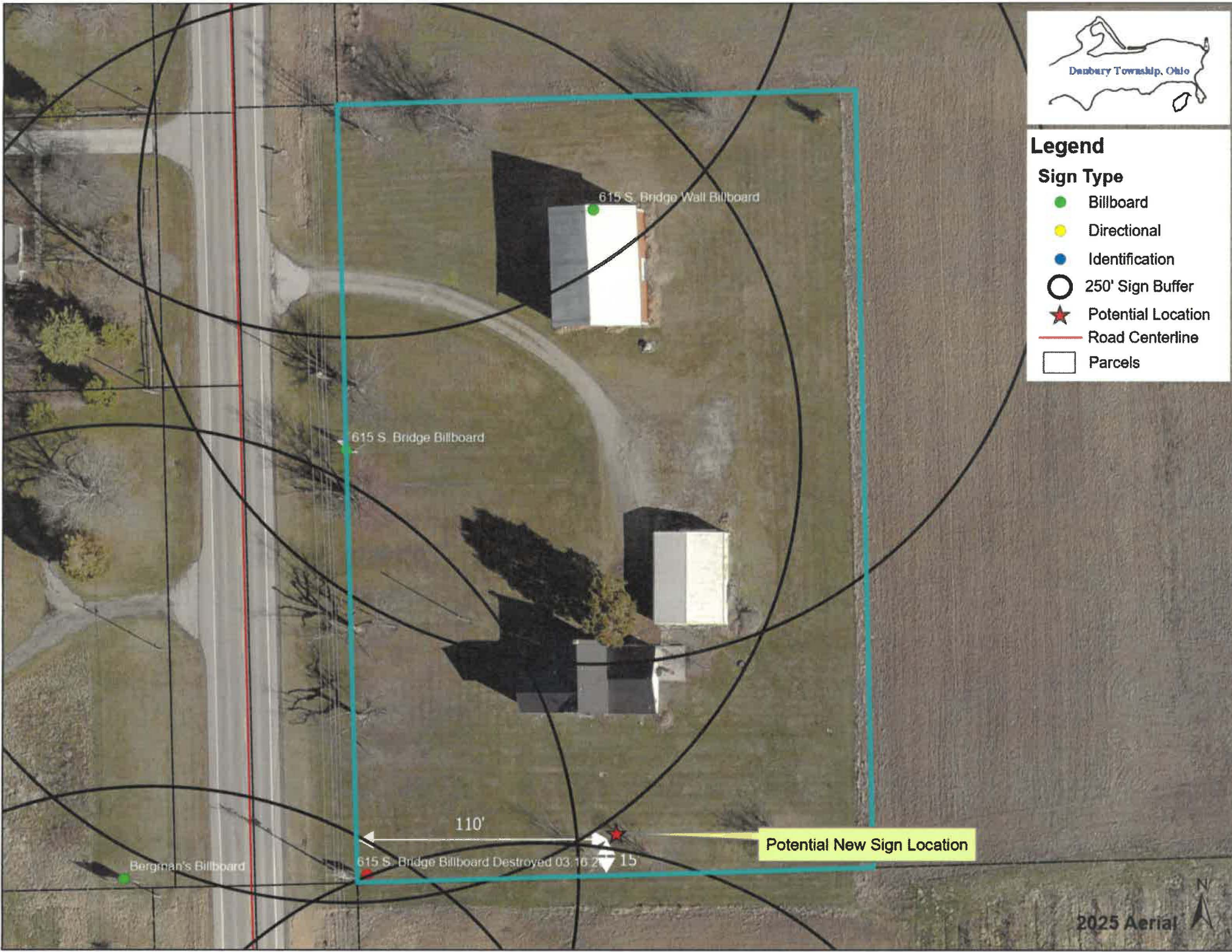




Daubary Township, Ohio

Legend

- Sign Type**
- Billboard
 - Directional
 - Identification
 - 250' Sign Buffer
 - ★ Potential Location
 - Road Centerline
 - Parcels



615 S. Bridge Wall Billboard

615 S. Bridge Billboard

Bergman's Billboard

615 S. Bridge Billboard Destroyed 03.16.21

Potential New Sign Location

110'

15'

2025 Aerial



615 S. Bridge Road

Prior Sign (c. 2019) South/ 1st Ground Billboard Sign:



Condition as of 03.16.26:

