



Danbury Township, Ohio

## **STAFF REPORT**

Board of Zoning Appeals  
Meeting Date: August 19, 2026

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|                   |                                                                                                                                                                                                                                                                                                                                                     |                 |              |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------|
| <b>Case #:</b>    | BZA-2026-161                                                                                                                                                                                                                                                                                                                                        | <b>Address:</b> | 524 W. Sixth |
| <b>Appellant:</b> | Rachel Murphy, Owners                                                                                                                                                                                                                                                                                                                               | <b>Zoning:</b>  | "L" Lakeside |
| <b>Request:</b>   | <b>Request for Area Variances from Section 5.2.2. to allow for the principal building to be located closer to the detached accessory building than allowed (2'8" proposed/ 5' required) and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted (20%; 320.2s.f. allowed/ 36.2%; 579.4s.f. proposed).</b> |                 |              |

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### **SUMMARY:**

The applicant is proposing a 17' x 19'4" two-story addition onto the north end of the house which will be 4'2" from the foundation of the addition to the foundation of the existing detached garage which is to remain. Once the 6" overhang on the addition and 1' overhang on the garage are taken into consideration, the principal structure will only be 2'8" from the detached garage where 5' is required.

The existing house structure is nonconforming because the roof overhang along W. Sixth Street encroaches over the south, front property line and into the road right-of-way. The existing house contains 1,601s.f. Twenty (20%) of this would allow for a 320.2s.f. addition. While the applicant is proposing a 17' x 19'4" two-story addition (328.7s.f. per floor), they are removing and replacing a 78s.f. porch, which means they are adding 250.7s.f. of new space to the ground floor. The applicant is proposing 250.7s.f. of new space for the 1<sup>st</sup> floor addition and 328.7s.f. for the 2<sup>nd</sup> story addition, which results in 579.4s.f. (36.2%) being added onto the house where 320.2s.f. (20%) is allowed.

### **ANALYSIS:**

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

The property in question will yield a reasonable return and can be used beneficially without the variance because the property is permitted to be used for a single-family residence and is permitted to be added onto.

Whether or not the variances are substantial can always be debated. On the one hand this is new construction and it could have been designed to fit within the parameters of the zoning resolution. On the other hand, the request could be viewed as not substantial because if there were no nonconforming overhang, the lot would have been permitted up to 358s.f. of additional lot coverage on the 1<sup>st</sup> floor and no limit for the 2<sup>nd</sup> story addition. As far as the separation requirement is concerned, they still have ample space to access the garage from between structures.

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 specific variance because the scale of the proposed addition is in keeping the scale and style of the existing house. Additionally, all setbacks, lot coverage and building height requirement will be met.

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.

The applicant states in their narrative statement that they were not aware of the zoning restrictions at the time they purchased the property in 2020.

According to the applicant's narrative statement, the property owner's predicament cannot feasibly be obviated through some method other than a variance. The applicant explains that they looked into off-setting the addition to meet the 5' building separation requirement, but it affected doorway placements internally. Additionally, they considered flipping the layout of the kitchen

and connecting it to the existing garage via a breezeway, which would have eliminated the separation requirement, but due to where plumbing is located and would have to be extended from, it would have been cost prohibitive.

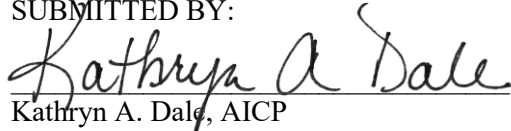
The spirit and intent of zoning would be met should the variance be granted because there are no known negative impacts to surrounding properties.

**STAFF RECOMMENDATION:**

None.

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**SUBMITTED BY:**



Kathryn A. Dale, AICP

Danbury Township Zoning Inspector

*Date Prepared: July 17, 2026*

**List of Exhibits Enclosed:**

- |            |                                                                                                                                                                                     |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exhibit 1: | BZA Application<br>Appellants Response to Decision Standards<br>Adjacent property owners' notification list<br>Property Deed<br>Photographs A-G<br>Lakeside COA & Variance Approval |
| Exhibit 2: | Refused Permit<br>Submitted Plans                                                                                                                                                   |



Danbury Township, Ohio



## BOARD OF ZONING APPEALS APPLICATION

Date Filed: 7/17/26 Application #: 2026-161

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

5972 E. Port Clinton Rd.

Marblehead, Ohio 43440

☎: (419) 734-6120 F: (419) 734-3137

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

Rejected Permit: 2026-158 Approved Permit: \_\_\_\_\_

1. **Property Location:** 524 W. Sixth Street Parcel ID# 0140368004227000

Subdivision Lakeside, Blk 38 Lot # 9 & 10 Zoning District: "L"

**Attach Deed For Complete Property Legal Description**

Existing Use SF Home & Detached Garage Proposed Use 17' x 19'4" 2-story Addition

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

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

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

3. **Appellant/ Owner** Rachel Murphy Address 6041 Stinewood Drive SE

City East Sparta State Ohio Zip 44626 Phone \_\_\_\_\_

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

*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 Area Variances from Section 5.2.2. to allow for the principal building to be located closer to the detached accessory building than allowed (2'8" proposed/ 5' required) and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted (20%; 320.2s.f. allowed/ 36.2%; 579.4s.f. proposed).

**Practical Difficulty** \_\_\_\_\_

*Attach Separate Narrative Statement describing the request if additional space is needed.*

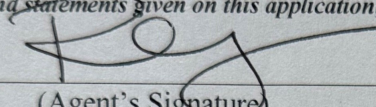
5. Attach a Narrative Statement with a response to each Decision Standard listed in **Attachment "A"** hereto, as is relates to the specific request.

*Next Page →*



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

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

  
(Agent's Signature)

7/17/26  
(Date)

\_\_\_\_\_  
(Appellant's Signature)

\_\_\_\_\_  
(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:** \_\_\_\_\_

**BZA Application #:** \_\_\_\_\_

**Notice Published to Website/Social Media:** \_\_\_\_\_

**Notice Sent to Neighboring Property Owners:** \_\_\_\_\_

Filing Fee = \$250.00 Postage Fee \$ \_\_\_\_\_ Cash/Credit/Check # \_\_\_\_\_

List of neighboring property owners provided? Yes No

Copy of Deed? Yes No

Narrative Statement? Yes No



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

524 W. Sixth Street  
Murphy

### Scope of Work:

A two story 17' x 19'4"" addition on the north side of my property in Lakeside. The addition would allow for a kitchen downstairs and a master bedroom and bathroom upstairs, while also increasing the size of our current upstairs bathroom to allow for an additional shower.

### Decision Standards:

- A. The property in question (**will/will not**) yield a reasonable return or (**can/cannot**) be used beneficially without the variance because with a family of five, we need more space to cook, shower, sleep and relax inside our cottage. I bought this cottage in 2020 soon after my husband passed away. I have four boys, ages 7, 10, 13 and 15. My goal with this construction project is to provide a comfortable place for my children to continue coming back to, summer after summer, even when they want to bring their spouses and children. I can see into the future enough to know that if the space isn't comfortable for my children, they will not keep making the trip to spend time in Lakeside when they are grown and living their own grown up lives.

We currently all share one shower and have a kitchen that accommodates only one person at a time. This addition allows for two additional showers upstairs, another bedroom so everyone has their own space, and a large open kitchen that will be comfortable to share cooking responsibilities and host friends and family. As any mother knows, cooking dinner as a family is both helpful at the moment, and teaches these boys good skills that will hopefully translate to their roles as husbands and fathers. These changes will make our cottage more comfortable for my family for years to come.

- B. The variance (~~is~~ **is not**) substantial because

The 20% Rule is not substantial because we still have lots of yard and permeable space, the addition will still fit within the scale of our two story cottage. We are not asking for exceptions to the setbacks or the lot coverage. We meet all other building requirements.

The variance for the separation requirement only allows me to build closer to my own property. So if a fire were to break out, it would only put my own building at risk. It would not impact anyone or anything else in the community.

These two issues are minimal in terms of building regulations. The proposed addition does not impact any of my neighbors.

- 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

Neither proposed variance would change the character of our cottage/neighborhood nor does it impact our neighbors.

The 20% zoning rule also does not change the character of our cottage. We worked extensively with the Historic Preservation Design and Review Board at Lakeside to ensure that we are maintaining the integrity of the period of significance in which our home was built. The primary facade will not be altered. The addition is to the rear of the property and we have designed it using windows, doors, and siding to complement the original structure. When the addition is completed, it will blend seamlessly into the character of our cottage and the neighborhood as a whole.

Our project does not impact our neighbors. We sit on one of the larger lots in Lakeside and there is plenty of yard space between the proposed addition and any of our neighboring lots. See photos for reference. The variance requested for the separation requirement is still not adjacent to any

neighbor's buildings. We are simply asking to be closer to our own garage than the zoning permits.

- D. The variance (~~would~~ / would not) adversely affect the delivery of governmental services (i.e. water, sewer, garbage, etc.) because The variance would not impact governmental services.

- E. The property owner (~~did~~ / did not) purchase the property with knowledge of the zoning restriction because a survey was not required at the time of purchase. Therefore we had no idea that the sunroom is possibly a few inches over the property line.

- F. The property owner's predicament (~~can~~ / cannot) feasibly be obviated through some method other than a variance because

The 20% rule does not allow us enough square footage to make our cottage comfortable for 5 people, plus spouses and children. The proposed addition increases the footprint of our cottage less than 20% and since the cottage is currently 2 stories already, adding a second story to the addition will actually make the addition appear more to scale than only doing a one story addition.

The addition could not feasibly be adjusted to allow for the full 5' Separation Requirement. We explored several different options to accommodate the full 5' separation and neither one was feasible. One option was to offset the addition two feet towards Oak to give us enough space between the addition and the garage. This does not work with our design upstairs, as it forces the same 2' offset in every doorway or hallway going into the new addition. There was no way to allow the offset of the addition without pushing every doorway upstairs off track. The second option we explored was to build a roof connecting the addition to the garage with a roof over a house door opposite the main door in the garage. This is also not feasible. The kitchen design keeps all the plumbing on the same wall of the house, but does not have room for a door to lead into the main door of the garage. It would be cost prohibitive to move all the plumbing to the other wall to allow for the doorway to doorway rule.

Both options we explored were either non functional or cost prohibitive.

- G. The spirit and intent behind the zoning requirement (would / ~~-would not~~) be observed and substantial justice done by granting the variance because

In regards to the 20% Rule, this addition still matches the scale of our current two story cottage. Though functional, this addition will not have a significant impact on the public right-of-way or have adverse effects on the community. The siding and windows will complement the character-defining features of our cottage. Again, we are not asking for any other variances, including setbacks and lot coverage. We still meet all other building requirements.

In regards to the separation requirement, this is not substantial because it will not impact the current door to enter the garage. This will still be fully functional and accessible. Two windows will be placed on that side of the addition, still allowing for plenty of sunlight and airflow.

- H. Other relevant factors, if any, considered include Although our sunroom overhang possibly encroaches over the front property line, we have a substantial yard for Lakeside, we are not making any changes to the front of the house where the overhang issue exists. All our work will be in the back of the house where we have plenty of yard.



## Rachel Murphy's List of Adjoining Property Owners

Kreps  
13823 N Suder Road  
LaSalle, MI 48145

Dillon  
201 Tiffin Street  
Fostoria, OH 44830

Schiffer  
1287 W Sterns Road  
Temperence, MI 48182

Claypool  
195 Rainbow Drive NW  
Lancaster, OH 43130

Gardner  
2823 Lymington Road  
Upper Arlington, OH 43220

Kurtz  
7965 Valley View Road  
Hudson, OH 44236

Bryant  
1851 Ross Road  
Sunbury, OH 43047

This conveyance has been examined and the grantor complied with section 319-202 of the revised code.  
FEES \$ 1547.20  
EXEMPT  
Jennifer J. Widmer, County Auditor

*TRANS 10-2-2020*  
*Osall*

202000299265  
Filed for Record in  
OTTAWA COUNTY, OHIO  
VIRGINIA H PARK, RECORDER  
10-02-2020 At 02:58 PM.  
QUIT C DEED 34.00  
OR Book 1797 Page 457 - 457

QUIT-CLAIM DEED  
Rev. Code Sec. 5302.11  
*308893 TCT*

Robert J. Schrock and Lisa M. Schrock, husband and wife, for valuable consideration paid, grants to Rachel Murphy, whose tax mailing address is 6041 Stinewood Drive SE East Sparta, Ohio 44626, all their interest in the following real property:

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

And known as and being known Lots no. Nine (9) in Block Thirty-eight (38) of Lakeside, a subdivision of said township.

