

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 variances because the property is permitted to continue to be used for a campground, bar/restaurant with or without the variances and is allowed to have accessory building space.

Whether or not the variances are substantial can be debated. Of course, some of this is accentuated due to the number of buildings that were installed without permits. However, keeping in mind that 11 of the 14 buildings can and will receive necessary permits, the focus of this request needs to remain on the 30' x 60' (1,800s.f.) Pavilion and the proposed 24' x 30' (720s.f.) addition onto that structure. Had the pergola, shed and pavilion been placed in-line with or behind the bar/restaurant building, they too all would have been able to receive necessary permits. The overage to the square footage allowed for accessory building space is predominately due to the proposed 24' x 30' (720s.f.) addition onto the Pavilion.

It could be argued that the request to have the pergola, shed and Pavilion structures in front of the bar/restaurant, is not substantial because they are surrounded by recreational campers and accessory structures on those individual campsites, not making any of them visible from public view, from the street. If campsites in front of the principal structures are allowed to have sheds and not require a variance, why should the main operation's own accessory buildings have to be held to a higher standard?

An argument could be made that the 3'10" separation of the Pavilion from the bar/restaurant is substantial because this requirement is in place primarily for fire safety purposes. On the other hand, we're talking about being 14" (1'2") short, or too close to the bar/restaurant and from meeting the zoning requirement. Even if the Board would approve a 3'10" separation as proposed, the property owner may still have to overcome additional review and approval from the Ottawa County Building Department to determine if it can remain where it has been installed.

The essential character of the neighborhood would not be substantially altered by the variances and adjoining properties would not suffer a substantial detriment as a result of the variance requests because the pergola, shed, and Pavilion are not generally visible to public view and there are approximately 49 campers "in front" of the bar/restaurant and other communal camp operation buildings.

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. Any utility extensions or upgrades will have to be installed in accordance with the proper County agencies. Many of the accessory buildings are not connected to any utilities.

The applicant states in their narrative statement that they were aware of zoning restrictions at the time they purchased the property. There have been changes in partnership over the years, but overall consistency in management since the early 1980's.

Whether or not the property owner's predicament can or cannot feasibly be obviated through some method other than a variance can be debated. As always, had the property owner even inquired about the pergola, shed and Pavilion before installing, similar to what they did for the Pavilion addition, discussions would have been held regarding the requirements, options would have been presented to eliminate the need for some of the variances, and we may not be in the situation we are in now. If proper permits had been received for the Pavilion, the 3'10" separation could have been, at a minimum, addressed by either meeting the 5' requirement or attaching it to the bar/restaurant as an addition. Due to the placement of the pool and the gates to enter into that area, placement of the pergola and shed may still have requested variances to be in front of the main principal buildings.

When stepping back at looking at the property as a whole, the spirit and intent of zoning would be met should the variance be granted primarily because there are campsites in front of the principal buildings along with their individual accessory buildings. The pergola, shed, Pavilion and proposed pavilion addition will have no greater impact on surrounding properties, these structures are internally within the campground operation and much of the need for accessory building space is due to having an operation of this size with multiple uses.

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
Property Deed
Adjacent property owners' notification list
- Exhibit 2: Refused Permit
Site plan highlighting variance buildings
Listing of buildings on the property
Building plans for the Pavilion & proposed addition.
Photo of shed & pergola



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: 4/23/26 Application #: 2026-093

Action: _____

Rejected Permit: 2026-085 Approved Permit: _____

1. Property Location: 8786 Northshore Blvd. Parcel ID# 0141157315495000 Subdivision Lot # Zoning District: "R-C" Attach Deed For Complete Property Legal Description Existing Use Camp Runinmuck Proposed Use Pergola, Shed, Pavilion & Pav. Addition

2. Agent Address City State Zip Phone Email:

3. Appellant/ Owner C.R.N.G., Inc. - Patrick Teresi Address 8786 Northshore Blvd. City Marblehead State Ohio Zip 43440 Phone 440-554-3879 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 Chapter / Section Request an Area Variance from Section 5.2.1.A.ii.a. to allow for a 720s.f. pavilion addition that results in the cumulative accessory building space on the property to be exceeded (4,892s.f. allowed/5,644s.f. proposed), Section 5.2.1.B. to allow a pergola, shed and pavilion to be located in front of the principal structure where accessory structures are required to be in the side or rear yard, and to Section 5.2.1.D.iii to allow for a pavilion accessory structure to be separated less than 5' from the principal structure (3'10" 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.

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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)
Patrick A. Lorusi
 (Appellant's Signature)

 (Date)
 4-23-26
 (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: 5/20/26 BZA Application #: 2026-093
 Notice Published to Website/Social Media: 5/4/26
 Notice Sent to Neighboring Property Owners: 5/4/26
 Filing Fee = \$250.00 Postage Fee \$ 1159 Cash/Credit/Check # 26159

List of neighboring property owners provided? Yes No Copy of Deed? Yes No Narrative Statement? Yes No

Applicant's Narrative Statement, Scope of Work & Response to Decision Standards

Property Address: 8786 E. North Shore Blvd., Lakeside Marblehead, OH 43440

Parcel ID: 014-11573-15495-000

Applicant: C.R.N.G., Inc. (Camp Runinmuck)

Scope of Work

The applicant proposes improvements to an existing commercial campground property to enhance guest amenities, safety, and overall site functionality.

Pavilion Addition:

Construction of a 720 square foot pavilion located adjacent to the principal structure. The pavilion will primarily serve as a communal gathering space for campers and their families, supporting group activities, events, and providing shelter during inclement weather. The proposed separation from the principal structure is 3 feet 10 inches.

Pool Area Pergola:

Installation of a pergola structure within the pool area to provide shade and define seating and lounge space for guests.

Storage Shed:

Installation of a shed structure for the storage of maintenance equipment, pool supplies, and operational materials necessary for the safe and efficient operation of the campground.

Variance Summary:

- Accessory Structure Area: 4,892 sq. ft. permitted / 5,644 sq. ft. proposed
- Front Yard Placement of Accessory Structures
- Separation Distance: 5 ft required / 3 ft 10 in proposed

Response to Decision Standards

A. The property in question will yield a reasonable return and can be used beneficially without the variance; however, the requested variance is necessary to allow reasonable improvements that enhance safety, functionality, and the overall experience of campground guests.