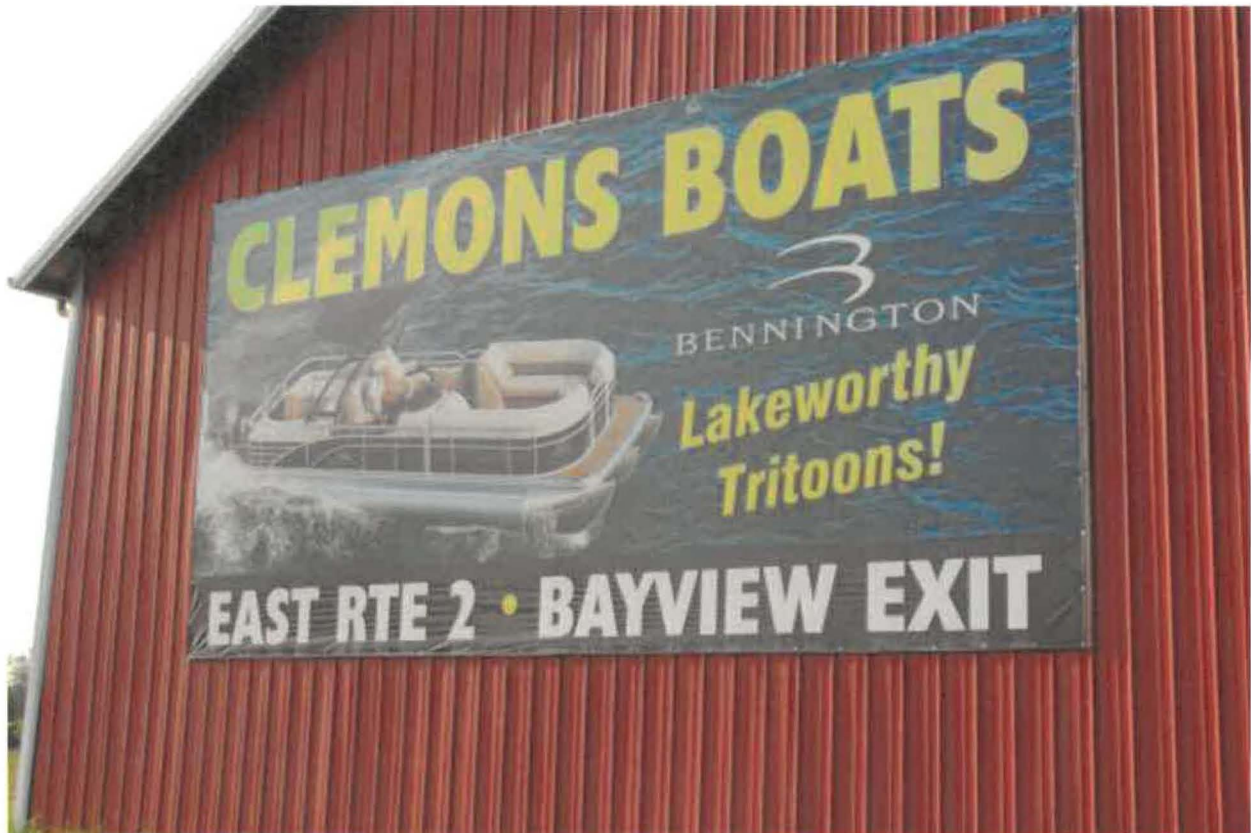


615 S. Bridge Road

2019 Middle/ 2nd Ground Billboard Sign:



2019 Wall Billboard Sign:



615 S. Bridge Road

03.19.26 Replacement w/out Permit:



2021-309763
Filed for Record in
OTTAWA COUNTY, OH
NATHAN J. DANIELS, COUNTY RECORDER
08/19/2021 12:37:11 PM
TOB Affid \$34.00
Bk OR Vol 1856 Page 200 - 201

NO TRANSFER NECESSARY
Ottawa County Auditor
by Jim Cold dep
8/19/2021

TRANSFER ON DEATH DESIGNATION AFFIDAVIT
[RC 5302.22]

BRADLEY E. PROKOP, married, now owner of record of the following real property located at 615 St. Rt. 269, Marblehead, Ohio 43440, as recorded at Official Record Volume 1685, Page 522 of Ottawa County deed records:

See attached Legal Description Exhibit "A":

EXCEPT: (a) such restrictions, conditions, easements (however created) including without limitation subsurface rights, and encroachments, which do not materially adversely affect the use or value of the property, (b) zoning ordinances, if any, and (c) taxes and assessments, both general and special, not yet due and payable.

Parcel No.: 014-09452-19678-003

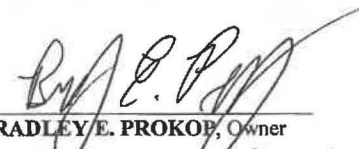
Premises known as: 615 St. Rt. 269, Marblehead, OH 43440

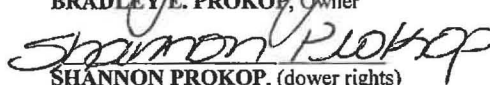
hereby designate the following as transfer on death beneficiaries to receive the owners' title to that property upon the death of the owner..

1. **Natlie Lynn Hustosky**, 9283 Shady Lane Dr., Streetsboro, OH 44241
2. **Ryan Alexander Hustosky**, 1008 Hampton, Macedonia, OH 44056
3. **Leah Catherine Markt**, 318 Vinton Street, Melrose, MA 02176
4. **Cameron David Markt**, 318 Vinton Street, Malrose, MA 02176

This affidavit revokes any prior transfer on death beneficiary designation by owner for that property, whether by deed or by affidavit.