Tax Parcel No. 014-03180-04227-000

Subject to: zoning ordinances and resolutions; easements, agreements, and restrictions of record; terms and conditions of Lease recorded in Volume 28 of Leases, page 861 of Ottawa County Lease Records; indentures, conditions and provisions of Ninety-Nine (99) year lease renewable forever, from the Lakeside Company, dated September 22, 1889 and recorded in Volume 4, page 183 of Ottawa County, Ohio Lease Records; and taxes and installments of assessments due and payable after delivery hereof.

Prior instrument reference: Book 1455, page 942, Ottawa County, Ohio Official Records.

Executed this 1 day of October, 2020.

*Lisa M. Schrock POA*

Robert J. Schrock by Lisa M. Schrock,  
his attorney-in-fact

*Lisa M. Schrock*

Lisa M. Schrock

STATE OF OHIO     )  
                              ) SS:  
COUNTY OF STARK )

The foregoing instrument was acknowledged before me this 1 day of October, 2020, by Robert J. Schrock by Lisa M. Schrock, his attorney-in-fact, and Lisa M. Schrock, husband and wife.

*Jeff C. Stewart*  
Notary Public

This Instrument Prepared By:  
John W. Hilbert II, Esq.  
Shumaker, Loop & Kendrick, LLP  
125 Jefferson Street  
Port Clinton, Ohio 43452 (#14649646)



Jeffery C. Stewart  
Notary Public, State of Ohio  
My Commission Expires  
May 14, 2022

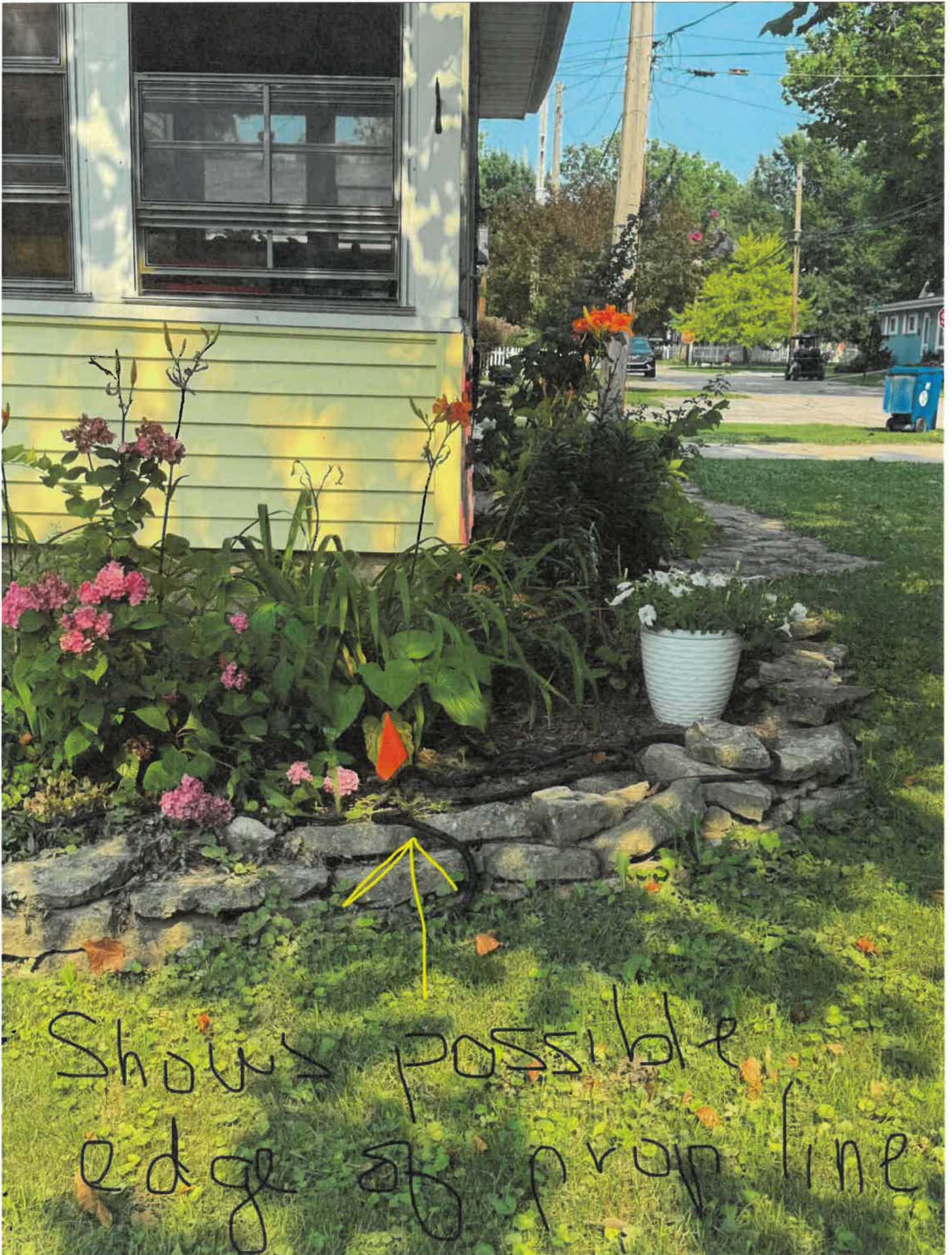


A.





B





c



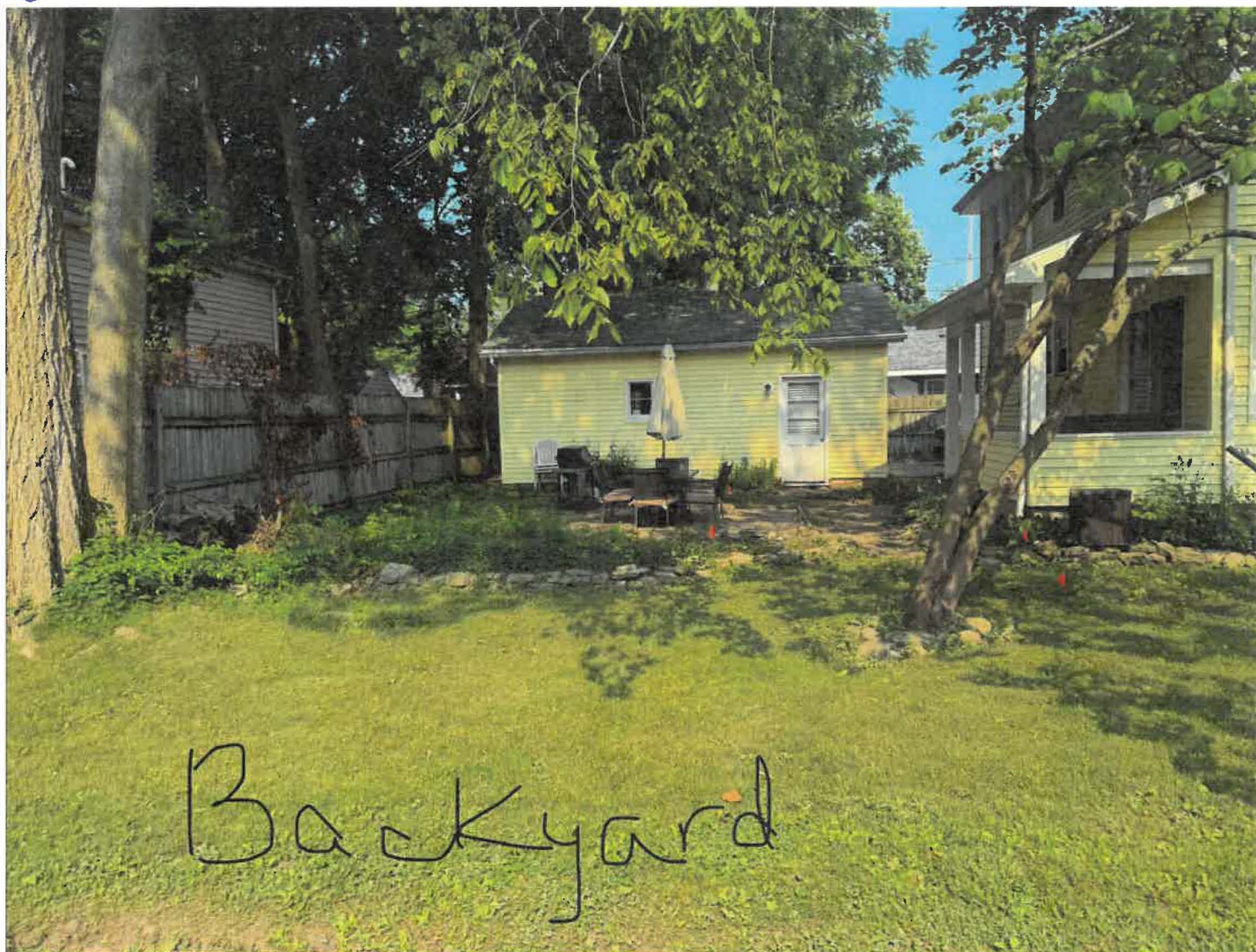


D.





E.





F.



Corner of  
addition



G





## Request for Variance

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

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

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

Owner(s): Rachel Murphy

Phone/email: \_\_\_\_\_

Lakeside Address: **524 W Sixth Street**

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

Two-story addition on the rear 17x19'-4" (329 sf footprint) of a non-conforming cottage. 6" of East elevation is over the property line.

They are not changing this area, but the addition loses non-conforming status so it is subject to the exceeding 20% enlargement limitation. Requesting two variances: (1) to allow the rear addition to be 2'-8" from the eave to the garage eave where 5' is required (the distance between foundations is 4'-2"); and (2) to exceed the 20% limitation (limit is 320.2 sf, proposed is 579.4 sf (overage of 259.2 sf).

Explanation of need: This will allow us to make renovations to the interior without moving the plumbing and incurring significant additional costs. This change will not impact any of our neighbors. We do not want to add a connector because the interior configuration does not have a door on the side facing the garage.

**MSC Member/Staff Review/Recommendation:** MSC supports the variance requests to the Board of Zoning Appeals to allow the rear addition to be less than Danbury Township required 5' building separation (proposed is approx. 2'-8" from the eaves); and to allow the enlargement to exceed the 20% limitation (proposed is approx. 579.4 sf, the 20% limit is 320.2 sf, with an overage of 259.2 sf). Approval of the variances does not imply and is contingent upon HP-DRB approval of the overall project.

MSC Action: Approved: ☒ Disapproved: ☐

Approved with modification: \_\_\_\_\_

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

Lisa Hogue Date: July 6, 2026

Chair, Municipal Services Committee, Lakeside Board of Directors  
or: Lakeside Development Administrator



LAKESIDE ASSOCIATION  
HISTORIC PRESERVATION & DESIGN REVIEW BOARD

*Certificate of Appropriateness*

**Awarded to:** Rachel Murphy

**For work at:** 524 W Sixth St.

**Description of Work to be performed:**

Remove rear porch and replace with two-story (17x19'-4") addition on the West side; remove flagstone patio. Approved by HP-DRB 07/11/2026 as submitted on 03/26/2026 with updated drawings received 07/01/2026, and the suggestion to add muntins to the French door, contingent on approval by the Board of Zoning Appeals.

**Date of Issue:** 07/11/2026

COA expires 24 months from issue date.





**Kathryn A. Dale, AICP**  
Zoning & Planning Administrator

## NOTICE OF REFUSAL

July 8, 2026

**To Applicant/:** Rachel Murphy  
**Agent** 6041 Stinewood Drive SE  
East Sparta, Ohio 44626

**Application No.:** 26-158  
**524 W. Sixth Street**

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

Your application dated **JULY 2, 2026**, for a zoning certificate for a **17' X 19'4" TWO-STORY ADDITION** located at **524 W. SIXTH STREET, MARBLEHEAD, OHIO 43440** is hereby refused on this **8<sup>th</sup> DAY OF JULY, 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 "L" Lakeside.

### **Article 5, Section 5.1.3**

#### **General Regulations Applicable to All Districts**

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

### **Article 5, Section 5.2.2.**

#### **Accessory Buildings**

2. *All Accessory buildings in the L, LBO, and LMO districts, within the gates of Lakeside, shall be permitted only on lots with a principal building already in existence and are permitted in the side or rear yard. The minimum setback shall be three (3) feet from the side and rear lot line. Such building shall not exceed 1,200 square feet, shall be no closer than five (5) feet to the principal building, and shall not exceed fifteen (15) feet in height. The applicant is proposing to construct a 13' x 19' pergola over the existing outdoor patio area at the back of the house which will be 3' from the principal structure's 18" roof overhang where 5' separation is required.*
  - The applicant is proposing a 17' x 19'4" two-story addition onto the north end of the house which will be 4'2" from the foundation of the addition to the foundation of the existing detached garage which is to remain.
  - Once the 6" overhang on the addition and 1' overhang on the garage are taken into consideration, the principal structure will only be 2'8" from the detached garage where 5' is required.