- B.** The variance is not substantial because the requested increase in accessory structure area is modest relative to the overall size of the parcel and the reduction in separation distance is minimal.
- C.** The essential character of the neighborhood would not be substantially altered and adjoining properties would not suffer a substantial detriment because the improvements are low-profile and internal to the campground.
- D.** The variance would not adversely affect the delivery of governmental services because no additional demand will be placed on existing infrastructure.
- E.** The property owner did purchase the property with knowledge of zoning restrictions; however, the need for the variance is based on practical limitations of the existing layout.
- F.** The property owner's predicament cannot feasibly be obviated through other methods because relocating the structures would interfere with internal circulation and safety.
- G.** The spirit and intent behind the zoning requirement would be observed and substantial justice would be done by granting the variance.
- H.** Other relevant factors include that the pavilion will serve as a communal gathering space for campers and families, enhancing the campground experience without impacting surrounding properties.

PARCEL #1

Known as and being a parcel of land in Lot 2, Section 1, Firelands Survey, Danbury Township, Ottawa County, Ohio, and being more particularly described as follows:

Commencing at a found railroad spike marking the intersection of North Shore Boulevard, T.R. #257, with the West line of Section 1 and the East line of Section 2, Firelands Survey, Danbury Township, Ottawa County, Ohio; thence proceeding South 0 degrees 31 minutes 24 seconds West in the West line of said Section 1, Lot 2, a distance of 887.12 feet to a set iron pin and also the point and place of beginning of the parcel herein described; thence proceeding South 88 degrees 48 minutes 19 seconds East in the South line of a parcel described in Ottawa County Deed Records Volume 352 at Page 678, a distance of 444.33 feet to a found iron pin set in the westerly line of a parcel described in Ottawa County Deed Records Volume 300 at Page 682; thence proceeding South 0 degrees 35 minutes 40 seconds West in the West line of the parcel described in Ottawa County Deed Records Volume 300 at Page 682, passing through an iron pin set at 1227.11 feet, a total distance of 1257.11 feet, to a masonry nail set in the centerline of State Route #163; thence proceeding North 89 degrees 18 minutes 58 seconds West in the centerline of State Route #163 a distance of 247.77 feet to a found masonry nail; thence proceeding North 0 degrees 31 minutes 24 seconds East in the East line of a parcel described in Ottawa County Deed Records Volume 349 at Page 35, passing through a found iron pin at 30.00 feet, a total distance of 893.75 feet to a set iron pin; thence proceeding North 89 degrees 28 minutes 36 seconds West in the North line of the parcel described in Ottawa County Deed Records Volume 349 at Page 35 a distance of 194.98 feet to a found iron pin set in the West line of said Section 1, Lot 2; thence proceeding North 0 degrees 31 minutes 24 seconds East in the West line of said Section 1, Lot 2, a distance of 367.87 feet to the point and place of beginning. Said parcel contains 8.8207 acres but is subject to all legal highways and easements of record.

PARCEL #2

Known as and being a parcel of land in Lot 13, Section 2, Firelands Survey, Danbury Township, Ottawa County, Ohio, and being more particularly described as follows:

Commencing at a found railroad spike marking the intersection of North Shore Boulevard, T.R. #257, with the West line of Section 1 and the East line of Section 2, Firelands Survey, Danbury Township, Ottawa County, Ohio, and also being the point and place of beginning of the parcel herein described; thence proceeding South 0 degrees 31 minutes 24 seconds West in the East line of said Section 1, Lot 13, passing through a found iron pin at 25.27 feet, a total distance of 1096.00 feet to a set iron pin; thence proceeding South 89 degrees 19 minutes 21 seconds West a distance of 492.89 feet to an iron pin set in the East line of Schrock's Subdivision, Plat 4; thence proceeding North 0 degrees 40 minutes 39 seconds West in the East line of said Schrock's Subdivision, passing through an iron pin set at 689.74 feet, a total distance of 714.61 feet, to a masonry nail set in the centerline of North Shore Boulevard, T.R. #257; thence proceeding North 52 degrees 51 minutes 46 seconds East in the centerline of North Shore Boulevard, T.R. #257, a distance of 641.40 feet to the point and place of beginning. Said parcel contains 10.4308 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 East line of Section 2, Lot 13, Firelands Survey, Danbury Township, Ottawa County, Ohio bears South 0 degrees 31 minutes 24 seconds East.

Danbury

lw
032694
CRRP2/69

RECORDED
AT VOL 388 PG 769
OF DEED RECORDS
FES 1/1000 RECORD
54 MAY 27 AM 11:19
VIRGINIA PARK RECORDER
OTTAWA COUNTY, OHIO
RECEIVED

003224

RECEIVED
JAMES R. SHEDDEN, County Auditor

Transferred 5-27-94
James R. Shelden
B. Cooney

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, THAT CAMP RUNINMUCK, INC., AN OHIO CORPORATION, The Grantor(s), who claims title by or through instruments recorded in Volume ___ at Page ___ Ottawa County Recorder's Office, for the consideration of One and no/100-Dollars (\$1.00) received to its full satisfaction of CAMP RUNINMUCK, THE NEW GENERATION, INC., AN OHIO CORPORATION, the Grantee(s), whose TAX MAILING ADDRESS will be 8786 N. Shore Blvd., Marblehead, Ohio have given, granted, remised, released and forever quit-claimed, and does by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantee(s), its successors and assigns forever, all such right and title as it, the said Grantor(s), have or ought to have in and to the following described piece or parcel of Land:

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

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging, to the said Grantee(s), its successors and assigns, so that neither the said Grantor(s), nor its successors and assigns, nor any other persons claiming title through or under them, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, it has hereunto set its hand(s), this 26th day of May, 1994.

Signed in the presence of:

[Signature]
EDWARD E. HARTUNG

Camp Runinmuck, Inc.
An Ohio Corporation
By: *[Signature]*
Raymond R. Wiegek,
President
By: *[Signature]*
BRUCE R. COHAGEN
VICE-PRESIDENT

STATE OF OHIO

COUNTY OF Ottawa SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared Raymond R. Wiegek, its President and BRUCE R. COHAGEN its VICE-PRESIDENT of the above named CAMP RUNINMUCK, INC., AN OHIO CORPORATION, who represented that they are duly authorized in the premises, and who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed as such officers and the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Port Clinton, Ohio, this 26th day of May, 1994.