Signed on this 12th day of August, 2021.




BRADLEY E. PROKOP, Owner


SHANNON PROKOP, (dower rights)

Sworn to and signed before me and acknowledged in my presence, by **BRADLEY E. PROKOP & SHANNON PROKOP (dower rights only)**, not re-married, at Port Clinton, Ohio on this 12th day of August, 2021.



JOHN KLAEHN
Attorney & Notary Public
Ohio Lifetime Commission
O.R.C. 147.03



 Notary Public

201800277968
Filed for Record in
OTTAWA COUNTY, OHIO
VIRGINIA M PARK, RECORDER
07-19-2018 At 02:44 PM.
WRNTY DEED 28.00
OR Book 1685 Page 522 - 523

This conveyance has been examined and the grantor has complied with section 319.02 of the revised code.
FEES \$ 350.00
EXEMPT
J. Regal, County Auditor

Transfer B. Pope
7-19-18

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **CHARLES B. SCOTT and RUTH A. SCOTT, husband and wife**, for valuable consideration paid, grant with general warranty covenants, except as stated below, to **BRADLEY E. PROKOP**, whose tax mailing address is 615 St. Rt. 269, Marblehead, Ohio 43440, the following real property:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Tax Parcel ID: #014-09452-19678-003
Property Address: 615 St. Rt. 269, Marblehead, Ohio 43440

Prior instrument reference: Volume 1586, Page 508
Ottawa County, Ohio Official Records

EXCEPT (a) such restrictions, conditions, easements (however created) including without limitation subsurface rights, and encroachments, which do not materially adversely affect the use or value of the property, (b) zoning ordinances, if any, and (c) taxes and assessments, both general and special, not yet due and payable.

EXECUTED on this 19 day of July, 2018.

Charles B. Scott
Charles B. Scott

Ruth A. Scott
Ruth A. Scott

HARTUNG TITLE ORDER # 528907C

STATE OF OHIO,
COUNTY OF OTTAWA, SS:

Before me, a Notary Public in and for said County and State, personally appeared the above named, Charles B. Scott and Ruth A. Scott, husband and wife, 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 Port Clinton, Ohio, this 19 day of July, 2018.

Tamara E. Luebke
NOTARY PUBLIC

This instrument prepared by:
John A. Kocher, Attorney at Law
Port Clinton, Ohio 43452



TAMARA E. LUEBKE
Notary Public - State of Ohio
My Commission Expires
May 31, 2021

EXHIBIT A

Hartung Order # 52890TL

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

Known as and being a parcel in the West part of Lot 10, Section 4, Firelands Survey, Danbury Township, Ottawa County, Ohio and being more particularly described as follows:

Commencing at the Northwest corner of Lot 10, Section 4, Firelands Survey, Danbury Township, Ottawa County, Ohio; thence proceeding South 00 degrees 00 minutes 00 seconds West in the West line of said Lot 10, said West line also being the centerline of survey of State Route #269, (varying right-of-way), 1504.05 feet to the point and place of beginning of the parcel herein described;

Thence proceeding North 89 degrees 48 minutes 00 seconds East, 272.00 feet to a point; Thence proceeding South 00 degrees 00 minutes 00 seconds West, 342.50 feet to a point in the North line of a parcel now or formerly owned by Barry A. and Daniel J. Bergman as described in Ottawa County Official Record Volume 875 at Page 38;

Thence proceeding South 89 degrees 48 minutes 00 seconds West in the North line of the previously mentioned parcel, 272.00 feet to a point in the West line of said Lot 10;

Thence proceeding North 00 degrees 00 minutes 00 seconds East in the West line of said Lot 10, 342.50 feet to the point and place of beginning. Said parcel contains 2.139 acres, but is subject to all legal highways and easements of Record.

The above legal description was prepared by Allan W. Weirich, Professional Surveyor #7427, and is based on the assumption that the West line of Lot 10, Section 4, Firelands Survey, Danbury Township, Ottawa County, Ohio bears South 00 degrees 00 minutes 00 seconds West and is based on all pertinent Deeds of Record and not an actual field survey and written May 2009.

END OF EXHIBIT A

BZA-2026-

**615 S. Bridge Area Variance
0140945219678003 Front
Prokop Setback**

**BZA-2026-
615 S. Bridge
Prokop**

Sonja Kristensen
5754 E. Harbor Rd
Marblehead, Ohio 43440

Barry & Daniel Bergman
711 S. Bridge Rd
Marblehead, Ohio 43440

Kenneth & Denise Ratliff
560 S. Bridge Rd
Marblehead, Ohio 43440

Daniel & Patricia Bergman
600 SE Catawba Rd
Port Clinton, Ohio 43452