Variance #1 →

### **Article 7, Section 7.12.3.A**

#### **Nonconforming Uses**

3. *Modifications*
  - A. *The addition to or enlargement of a nonconforming building or structure shall be permitted provided it contains a permitted use and such addition or enlargement does not exceed twenty (20%) percent of the floor area contained in the original building or structure at the time of the adoption of this Resolution. All other*

*requirements of the District (lot area, yards, etc.) shall be met unless a variance is obtained.*

- The existing house structure is nonconforming because the roof overhang along W. Sixth Street encroaches over the south, front property line and into the road right-of-way.
- The existing house contains 1,601s.f. Twenty (20%) of this would allow for a 320.2s.f. addition.
- While the applicant is proposing a 17' x 19'4" two-story addition (328.7s.f. per floor), they are removing and replacing a 78s.f. porch, which mean they are adding 250.7s.f. of new space to the ground floor.
- The applicant is proposing 250.7s.f. of new space for the 1<sup>st</sup> floor addition and 328.7s.f. for the 2<sup>nd</sup> story addition, which results in 579.4s.f. (36.2%) being added onto the house where 320.2s.f. (20% ) is allowed.

Variance #2

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

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

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



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

**Note:** The applicant has 20 days (per Section 7.9.2.A.i.) to submit revisions or to appeal this decision to the Board of Zoning Appeals. A new application will be required, including payment of a new fee, if the applicant fails to submit adequate revisions within this time period. Revisions that address these deficiencies may result in further comments relative to these or other Zoning 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](http://www.danburytownship.com)

**ZONING PERMIT APPLICATION**

Date Filed: 7/2/26 Application #: 2026-158

~~Approval~~ Refusal

~~Approval~~ Date: 7/8/26 BZA Case #: \_\_\_\_\_

1. **Property Location:** 524 W. Sixth Street Parcel ID # 0140368004227000

Subdivision Lakeside, Blk 38 Lot # 9 & 10 Zoning District "L" Lakeside

Existing Use SF Home & Detached Garage Proposed Use 17' x 19'4" 2-story Addition

2. **Applicant** Rachel Murphy Address 6041 Stinewood Drive SE

City East Sparta State Ohio Zip 44626 Phone \_\_\_\_\_

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

3. **Owner** Same as Above Address \_\_\_\_\_

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

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

4. **Contractor/ Architect** \_\_\_\_\_ Address \_\_\_\_\_

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

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

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

**6. Type of Improvement**

Residential Use

☐ New Single Family (☐ w/Deck)

☐ New Two-Family

☐ New Multi-Family, No. of Units \_\_\_\_\_

☒ Addition

☐ Accessory Structure

☐ Decks or Patios

☐ Swimming Pools (above or inground)

☐ Walls or Fences

☐ Temporary Uses - Dates From: \_\_\_\_\_ To: \_\_\_\_\_

☐ Signs - Permanent \_\_\_\_\_ Temporary \_\_\_\_\_

☐ Docks - \_\_\_\_\_ sf.

☐ Other (specify) \_\_\_\_\_

Non-Residential Use

☐ New Building(s)

Dimensions of each Bldg. \_\_\_\_\_

☐ Addition

☐ Accessory Structure

☐ Temporary Uses - Dates From: \_\_\_\_\_ To: \_\_\_\_\_

☐ Signs - Permanent \_\_\_\_\_ Temporary \_\_\_\_\_

☐ Walls or Fences

☐ Remodel/ Tenant Finish

☐ Docks, Finger, Main or Walkway - \_\_\_\_\_ sf.

☐ Other (specify) \_\_\_\_\_

7. **Project Description:** Remove existing 6' x 13' north, rear porch and add 17' x 19'4" 2-story addition

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.                | <u>(Setbacks are from the property lines to roof overhang, not the edge of the road pavement or foundation)</u>  |                    |                                                 |
|                                                        |                 | <u>(328.7-78)</u>        | <u>W. 6th</u>                                                                                                    |                    |                                                 |
| First floor:                                           | <u>664</u> sf.  | <u>250.7</u> sf.         | Front Yard Setback: <u>S</u>                                                                                     | <u>-1</u> ft.      | <u>Same</u> ft.                                 |
|                                                        |                 |                          | Side Yard Setback:                                                                                               |                    |                                                 |
| Second floor:                                          | <u>664</u> sf.  | <u>328.7</u> sf.         | <u>E</u> side:                                                                                                   | <u>8'1"</u> ft.    | <u>Same</u> ft. <u>7'1" to OH</u>               |
| Third floor:                                           | _____ sf.       | _____ sf.                | <u>Oak W Front</u>                                                                                               | <u>7'5"</u> ft.    | <u>8'1"</u> ft.                                 |
| Garage:                                                | <u>487</u> sf.  | _____ sf.                | Rear Yard Setback: <u>N</u>                                                                                      | <u>3'</u> ft.      | <u>Same</u> ft.                                 |
| Decks/porches:                                         | <u>273</u> sf.  | <u>195s.f. to Remain</u> | 5' Acc. Bldg/ Separation? <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/>      | <u>4.2'</u> ft.    | <u>**Less between OH's 2.8? Variance Needed</u> |
| Breezeway:                                             | _____ sf.       | _____ sf.                | Is the property Nonconforming? <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/> |                    |                                                 |
| Accessory:                                             | _____ sf.       | _____ sf.                | <u>Lot Coverage:</u>                                                                                             |                    |                                                 |
| Parking:                                               | _____ sf.       | _____ sf.                | <u>664 + 328.7 + 195</u>                                                                                         |                    |                                                 |
| Other:                                                 | _____ sf.       | _____ sf.                | A. Principal Building Footprint:                                                                                 | <u>1,187.7</u> sf. |                                                 |
| Highest point of building above the established grade: | _____ ft.       | <u>24'</u> ft.           | B. Total of Accessory buildings:                                                                                 | <u>487</u> sf.     |                                                 |
|                                                        |                 |                          | <u>60' x 66'</u>                                                                                                 |                    |                                                 |
|                                                        |                 |                          | C. Lot Width x Lot Depth = Lot Area:                                                                             | <u>3,960</u> sf..  |                                                 |
|                                                        |                 |                          | [ (A + B) ÷ C ] x 100 =                                                                                          | <u>42.2</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.

(Applicant's Signature)

(Date)

*Do not write below this line*

### ZONING CERTIFICATE

Upon the basis of Application No. 26-158, the statements in which are made a part hereof, the proposed usage (is or isn't) isn't found to be in accordance with the Danbury Township Zoning Resolution and is hereby (approved or rejected) rejected for the L Zoning District.

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

Date Application Received 7/2, 20 26

Fee Paid \$ \$TBD

Check # —

Date Application Ruled On 7/8, 20 26

If certificate refused, reason for refusal: See Attached Letter

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



7. Project Description: Remove existing 6' x 13' north, rear porch and add 17' x 19'4" 2-story addition

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:

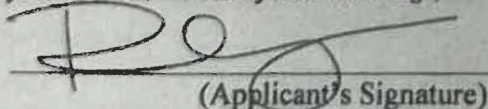
|                                                        | <u>Existing</u> | <u>Proposed</u>     |
|--------------------------------------------------------|-----------------|---------------------|
| Basement:                                              | _____ sf.       | _____ sf.           |
| First floor:                                           | 664 sf.         | 328.7-78) 250.7 sf. |
| Second floor:                                          | 664 sf.         | 328.7 sf.           |
| Third floor:                                           | _____ sf.       | _____ sf.           |
| Garage                                                 | 487 sf.         | _____ sf.           |
| Decks/porches:                                         | 273 sf.         | 195s.f. to Remain   |
| Breezeway:                                             | _____ sf.       | _____ sf.           |
| Accessory:                                             | _____ sf.       | _____ sf.           |
| Parking:                                               | _____ sf.       | _____ sf.           |
| Other:                                                 | _____ sf.       | _____ sf.           |
| Highest point of building above the established grade: | _____ ft.       | 24' ft.             |

| <u>Setbacks:</u>                                                                                         | <u>Existing</u>                                                     | <u>Proposed</u>     |
|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------|
| (Setbacks are from the property lines to roof overhang, not the edge of the road pavement or foundation) |                                                                     |                     |
| W. 6th                                                                                                   |                                                                     |                     |
| Front Yard Setback: S                                                                                    | -1 ft.                                                              | Same ft.            |
| Side Yard Setback:                                                                                       |                                                                     |                     |
| E side:                                                                                                  | 8'1" ft.                                                            | Same ft. 7'1" to OH |
| Oak W Front                                                                                              | 7'5" ft.                                                            | 8'1" ft.            |
| Rear Yard Setback: N                                                                                     | 3' ft.                                                              | Same ft.            |
| 5' Acc. Bldg/ Separation?                                                                                | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | 4.2' ft.            |
| Is the property Nonconforming?                                                                           | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |                     |
| <u>Lot Coverage:</u>                                                                                     |                                                                     |                     |
| A. Principal Building Footprint:                                                                         | 664 + 328.7 + 195                                                   | 1,187.7 sf.         |
| B. Total of Accessory buildings:                                                                         |                                                                     | 487 sf.             |
| C. Lot Width x Lot Depth = Lot Area:                                                                     | 60' x 66'                                                           | 3,960 sf.           |
| [(A+B) ÷ C] x 100 = 42.2 %                                                                               |                                                                     |                     |

**\*\*Less between OH's 2.2? Variance Needed**

**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.

  
(Applicant's Signature)

7/2/26  
(Date)

Do not write below this line  
**ZONING CERTIFICATE**

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

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

Date Application Received \_\_\_\_\_, 20\_\_\_\_

Fee Paid \$ **STBD**

Check # \_\_\_\_\_

Date Application Ruled On \_\_\_\_\_, 20\_\_\_\_

If certificate refused, reason for refusal: \_\_\_\_\_

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



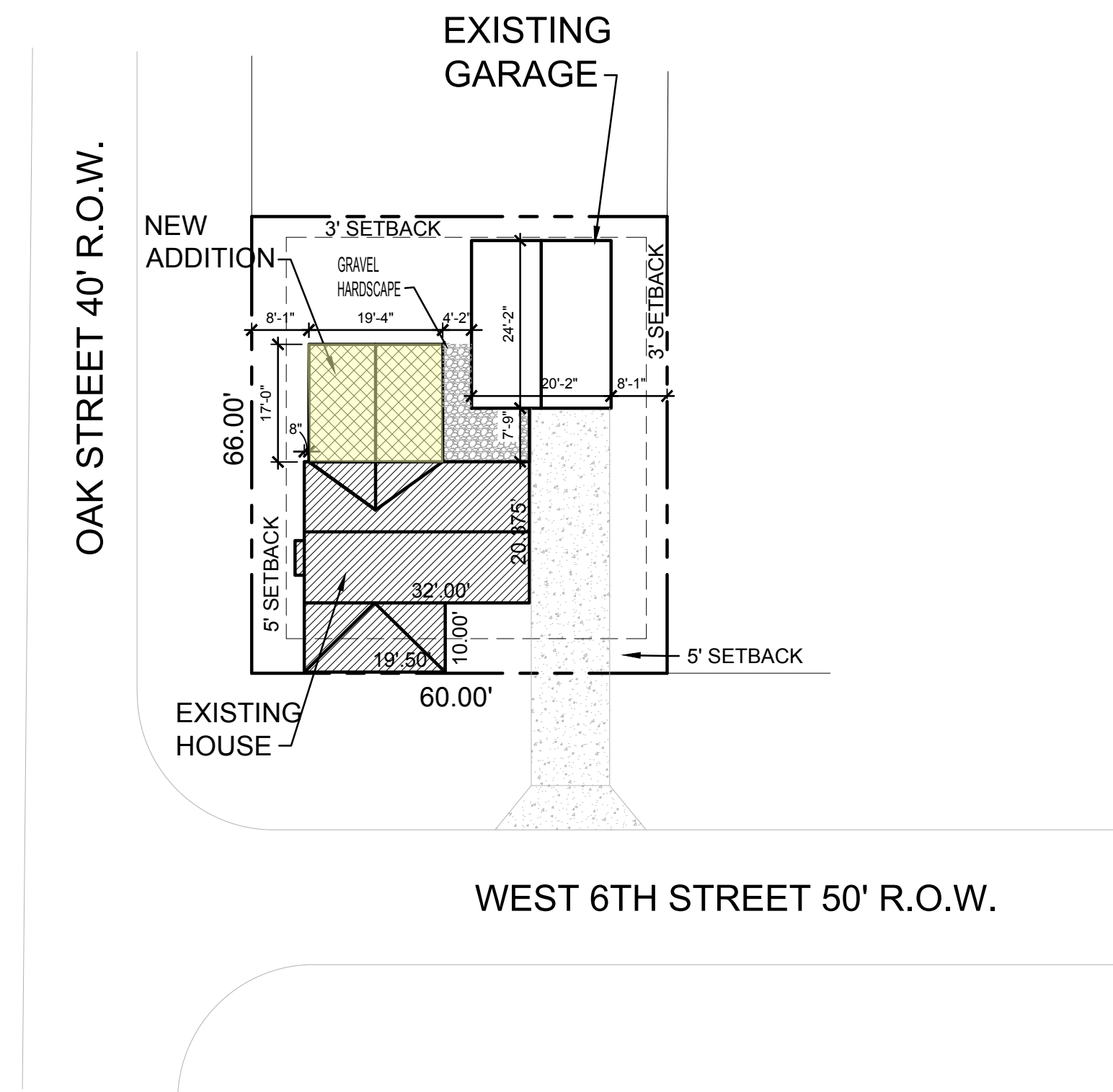
## 2019 RESIDENTIAL CODE OF OHIO

213 W 3RD STREET  
LAKESIDE MARBLEHEAD, OHIO  
PH: (419)798-4461

DANBURY TOWNSHIP ZONING  
5972 PORT CLINTON EASTERN ROAD  
LAKESIDE MARBLEHEAD, OHIO 43440  
PH: (419)734-6120

OTTAWA COUNTY DEPARTMENT OF BUILDING INSPECTION  
315 MADISON STREET  
ROOM 104  
PORT CLINTON, OHIO 43452  
PH: (419) 734-6767