[Signature]
Notary Public
EDWARD E. HARTUNG
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES FEB. 18, 1999

This instrument prepared by:
John A. Kocher, Attorney At Law
Meyer, Kocher, Loeffler and Wargo - Port Clinton, Ohio sac

[Handwritten signature]

To have and to hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever. And....., the said Grantor does for itself and its successors and assigns covenant with the said Grantee, its successors and assigns, that at and until the enrolling of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, that the same are free and clear from all incumbrances whatsoever except agreements, reservations, reversions, exceptions, restrictions and easements of record, zoning ordinances, and real estate taxes and installments of assessments prorated to the date of closing and that it will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantee, its successors and assigns forever, against all lawful claims and demands whatsoever except as above noted.

COPY

In Witness Whereof, said Corporation hereunto sets its hand and corporate seal, by R. I. Dillon its Executive Vice President and C. W. Kelley its Assistant Secretary this 10th day of September in the year of our Lord One Thousand Nine Hundred and Eighty-Three

THE STANDARD SLAG COMPANY
Signed and acknowledged in presence of MR. [Signature] Barbara McLaughlin Executive Vice President C.W. Kelley Assistant Secretary

The State of Ohio, Mahoning County, ss. Before me, a Notary Public in and for said County and State personally appeared the above named THE STANDARD SLAG COMPANY by R. I. Dillon its Executive Vice President and C. W. Kelley its Assistant Secretary who acknowledged that they did sign the foregoing instrument, and that the same is the free act and deed of said Corporation, and the free act and deed of each of them personally and as such officers.

In testimony whereof, I have hereunto set my hand and official seal, a Youngstown, Ohio this 10th day of September, A. D. 1983

VOL. 30 | PG. 0212

COPY

be the same more or less, but subject to all legal highways

Know all Men by these Presents, That THE STANDARD SLAG COMPANY
 _____, a Corporation, the Grantor,
 for the consideration of Ninety Thousand Dollars
 (\$ 90,000.00) received to its full satisfaction of CAMP RUNINMUCK, INC.
 _____, a Corporation, the Grantee,
 whose TAX MAILING ADDRESS will be North Shore Boulevard, Lakeside, Ohio 43440
 does give, grant, bargain, sell and convey unto the said Grantee, its successors and
 assigns, the following described premises, situated in the Township of Danbury
 County of Ottawa, and State of Ohio:

Being a parcel of land lying within Lot No. 2, Section No. 1, Firelands Survey, Danbury Township, Ottawa County, Ohio described as follows:

beginning at a point on the intersection of the centerline of North Shore Boulevard, a public highway, with the west line of Lot No. 2, Section No. 1, marked by a railroad spike;

thence N 53° 30' 55" E along said centerline, 537.42 feet to a point, marked by a masonry nail;

thence N 89° 22' 05" E, 170.85 feet to an iron pin, said pin being 123.60 feet, S 0° 37' 55" E from a point in the centerline of the public highway;

thence S 2° 27' 57" W, 1144.67 feet to an iron pin;

thence N 88° 38' 10" W, 165.00 feet to an iron pin;

thence S 1° 12' 35" W, 1320 feet to a masonry nail in the centerline of S. R. No. 163;

thence N 88° 38' 10" W, along the centerline of survey of S. R. No. 163, 434.08 feet to an iron pin on the P. I. of a curve in said highway;

thence S 68° 26' 50" W, along the centerline of survey, 9.41 feet to the intersection with the west line of said Lot No. 2, Section No. 1;

thence N 0° 41' 43" E, 2151.91 feet, along the west line of Lot No. 2, Section No. 1 to the place of beginning, passing through an iron pin on the southeasterly line of North Shore Boulevard, said parcel to contain 26.4223 Acres, subject to all legal easements of record.

All bearings are based on the assumption that the west line of Lot No. 2 bears N 0° 41' 43" E.

COPY

This conveyance has been examined and the grantor has complied with section 319-202 of the revised code.
 FEE \$ 90.00
 EXEMPT
 JAMES R. SNIDER, County Auditor

Received Sept. 22 1983 At 1:19 P.M.
 Recorder 9-22 1983 Vol. 301 Pg. 211
William R. Keesor
 William R. Keesor

Transferred to Sept. 22, 1983
James R. Snider
County Auditor

004458

CAMP RUNINMUCK ADJOINING PROPERTY OWNER LIST

PARCEL ID #	PROPERTY ADDRESS	PROPERTY OWNER NAME(S)	PROPERTY OWNER MAILING ADDRESS
014-20245-32068-001		JakeJosh, LLC	2262 Port Centre Drive, Medina, OH 44256-5900
014-07820-14622-000	SR 163	Ziegan, William	8931 E. Harbor, Unit A, Lakeside Marblehead, OH 43440
014-20241-32062-001	8809 E. HARBOR ROAD	Hallier, Paul D. & Susan A. Trustees	8809 E. Harbor Rd., Lakeside Marblehead, OH 43440
014-20241-32062-003	8775 E. HARBOR ROAD	Hallier, Charles A. & Melanie A.	8775 E. Harbor Rd., Lakeside Marblehead, OH 43440
014-20245-32068-002	SR 163	Shrock, David	8725 E. North Shore Blvd, Lakeside Marblehead, OH 43440
014-20160-31861-000	199 HIDDEN BEACH ROAD	Hnat, Laura R. Lucey, Kathryn M.	1669 Royalmount Rd., Cleveland Hts., OH 44118-1351
014-12242-16326-000	211 HIDDEN BEACH ROAD	Boush, Carlton & Lisa Ellyn	211 Hidden Beach Rd., Lakeside Marblehead, OH 43440
014-12243-16327-000	217 HIDDEN BEACH ROAD	Conley, Steven & Veronica	140 Michele Dr, Delphos, OH 45833-9110
014-12244-16329-000	229 HIDDEN BEACH ROAD	Trowbridge, Robert D.	650 Central Park Blvd, Monroe, MI 48162-3590
014-12245-16331-000	235 HIDDEN BEACH ROAD	Kyle, William P. & Noreen, Co-Trustess	29629 Wolf Road, Bay Village, OH 44140-1863
014-12246-16332-000	247 HIDDEN BEACH ROAD	McKinney, Patricia	247 Hidden Beach Rd., Lakeside Marblehead, OH 43440
014-12247-16334-000	253 HIDDEN BEACH ROAD	Connor, Dawn	253 Hidden Beach Rd., Lakeside Marblehead, OH 43440
014-20302-32210-000	259 HIDDEN BEACH ROAD	Alafita, Shawn & Jodi	524 Gardner St., Bellevue, OH 44811
014-12249-16336-000	265 HIDDEN BEACH ROAD	Rhoads, Carol Brewster Lugbill, Ann	1421 Salem Woods Lane, Cincinnati, OH 45230
014-12249-16337-000	HIDDEN BEACH ROAD	Rhoads, Carol Brewster Lugbill, Ann	1421 Salem Woods Lane, Cincinnati, OH 45230
014-12250-16338-000	271 HIDDEN BEACH ROAD	Rhoads, Carol Brewster Lugbill, Ann	1421 Salem Woods Lane, Cincinnati, OH 45230
014-09700-285700-000	277 HIDDEN BEACH ROAD	Sweat, James Peter & Marian	277 Hidden Beach Rd, Lakeside Marblehead, OH 43440