524 WEST 6TH STREET  
LAKE SIDE MARBLEHEAD, OHIO  
43440



Legal Description  
LAKESIDE BLK 38  
LOTS 9 & 10

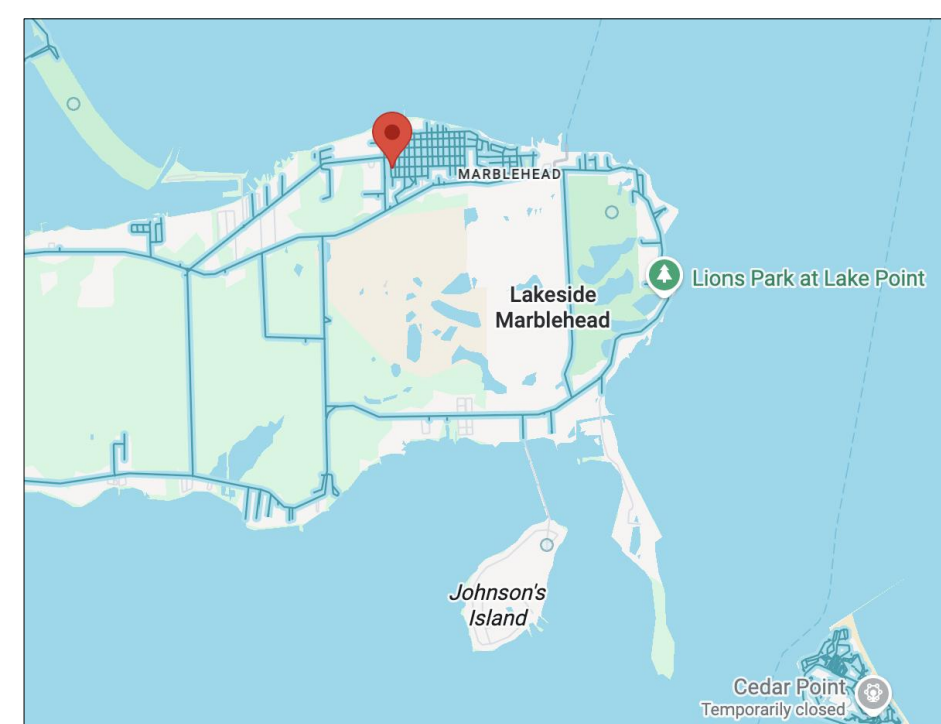


EXISTING REAR ELEVATION

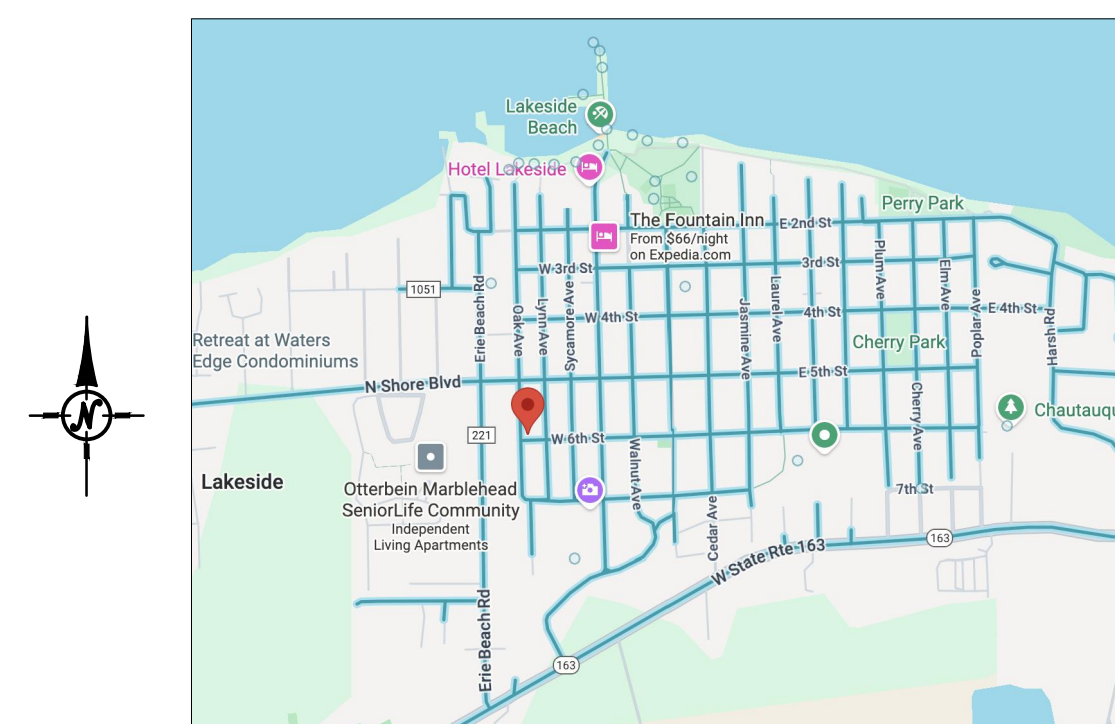


EXISTING SIDE ELEVATION

RACHEL MURPHY AND FAMILY  
RESIDENCE  
524 WEST 6TH ST. LAKESIDE MARBLEHEAD 43440



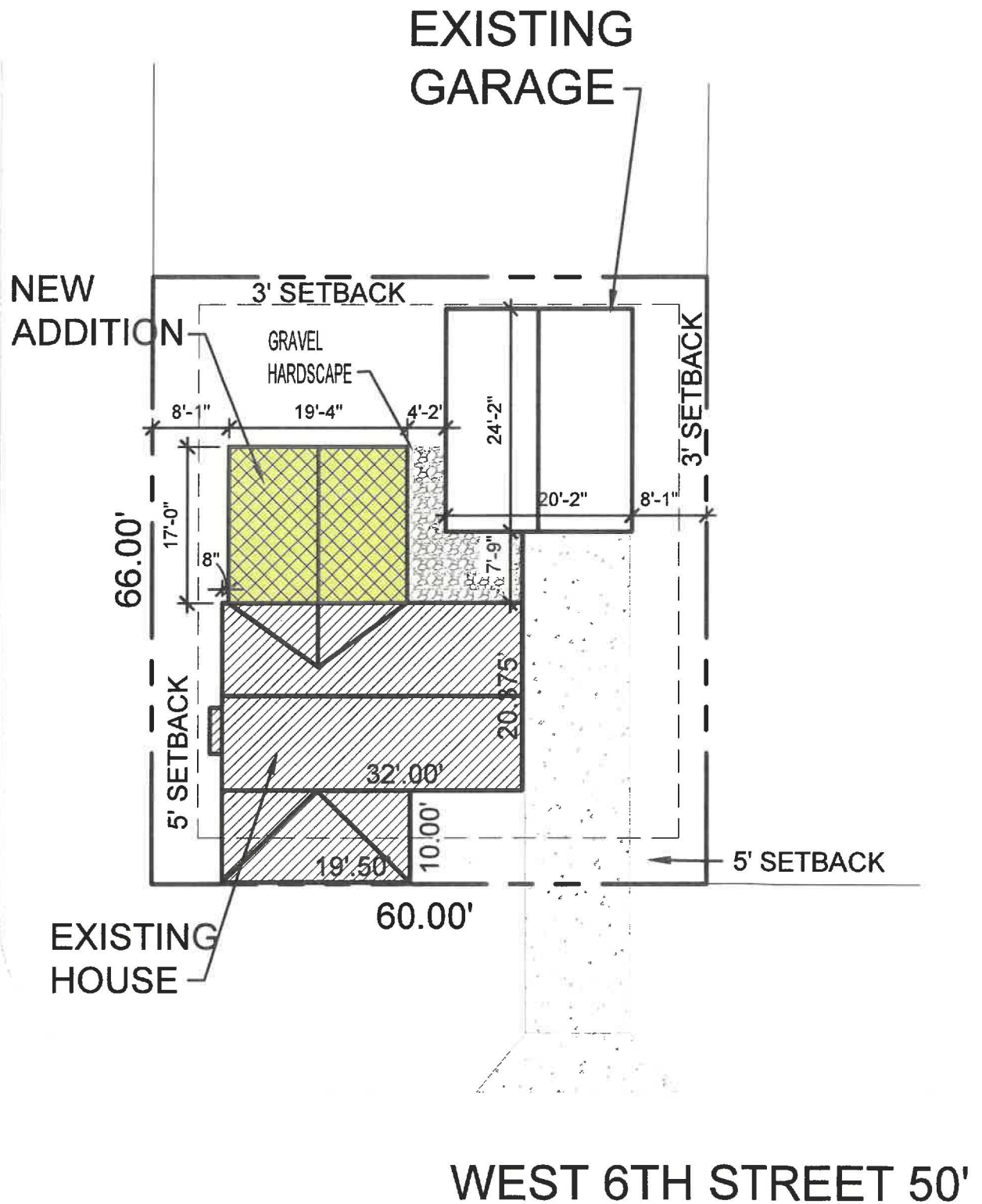
524 WEST 6TH ST. LAKESIDE MARBLEHEAD, OHIO  
43440



REVISÉD 03-07-2026  
REVISÉD 06-24-2026



OAK STREET 40' R.O.W.





KEY NOTES - FLOOR PLAN

- 1

TURN-OFF AND DICONNECT PLUMBING TO TUB, TOILET AND SINK AND REMOVE FIXTURES.
- 2

REMOVE EXITING LINEN CLOSET
- 3

REMOVE EXITING WINDOWS
- 4

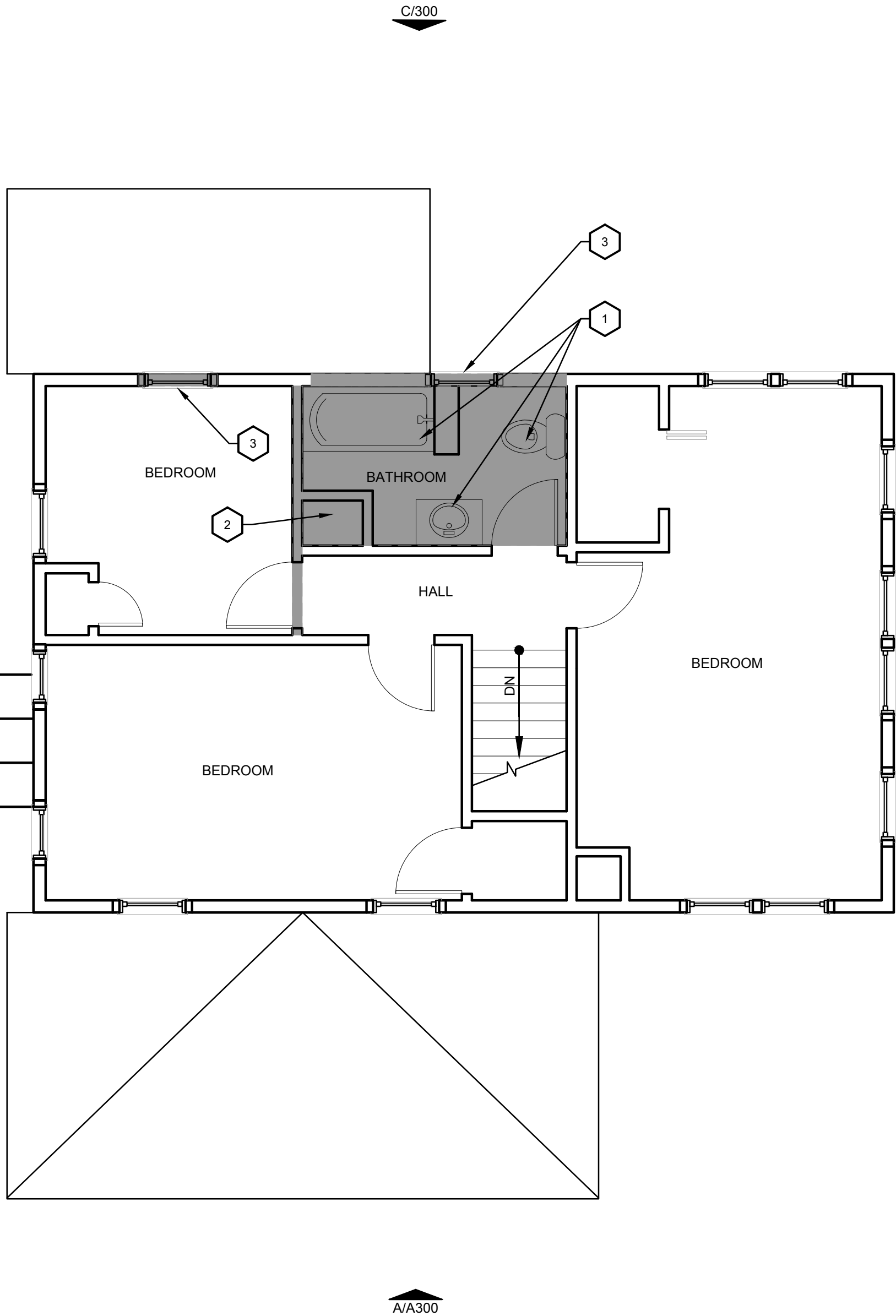
REMOVE EXISTING PATIO DOOR
- 5

REMOVE EXITING WALL
- 6

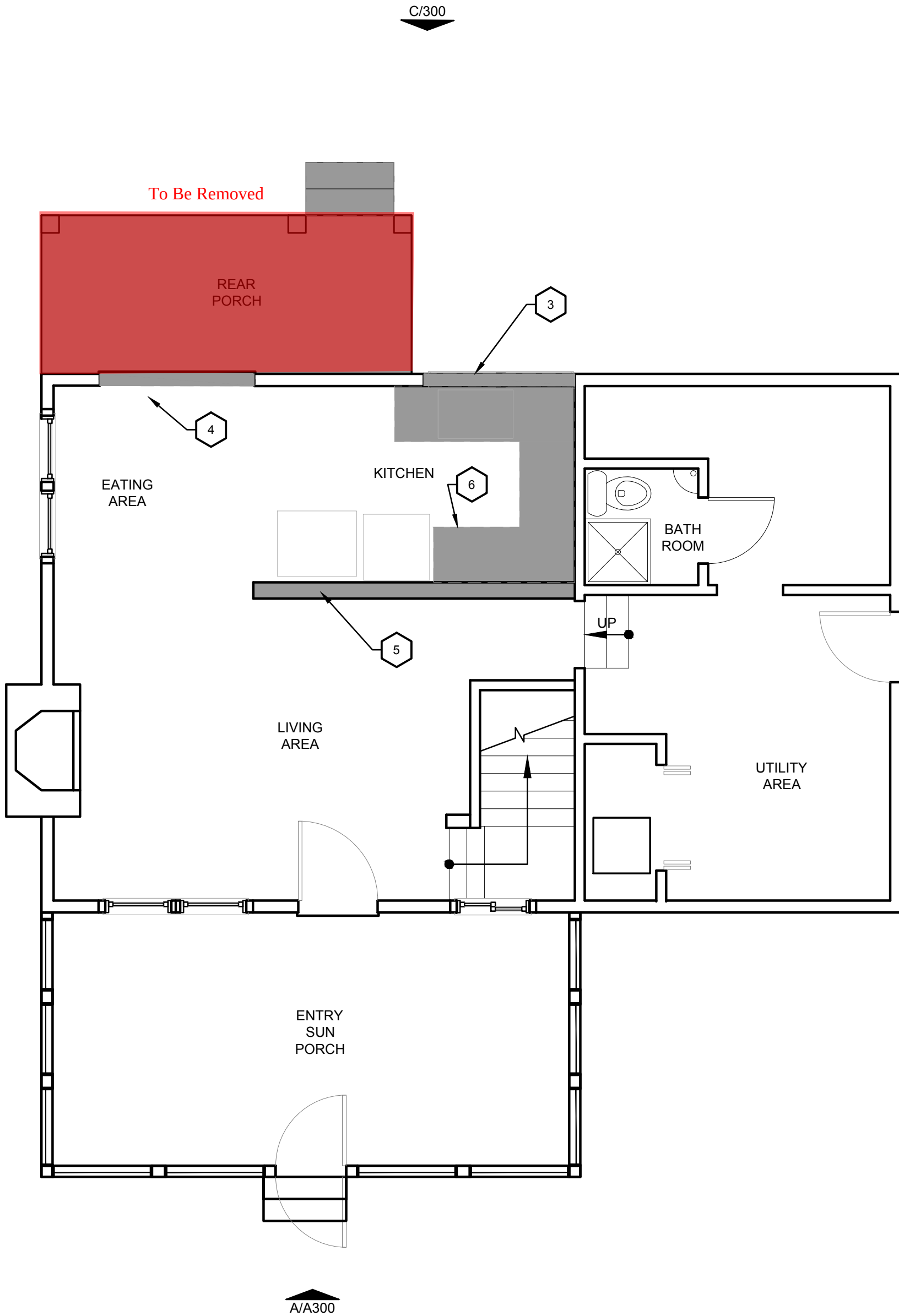
REMOVE EXISTING CABINETRY
- 7

EXISTING ELECTRIC PANEL

NOTE:  
HATCHED AREAS INDICATED DEMOLITION ITEMS



EXISTING 2ND FLOOR  
SCALE: 1/4" = 1'-0"



EXISTING 1ST FLOOR  
SCALE: 1/4" = 1'-0"

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7524 WEST 6TH STREET  
LAKESIDE MARBLEHEAD, OHIO 43440

NEW ADDITION AREA:  
1ST FLOOR:  
2ND FLOOR:  
TOTAL

290 S.F.  
290 S.F.  
580 S.F.

FLOOR PLANS  
SCALE: 1/4" = 1'-0"



WILLIAM FISHER - ARCHITECT  
818 SAND LOT CIRCLE  
LOUISVILLE, OHIO 44641 (330) 705-4804

RACHEL MURPHY  
AND FAMILY RESIDENCE  
524 WEST 6TH STREET  
LAKESIDE MARBLEHEAD, OHIO 43440

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PLANS CAN ONLY BE USED  
FOR THE SPECIFIC PROJECT  
STATED ON THE TITLE  
BLOCK.

DRAWN BY: WRF

DATE: MM/DD/YYYY

| REVISIONS |                 |          |
|-----------|-----------------|----------|
| A         | DESCRIPTION     | DATE     |
| 1         | OWNER REVISIONS | 03.08.26 |
| 2         | OWNER REVISIONS | 06.24.26 |
|           |                 |          |
|           |                 |          |

SHEET TITLE :  
FLOOR  
PLANS  
EXISTING

SHEET NO. :

A100



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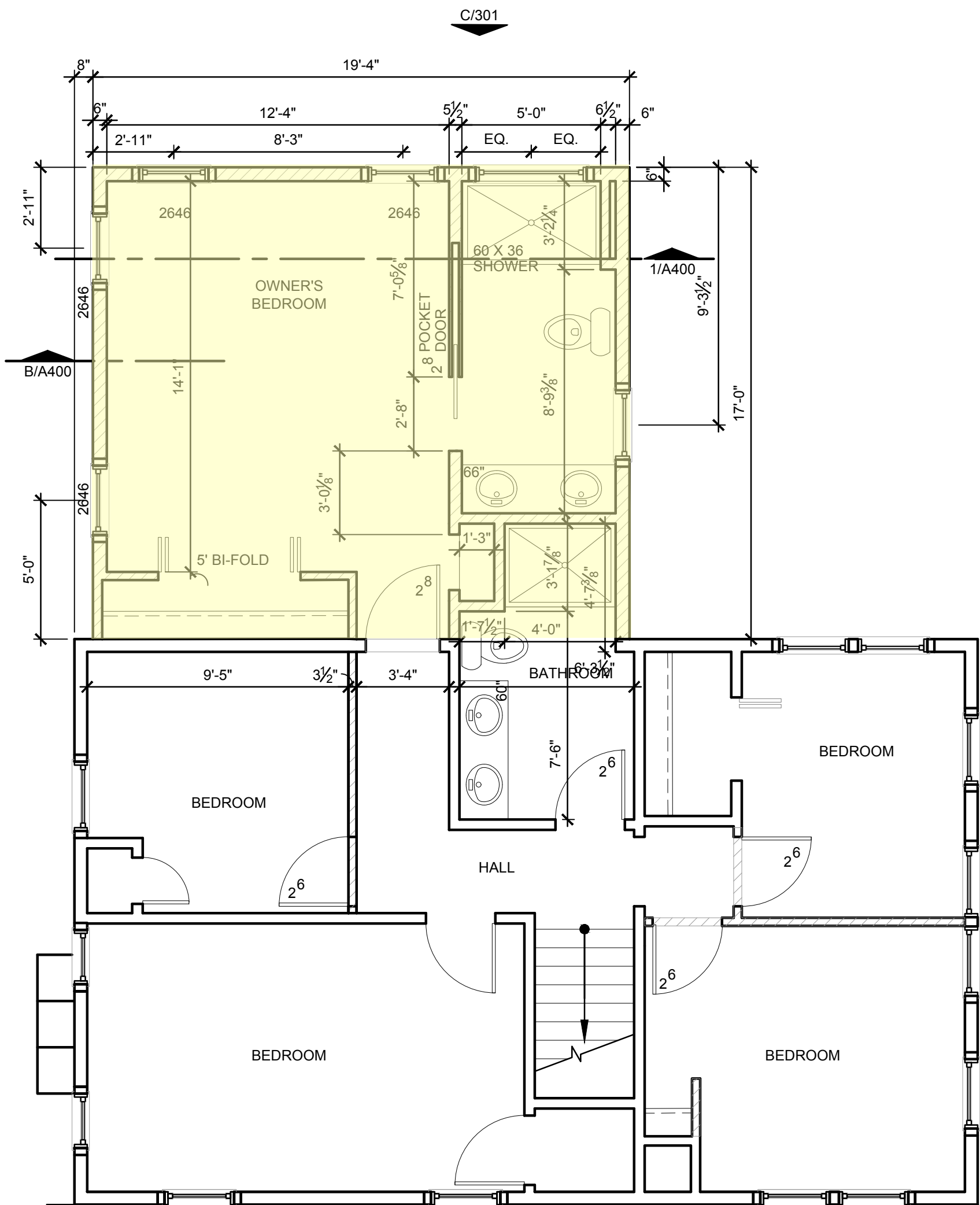
7524 WEST 6TH STREET  
LAKESIDE MARBLEHEAD, OHIO 43440