CAMP RUNINMUCK ADJOINING PROPERTY OWNER LIST

014-09706-28571-000	283 HIDDEN BEACH ROAD	Nieman, Virginia M.	1738 Hopkins Ave, Columbus, OH 43228-2818
014-12253-16341-000	8720 E. NORTH SHORE BLVD	Niederlander, David D., Trustees	PO BOX 297, Lakeside Marblehead, OH 43440
014-12180-16243-000	347 HIDDEN BEACH ROAD	Holmes, Robert & Debra	347 Hidden Beach Rd., Lakeside Marblehead, OH 43440
014-11564-15479-000	8725 NORTH SHORE BLVD	Shrock Marina, Inc.	PO BOX 178, Lakeside Marblehead, OH 43440
014-11570-15489-022	640 PARKSIDE	Staudt, Tod & Cynthia	640 Parkside, Lakeside Marblehead, OH 43440
014-19141-00004-000	NORTH SHORE BLVD	ODNR	PO BOX 182880, Columbus, OH 43218-2886



Kathryn A. Dale, AICP
Zoning & Planning Administrator

NOTICE OF REFUSAL

April 20, 2026

To Applicant/:	C.R.N.G., Inc.	Application No.:	26-085
Owner	Attn: Patrick Teresi 8786 Northshore Blvd. Marblehead, Ohio 43440	BZA Case No.:	8786 Northshore Blvd.

Your application dated **APRIL 20, 2026**, for a zoning certificate for a **10’ x 10’ PERGOLA, 6’ x 8’ SHED, 30’ x 60’ PAVILION AND 24’ x 30’ PAVILION ADDITION** located at **8786 NORTSHORE BLVD., MARBLEHEAD, OHIO 43440** is hereby refused on this **20th DAY OF APRIL, 2026** 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 “A” Agricultural & “R-C” Recreational Commercial. **NOTE:** Where the refused structures are located is on the “R-C” Recreational Commercial part of the property.

Article 5, Section 5.1.1 & 3. General Regulations Applicable to All Districts

- 1. *No building or structure shall be erected, converted, enlarged, reconstructed, moved or structurally altered, nor shall any building or land be used, except for a purpose permitted in the district in which the building or land is located.*
- 3. *No building or structure shall be erected, converted, enlarged, or reconstructed or structurally altered except in conformity with the yard and lot area regulations of the district in which the building is located unless otherwise specified herein.*

Article 5, Section 5.2.1.A.ii.a. Accessory Buildings

Section 5.2.1.B.
Section 5.2.1.D.iii

- A. *The cumulative square footage of all accessory buildings will be the lot coverage remaining after the square footage of the principal building (if applicable) is subtracted or the following, whichever is smaller:*
 - i. *Base cumulative square footage allowance for parcels under two (2) acres:*
 - a. *2,000 square feet in the A, C-1, C-2, C-3, M-1 and M-2 district.*
 - b. *1,200 square feet in the L, R-1, R-2, R-3 and R-C districts.*
 - ii. *Cumulative square footage allowance for parcels two (2) acres or more:*
 - a. *400s.f. per total parcel acreage plus the base allowance [(Acreage x 400s.f.) + base allowance].*
 - The subject property contains 9.23 acres for the part of the property that is zoned “R-C” Recreational Commercial. This would allow for 4,892s.f. of cumulative accessory building space on the property.
 - There is a total of 14 pre-existing accessory buildings on the property that totals 4,924s.f. (over by 32s.f.).

Variance #1 →

- 12 of the 14 pre-existing accessory structures did not receive proper zoning permits. The two other buildings (original garage & shower house) would be considered as legal nonconforming or grandfathered structures.
- The applicant is proposing to add a 24' x 30' (720s.f.) addition onto a pre-existing 30' x 60' (1,800s.f.) Pavilion, which would put the total cumulative square footage of all accessory buildings at 5,644s.f. (over by 752s.f.)
- The proposed addition of the pavilion has brought to light many issues that the township and owner of the property are working out to get rectified, which is why 3 pre-existing buildings are part of this request and refusal. These include the 10' x 10' (100sf.) pergola by the pool, a 6' x 8' (48s.f.) shed to the east of the pool and a 30' x 60' (1,800s.f.) Pavilion [1,948s.f. total].
- For the purpose of the zoning permit application that is being refused, 11 of the 14 pre-existing accessory structures are listed as existing on the application totaling 2,976s.f. This is in part because no variances are necessary for these buildings, even though permits will need to be retroactively issued.
- The 3 pre-existing accessory structures listed above and the proposed 24' x 30' (720) pavilion addition is listed as 2,668s.f., resulting in a cumulative total of 5,644s.f.

B. Accessory buildings shall be permitted in the side or rear yard.

Variance #2 x 3 bldgs. →

- While the predominant use of the property is a campground, the main communal, principal buildings for the camp operation are in and around the bar/restaurant.
- The pre-existing 10' x 10' pergola by the pool, a 6' x 8' shed to the east of the pool and a 30' x 60' Pavilion are all located in front of the principal use structures.
- The applicant is proposing to add another 24' x 30' section onto the existing 30' x 60' pavilion which will also be in front of the principal buildings.