NEW ADDITION AREA:  
1ST FLOOR:  
2ND FLOOR:  
TOTAL

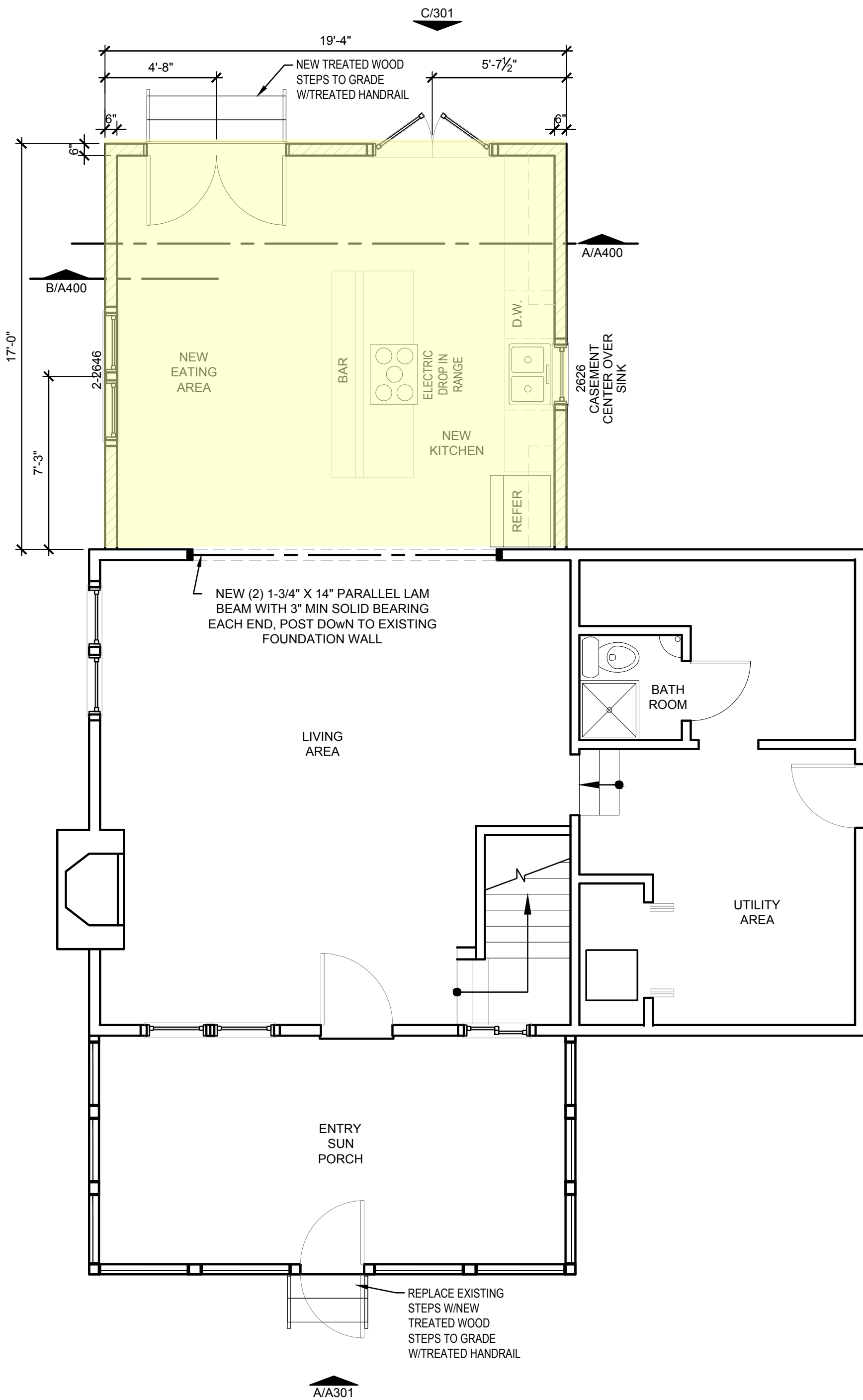
290 S.F.  
290 S.F.  
580 S.F.

NOTE:  
HATCHED WALLS INDICATE NEW WALLS

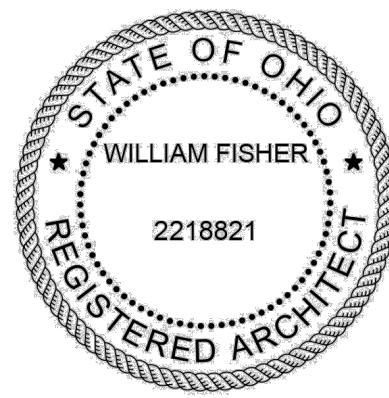
FLOOR PLANS  
SCALE: 1/4" = 1'-0"



NEW 2ND FLOOR  
SCALE: 1/4" = 1'-0"



NEW 1ST FLOOR  
SCALE: 1/4" = 1'-0"



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818 SAND LOT CIRCLE  
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BLOCK.

DRAWN BY: WRF

DATE: MM/DD/YYYY

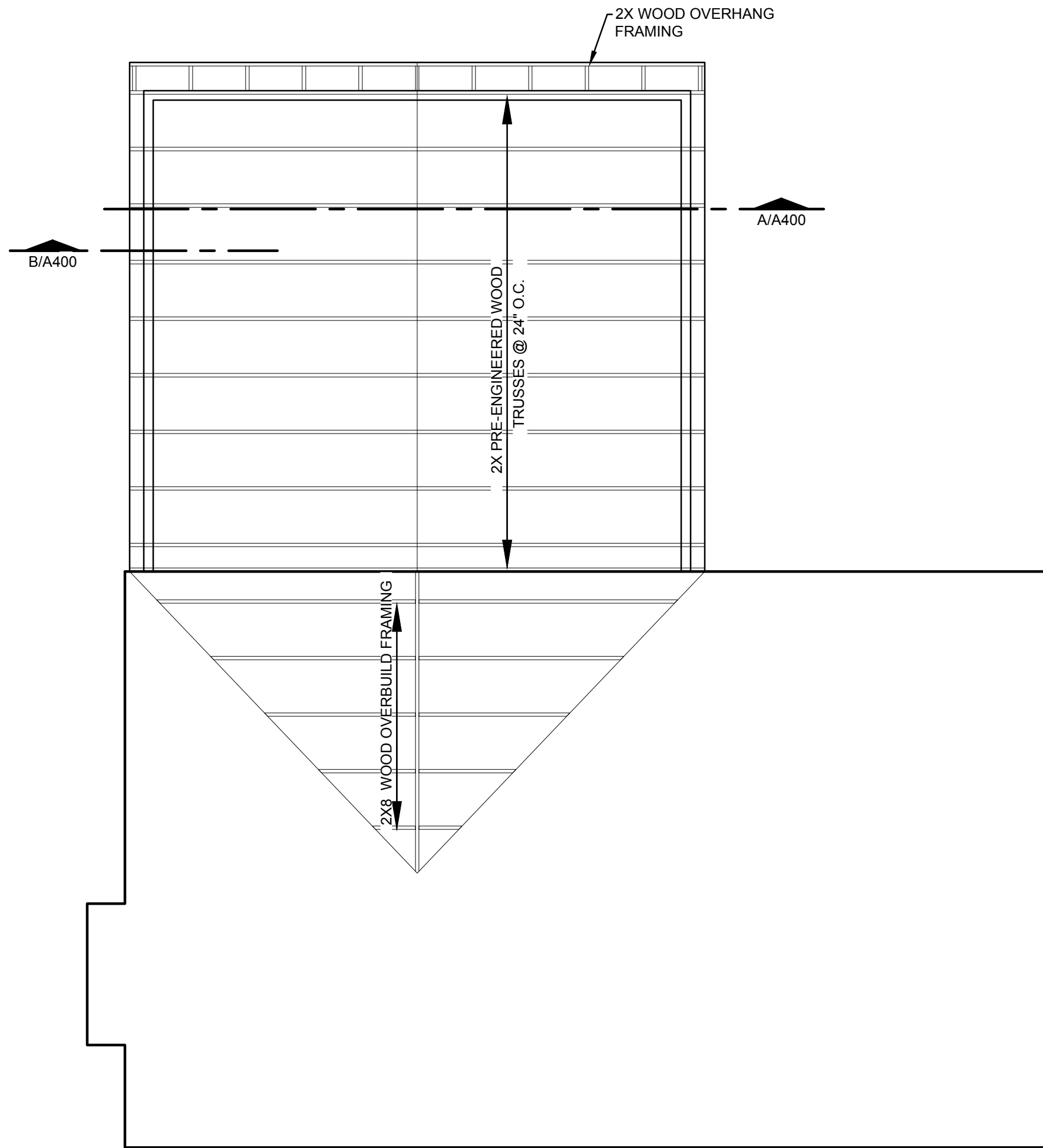
| REVISIONS |                 |          |
|-----------|-----------------|----------|
| Δ         | DESCRIPTION     | DATE     |
| 1         | OWNER REVISIONS | 03.08.26 |
| 2         | OWNER REVISIONS | 06.24.26 |
|           |                 |          |
|           |                 |          |

SHEET TITLE :  
FLOOR  
PLANS  
NEW

SHEET NO. :