D. For lots with a principal building, the following shall apply:

iii. Shall be no closer than five (5) feet to the principal building, no closer than five (5) feet to the side lot line and no closer than five (5) feet to the rear lot line.

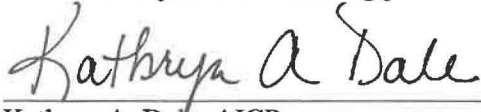
Variance #3 x 1 bldg. →

- The pre-existing 30' x 60' pavilion is 3'10" from the principal structure where 5' separation is required. This pavilion is proposed to have a 24' x 30' addition onto it, but that addition will meet the 5' separation requirement.

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 7.8.2.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: 4/20/26 Application #: 2026-085

Approval Date: 4/20/26 BZA Case #:

1. Property Location: 8786 E. North Shore Blvd Parcel ID # 0141157315495000
Subdivision Lot # Zoning District "R-C" Recreational Commercial
Existing Use Campground Proposed Use 30x60 Pavilion w/ 24' x 30' 10x10 Pergola, 6'x8 Shed Addition

2. Applicant Patrick Teresi/C.R.N.G., Inc. Address 8786 E. North Shore Blvd.
City Marblehead State OH Zip 43440 Phone
Email:

3. Owner Patrick Teresi/C.R.N.G., Inc. Address 8786 E. North Shore Blvd
City Marblehead State OH Zip 43440 Phone
Email:

4. Contractor/ Architect Carport Central Address 1018 Rockford Street
City Mt. Airy State NC Zip 27030 Phone
Email:

5. Site Plan: Attach site plan for subject property. See Instructions & Sample.

6. Type of Improvement
Residential Use: New Single Family, New Two-Family, New Multi-Family, Addition, Accessory Structure, Decks or Patios, Swimming Pools, Walls or Fences, Temporary Uses, Signs, Docks, Other.
Non-Residential Use: New Building(s), Dimensions of each Bldg., Addition, Accessory Structure, Temporary Uses, Signs, Walls or Fences, Remodel/ Tenant Finish, Docks, Finger, Main or Walkway, Other.

7. Project Description: Installation of 30x84 steel carport, 10' x 10' Pergola, 6' x 8' Shed
** Variance needed (Front-yard)* ** Variance Needed (Front-yard)*

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:	<u>8656</u> ⁺ sf.	_____ sf.	Front Yard Setback:	_____ ft.	<u>215.5</u> ft.
Second floor:	_____ sf.	_____ sf.	Side Yard Setback:	_____ ft.	<u>135'</u> to Pergola
Third floor:	_____ sf.	_____ sf.	W side:	_____ ft.	<u>116'</u> to Pergola
Garage/carport:	_____ sf.	_____ sf.	E side:	_____ ft.	<u>280'</u> to Pavilion
Decks/porches:	_____ sf.	_____ sf.	Rear Yard Setback:	_____ ft.	<u>475'</u> to Bar <u>Same</u> ft.
Breezeway:	_____ sf.	_____ sf.	5' Acc. Bldg/ Separation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u>3.10</u> ft. <i>* Variance needed (5' req'd)</i>
Accessory:	<u>2976</u> sf.	<u>2668</u> sf.	Is the property Nonconforming?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Parking:	_____ sf.	_____ sf.	Lot Coverage:		
Other:	_____ sf.	_____ sf.	A. Principal Building Footprint:	_____ sf.	<u>8656</u> sf.
Highest point of building above the established grade:	_____ ft.	<u>15'</u> ft.	B. Total of Accessory buildings:	_____ sf.	<u>5644</u> sf. <i>4,892^{sq} Allowed</i>
			C. Lot Width x Lot Depth = Lot Area:	_____ sf.	<u>402059</u> sf. <i>* Variance needed (752^{sq} min)</i>
			[(A + B) ÷ C] x 100 =	<u>3.56%</u>	<u>9.23ac</u>

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.

69d5fc23-6062-45c2-a42a-25df6e347a34 Digitally signed by 69d5fc23-6062-45c2-a42a-25df6e347a34 Date: 2025.04.15 09:51:15 -0400

 (Applicant's Signature) (Date)

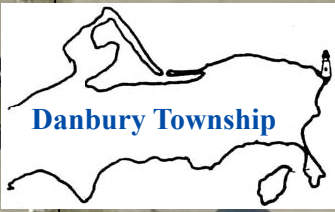
Do not write below this line
ZONING CERTIFICATE

Upon the basis of Application No. 26-085, 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 4/20, 20 26 Fee Paid \$ 0 Check # _____
 Date Application Ruled On 4/20, 20 26 If certificate refused, reason for refusal: See Attached Letter

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



8786 Northshore Blvd.
Zoned: "A" & "R-C"

8725 E NORTH SHORE BLVD

8773 E NORTH SHORE BLVD

NORTH SHORE

8786 E NORTH SHORE BLVD

8786 E NORTH SHORE BLVD

10' x 10' Pergola

6' x 8' Shed

30' x 60' Pavilion

24' x 30' Pavilion Add.

3'10"

Relocate Ex. 20' x 30' Pavilion

10'