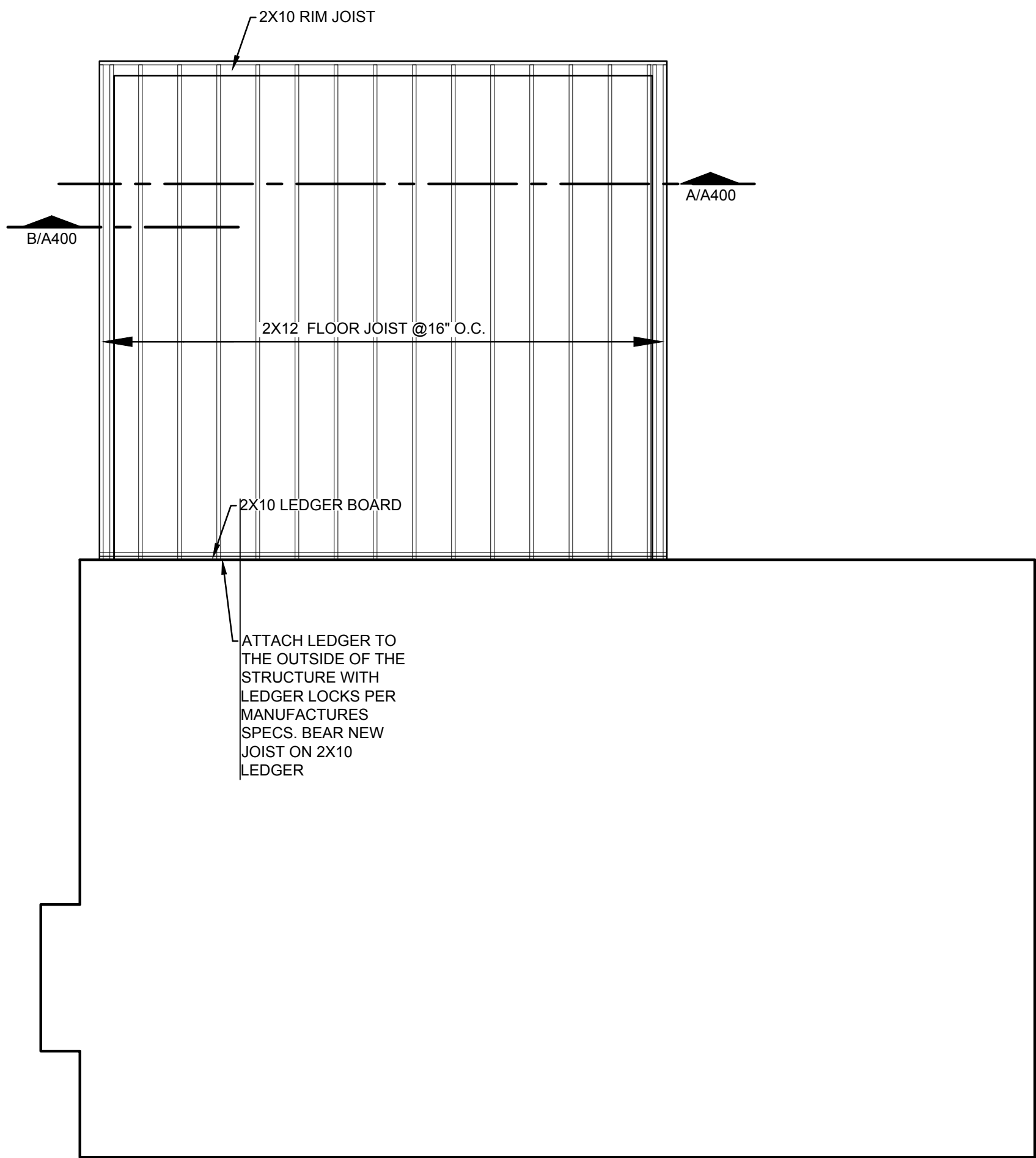
A101





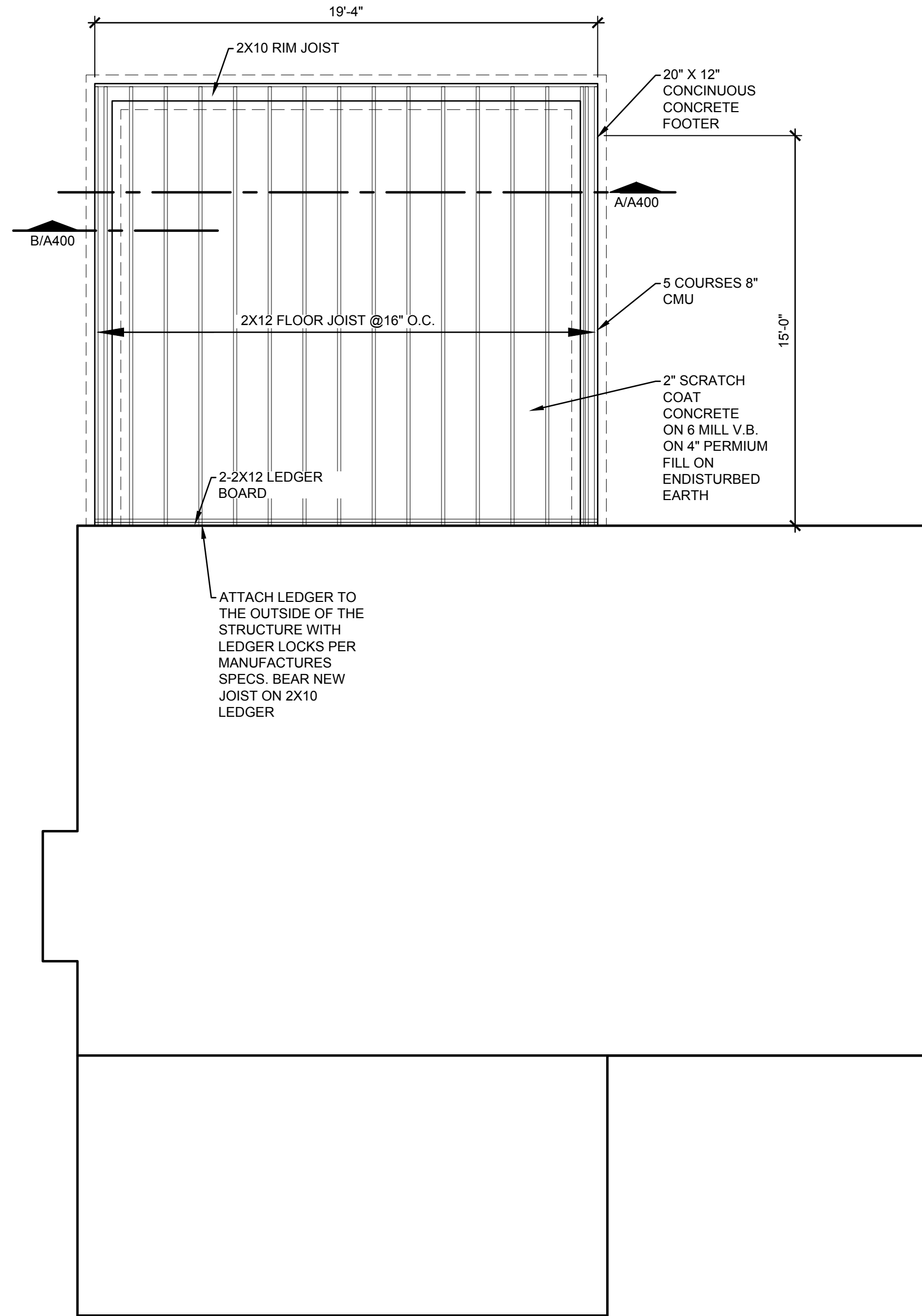
ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"



2ND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



1ST FLOOR FRAMING/FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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7524 WEST 6TH STREET  
LAKESIDE MARBLEHEAD, OHIO 43440

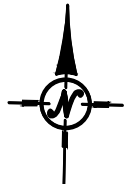
NEW ADDITION AREA:  
1ST FLOOR:  
2ND FLOOR:  
TOTAL

290 S.F.  
290 S.F.  
580 S.F.

| 2019 Residential Code of Ohio                                     |                   |    | Codes / Ohio / 2019 Residential Code of Ohio |             |             |             |                    |             |             |             |
|-------------------------------------------------------------------|-------------------|----|----------------------------------------------|-------------|-------------|-------------|--------------------|-------------|-------------|-------------|
| 2018 IRC Amended                                                  |                   |    | Chapter 5 Floors                             |             |             |             |                    |             |             |             |
| Effective Date: Jul 01, 2019                                      |                   |    |                                              |             |             |             |                    |             |             |             |
| Version: Apr 2024                                                 |                   |    |                                              |             |             |             |                    |             |             |             |
| CONTENTS                                                          |                   |    | NOTES                                        |             |             |             |                    |             |             |             |
| Chapter 5 Floors                                                  |                   |    |                                              |             |             |             |                    |             |             |             |
| Section 501 General                                               |                   |    |                                              |             |             |             |                    |             |             |             |
| Section 502 Wood Floor Framing                                    |                   |    |                                              |             |             |             |                    |             |             |             |
| Section 503 Floor Sheathing                                       |                   |    |                                              |             |             |             |                    |             |             |             |
| Section 504 Pressure Preservative-Treated Wood Floors (On Ground) |                   |    |                                              |             |             |             |                    |             |             |             |
| Section 505 Cold-Formed Steel Floor Framing                       |                   |    |                                              |             |             |             |                    |             |             |             |
| Section 506 Concrete Floors (On Ground)                           |                   |    |                                              |             |             |             |                    |             |             |             |
| Section 507 Exterior Decks                                        |                   |    |                                              |             |             |             |                    |             |             |             |
| Chapter 6 Wall Construction                                       |                   |    |                                              |             |             |             |                    |             |             |             |
| Chapter 7 Wall Covering                                           |                   |    |                                              |             |             |             |                    |             |             |             |
| Chapter 8 Roof-Ceiling Construction                               |                   |    |                                              |             |             |             |                    |             |             |             |
| Chapter 9 Roof Assemblies                                         |                   |    |                                              |             |             |             |                    |             |             |             |
| JOIST SPACING (inches)                                            | SPECIES AND GRADE |    | DEAD LOAD = 10 psf                           |             |             |             | DEAD LOAD = 20 psf |             |             |             |
|                                                                   |                   |    | 2 x 6                                        | 2 x 8       | 2 x 10      | 2 x 12      | 2 x 6              | 2 x 8       | 2 x 10      | 2 x 12      |
|                                                                   |                   |    | Maximum floor joist spans                    |             |             |             |                    |             |             |             |
|                                                                   |                   |    | (ft. - in.)                                  | (ft. - in.) | (ft. - in.) | (ft. - in.) | (ft. - in.)        | (ft. - in.) | (ft. - in.) | (ft. - in.) |
| 12                                                                | Douglas fir-larch | SS | 11-4                                         | 15-0        | 19-1        | 23-3        | 11-4               | 15-0        | 19-1        | 23-3        |
|                                                                   | Douglas fir-larch | #1 | 10-11                                        | 14-5        | 18-5        | 22-0        | 10-11              | 14-2        | 17-4        | 20-1        |
|                                                                   | Douglas fir-larch | #2 | 10-9                                         | 14-2        | 18-0        | 20-11       | 10-8               | 13-6        | 16-5        | 19-1        |
|                                                                   | Douglas fir-larch | #3 | 8-11                                         | 11-3        | 13-9        | 16-0        | 8-1                | 10-3        | 12-7        | 14-7        |
|                                                                   | Hem-fir           | SS | 10-9                                         | 14-2        | 18-0        | 21-11       | 10-9               | 14-2        | 18-0        | 21-11       |
|                                                                   | Hem-fir           | #1 | 10-6                                         | 13-10       | 17-8        | 21-6        | 10-6               | 13-10       | 17-1        | 19-10       |
|                                                                   | Hem-fir           | #2 | 10-0                                         | 13-2        | 16-10       | 20-4        | 10-0               | 13-1        | 16-0        | 18-6        |
|                                                                   | Hem-fir           | #3 | 8-8                                          | 11-0        | 13-5        | 15-7        | 7-11               | 10-0        | 12-3        | 14-3        |
|                                                                   | Southern pine     | SS | 11-2                                         | 14-8        | 18-9        | 22-10       | 11-2               | 14-8        | 18-9        | 22-10       |
|                                                                   | Southern pine     | #1 | 10-9                                         | 14-2        | 18-0        | 21-11       | 10-9               | 14-2        | 16-11       | 20-1        |
|                                                                   | Southern pine     | #2 | 10-3                                         | 13-6        | 16-2        | 19-1        | 9-10               | 12-6        | 14-9        | 17-5        |
|                                                                   | Southern pine     | #3 | 8-2                                          | 10-3        | 12-6        | 14-9        | 7-5                | 9-5         | 11-5        | 13-6        |
|                                                                   | Spruce-pine-fir   | SS | 10-6                                         | 13-10       | 17-8        | 21-6        | 10-6               | 13-10       | 17-8        | 21-6        |
|                                                                   | Spruce-pine-fir   | #1 | 10-3                                         | 13-6        | 17-3        | 20-7        | 10-3               | 13-3        | 16-3        | 18-10       |
|                                                                   | Spruce-pine-fir   | #2 | 10-3                                         | 13-6        | 17-3        | 20-7        | 10-3               | 13-3        | 16-3        | 18-10       |
|                                                                   | Spruce-pine-fir   | #3 | 8-8                                          | 11-0        | 13-5        | 15-7        | 7-11               | 10-0        | 12-3        | 14-3        |
|                                                                   | Douglas fir-larch | SS | 10-4                                         | 13-7        | 17-4        | 21-1        | 10-4               | 13-7        | 17-4        | 21-1        |
|                                                                   | Douglas fir-larch | #1 | 9-11                                         | 13-1        | 16-5        | 19-1        | 9-8                | 12-4        | 15-0        | 17-5        |

FLOOR PLANS

SCALE: 1/4" = 1'-0"



WILLIAM FISHER - ARCHITECT

818 SAND LOT CIRCLE  
LOUISVILLE, OHIO 44641 (330) 705-4804

RACHEL MURPHY  
AND FAMILY RESIDENCE  
524 WEST 6TH STREET  
LAKESIDE MARBLEHEAD, OHIO 43440

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DRAWN BY: WRF

DATE: MM/DD/YYYY

| REVISIONS |                 |          |
|-----------|-----------------|----------|
| Δ         | DESCRIPTION     | DATE     |
| 1         | OWNER REVISIONS | 03.08.26 |
| 2         | OWNER REVISIONS | 06.24.26 |
|           |                 |          |
|           |                 |          |

SHEET TITLE :  
FLOOR  
PLANS  
STRUCTURAL

SHEET NO. :

A102





C ELEVATION (NORTH)

A300 SCALE: 1/4" = 1'-0"



B ELEVATION (EAST)

A300 SCALE: 1/4" = 1'-0"



D ELEVATION (WEST)

A300 SCALE: 1/4" = 1'-0"



A ELEVATION (SOUTH)

A300 SCALE: 1/4" = 1'-0"