Aerial Year	Bldg Description	Size	Square Feet	Permit?	Permit Type	Other
2002	5 Cabins/Cottages	24' x 25'	840 each	1984-1088	5 Cabins/ Cottages	4 cabins in the SW corner of the property. 1 Cabin was razed in 2025. Another cabin was where Bruce & Linda's residence now is which is part of the Laundry Bldg.
	Shower House	24' x 35'	840	Grandfathered	Comm.	
	Laundry/ Residence	28' x 48'	1344	1999-139	Comm. Storage	Was an original 24' x 25' Cabin. 1999 Blt. as a Comm. Storage building. Converted to Laundry/ Res. w/ No Change of Use. Bruce & Linda's House
	Garage	24' x 40'	960	Grandfathered	Comm. Storage	
	Offices	23' x 56'	1288	Grandfathered	Comm. Offices	Identified in 1999 paper work as a 'Trailer' and depicted as a single-wide. Hard to say if it's always been a doublewide
	Clubhouse/ Bar Rest.	60' x 60'	3600	1999-062	Comm. Alteration	1999 a 14' x 60' (840s.f.) area of the existing bar was altered.
	101 Campers Counted					
2006	Shed	8' x 16'	128	No	Accessory Structure	Shed near propone tank
	Shed	6' x 8'	48	No	Accessory Structure	Shed near propone tank
	(15 new) 116 Campers Counted					
2011	Awning/ Carport	16' x 34'	544	No	Addition	Offices Awning
	Covered Deck	28' x 35'	980	2006-200	Covered Deck Addition	Originally a 20' x 20' Deck. Permit issued as a deck remodel. Old deck was removed and replaced with this covered deck. No mention of enclosure of the space or of the bar/ restaurant expansion.
	(4 new, 1 relocated) 120 Campers Counted					
2012	(3 removed) 117 Campers Counted					3 campers removed (2 from 2002 & 1 from 2006)
2014	Cooler Addition	10' x 14'	140	No	Addition	Connected, roofed cooler
	Shed	6' x 8'	48	No	Accessory Structure	Next to, east of original garage
	(4 new) 121 Campers Counted					
2016	Carport	14' x 48'	672	No	Addition	Bruce & Linda's Carport
	Shed	8' x 10'	-80	No	Accessory Structure	Shed under Canopy/ Pavilion
	Carport	20' x 30'	600	No	Accessory Structure	Original Carport/ Pavilion north of the Bar
	Pergola	10' x 10'	100	No	Accessory Structure	Pool Pergola
	BBQ Stand	14' x 14'	196	No	Accessory Structure	BBQ Stand
	External Cooler	8' x 16'	128	No	Other Comm.	External Walk-in cooler
	Shed	6' x 8'	48	No	Accessory Structure	Next to Walk-in Cooler
	(3 new) 124 Campers Counted					
2017	Awning	10' x 10'	100	No	Addition	East entry into Bar/ Restaurant
	(1 new) 125 Campers Counted					
2019	(3 new) 128 Campers Counted					
2023	Pavilion	30' x 60'	1800	No	Accessory Structure	Large Pavilion
	Shed	6' x 8'	48	No	Accessory Structure	Between Bar & Playground
	128 Campers Counted					
2025	Shed	6' x 8'	48	No	Accessory Structure	Next to Pool
2026	Pavilion Addition	24' x 30'	720		Accessory Structure	Pavilion Addition

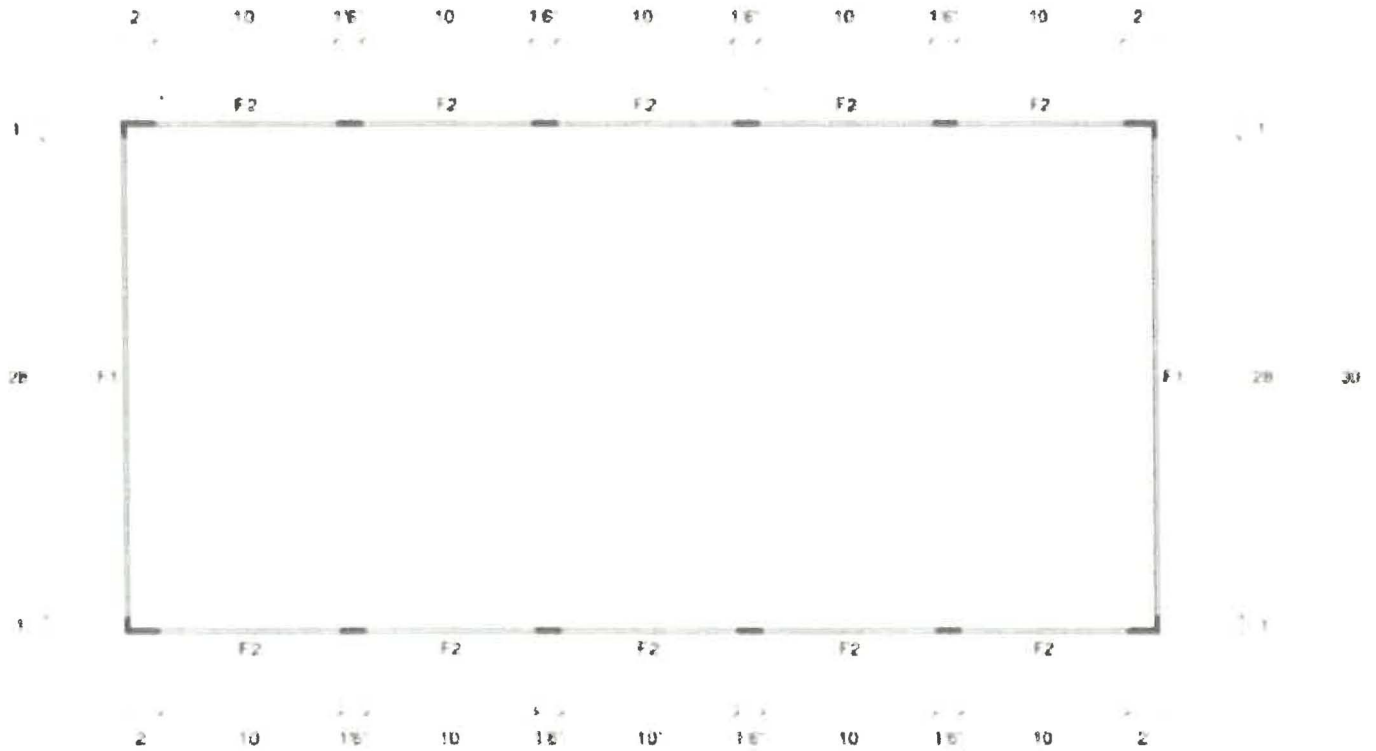
Primary Buildings:	8656	
Existing Accessory Bldgs:	2976	5644
Variance Accessory Bldgs:	2668	

Original 30'x60'
Pavilion

LEFT SIDE

FRONT

BACK



Patrick S. Teresi



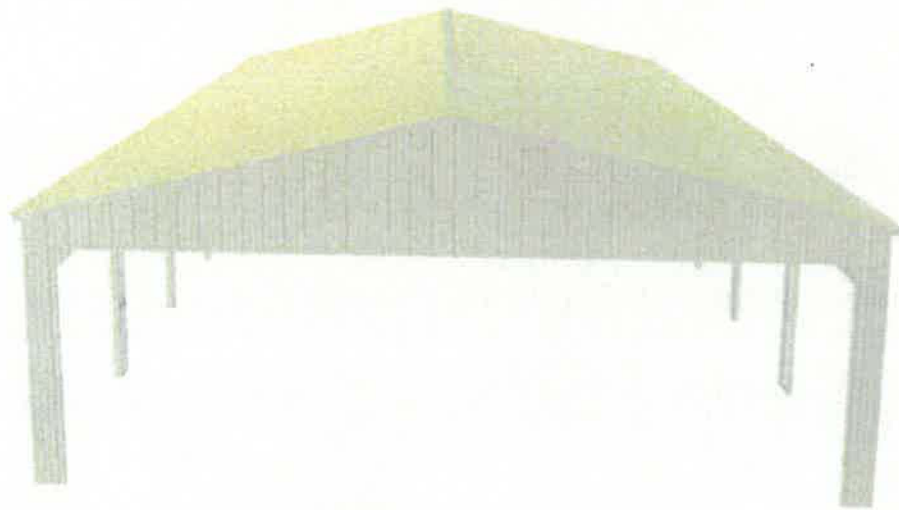
Garage
30' W x 60' L x 10' H

Patrick S. Jones



Garage
30' W x 60' L x 10' H

Patrick S. Jones



Garage
30' W x 60' L x 10' H

Patrick S. Jones

Full Width 30'

Cl

Back 30'

Proposed
24' x 30'
Pavilion Add.

30' Wide * 24' Long * 10' Tall

Right 24'

Front 30'

Full Width 30'

12'

4.01

3.1

4.01

3.1

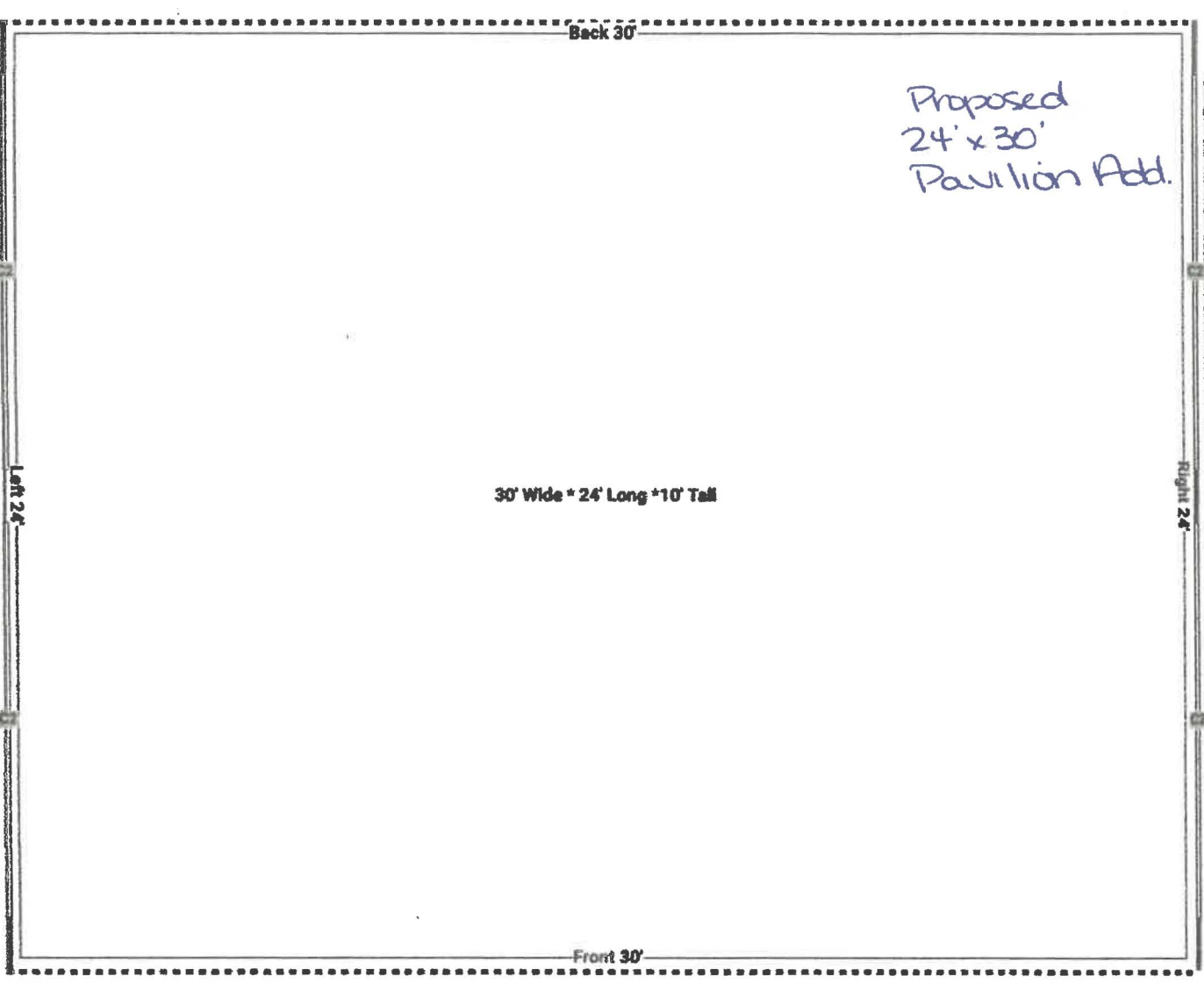
4.1

4.01

4.1

4.01

4.1



Full Width 30'

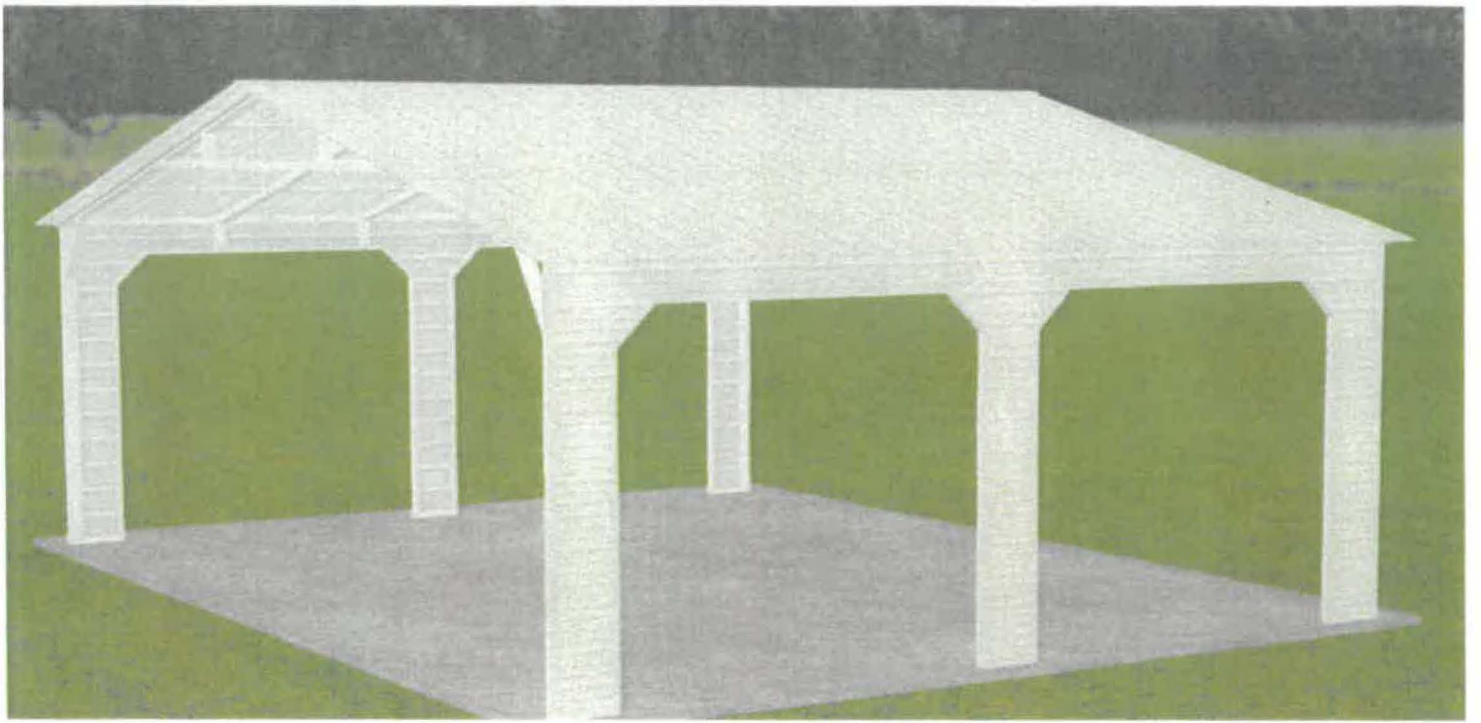
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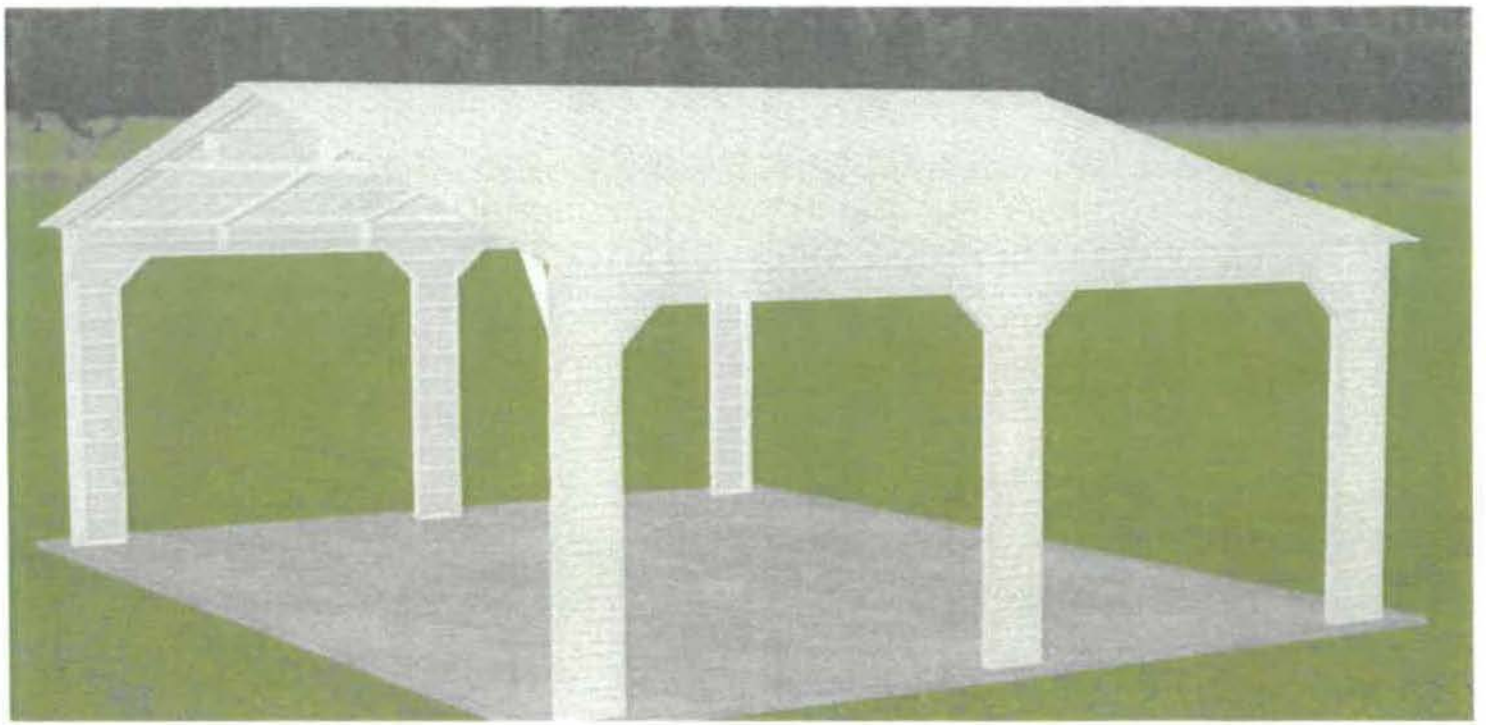


30' Wide * 24' Long * 10' Tall

Front 30'

Full Width 30'







↑
30' x 60' Pavilion

↖ 20' x 30' Pavilion
to be
Relocated

6' x 8' Shed
↓

10' x 10' Pergola
↓