**WILLIAM FISHER - ARCHITECT**  
818 SAND LOT CIRCLE  
LOUISVILLE, OHIO 44641 (330) 705-4804

**RACHEL MURPHY  
AND FAMILY RESIDENCE  
524 WEST 6TH STREET  
LAKESIDE MARBLEHEAD, OHIO 43440**

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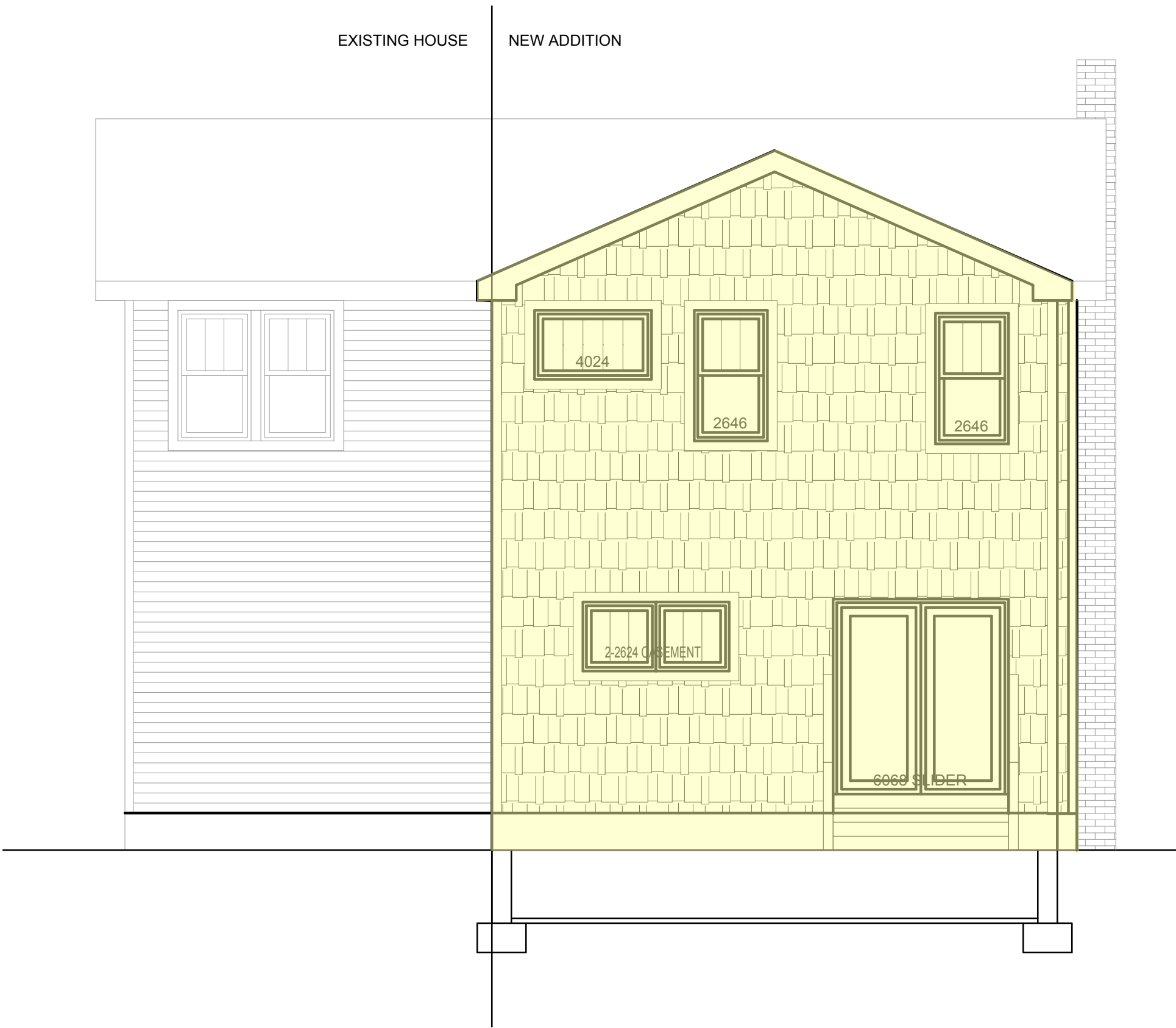
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|           |                 |          |

SHEET TITLE :  
**ELEVATIONS**

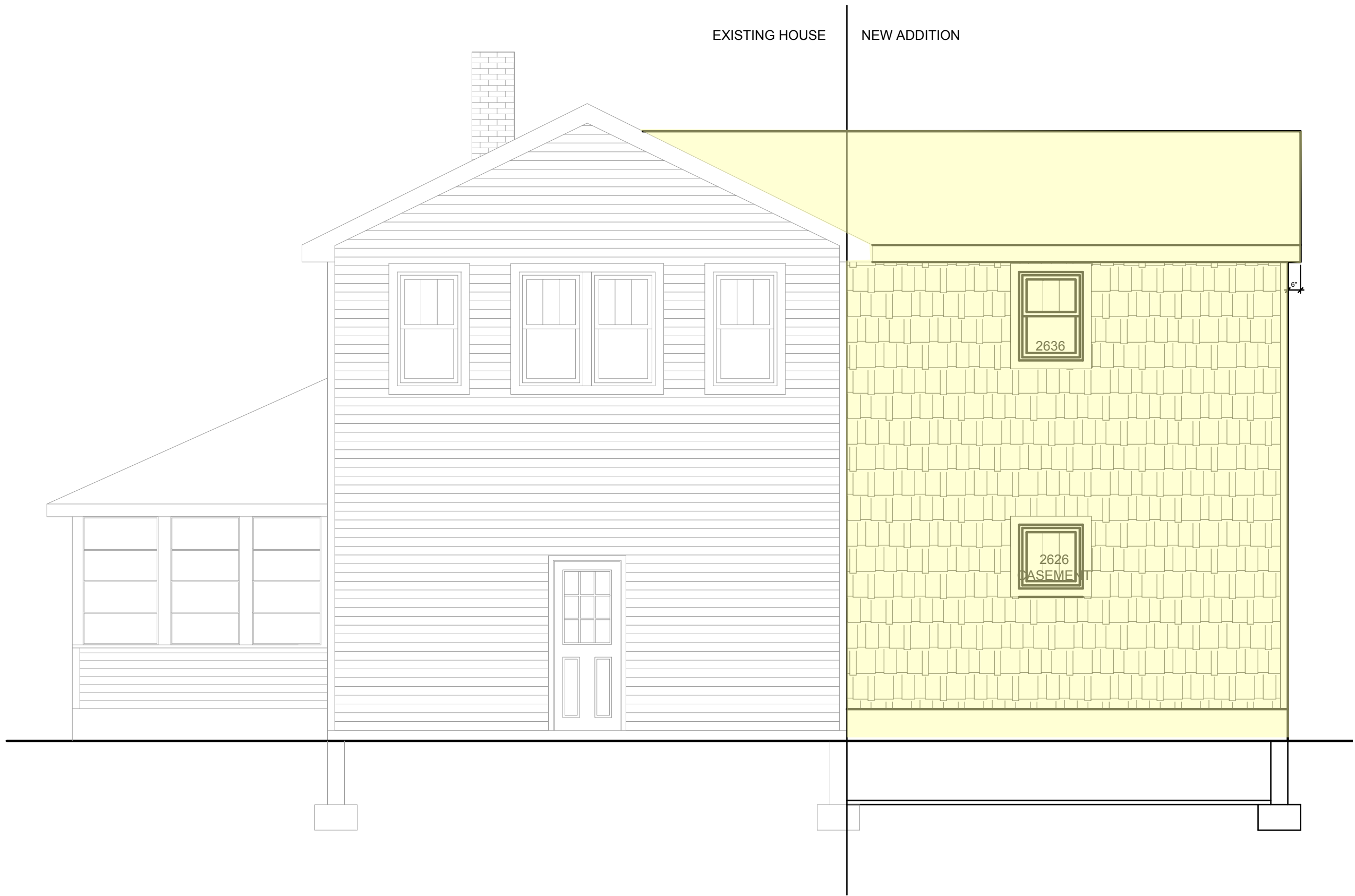
SHEET NO. :

**A300**





C ELEVATION (NORTH)  
A301 SCALE: 1/4" = 1'-0"



B ELEVATION (EAST)  
A301 SCALE: 1/4" = 1'-0"



D ELEVATION (WEST)  
A301 SCALE: 1/4" = 1'-0"



A ELEVATION (SOUTH)  
A301 SCALE: 1/4" = 1'-0"



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SHEET TITLE :  
ELEVATIONS

SHEET NO. :

A300



ROOF

- 2X PRE-ENGINEERED WOOD TRUSSES @ 24" O.C.
- 35 YEAR SEAL TAB ROOF SHINGLES
- SYNTHETIC FELT UNDERLAYMENT
- $\frac{3}{4}$ " PLYWOOD SHEATHING WITH CLIPS
- ICE GUARD AT FIRST ROW OF SHINGLES
- PROVIDE TIE DOWN @ WALL TOP PLATE/TRUSS CONNECTION
- R-30 BLOWN-IN INSULATION, ASSURE POSITIVE VENTILATION. USE BAFFLES AT OVERHANGS
- CONTINUOUS RIDGE VENT
- ROOF PITCH IS APPROX. 5 IN 12 BUT MATCH EXITING ROOF
- 5/8" GYP. BD.

SOFFIT

- 5" ALUMINUM GUTTER
- ALUMINUM FASCIA W/2X6 SUB-FASCIA
- ALUMINUM SOFFIT TO MATCH EXISTING

EXTERIOR WALLS - 2ND FLOOR

- PORTSMOUTH VINYL SHAKE SIDING D7, COLOR -WHEAT
- 2X6 FRAMING @ 16" O.C.
- 1/2" OSB SHEATHING
- 1/2" GYP. BRD.
- 5/8" GYP. BRD. ON CEILING
- R-21 INSULATION BATTS IN WALL
- HOUSE WRAP

2ND FLOOR

- 3/4" T. & G. OSB SUBFLOOR
- 2X10 FLOOR JOIST @ 16" O.C. WITH RIM BOARD INSULATION

EXTERIOR WALLS - 1ST FLOOR

- ALUMINUM DOUBLE 4" LAP SIDING (MATCH EXITING)
- 2X6 FRAMING @ 16" O.C.
- 1/2" OSB SHEATHING
- 1/2" GYP. BRD.
- 5/8" GYP. BRD. ON CEILING
- R-21 INSULATION BATTS IN WALL
- HOUSE WRAP
- BUILD NEW WALL HEIGHT SO THERE ARE NO STEPS FROM EXISTING HOUSE FLOORS TO THE NEW ADDITION.

1ST FLOOR

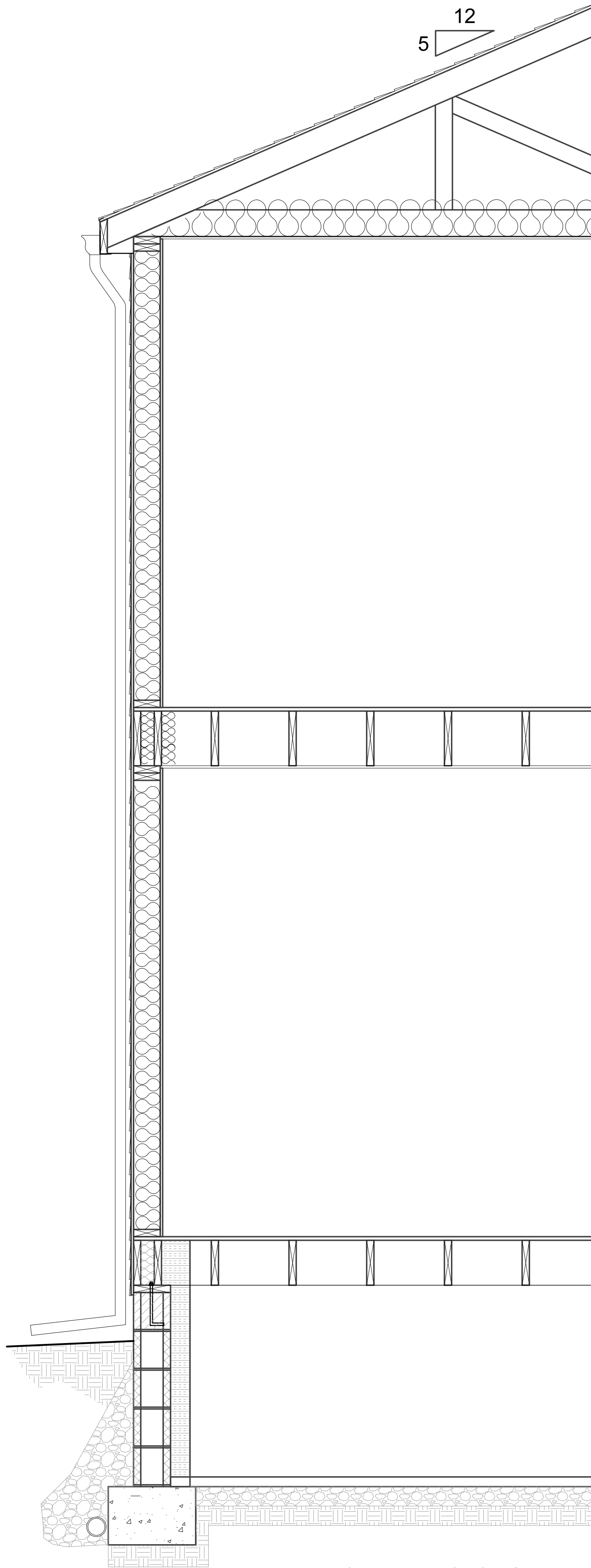
- 3/4" T. & G. OSB SUBFLOOR
- 2X10 FLOOR JOIST @ 16" O.C. WITH RIM BOARD INSULATION

CRAWL SPACE WALLS

- 1/2" X 18" ANCHOR BOLTS@ 6'-0" O.C. AND 12" MAX FROM CORNERS (INSTALL STRAPS PER MANUFACTURERS SPECS)
- 5 COURSES 8" CONCRETE BLOCK, TOP COURSE SOLID
- 2X8 TREATED WOOD SILL
- PARGE AND THOROSEAL EXTERIOR SIDE OF BLOCK
- 4" RIGID POLYISO INSULATION ON INSIDE OF BLOCK WALLS TAPE ALL JOINTS

FOUNDATION

- 20 X 12" CONTINUOUS CONCRETE FOOTING
- GRAVEL FILL TO 24" ABV. FOOTER MIN.
- 4" PERF. PVC DRAIN TILE
- MIN 42" FROM FINISH GRADE TO BOTTOM OF FOOTER



B TYPICAL WALL SECTION

A400 SCALE: 3/4" = 1'-0"

NOTES:

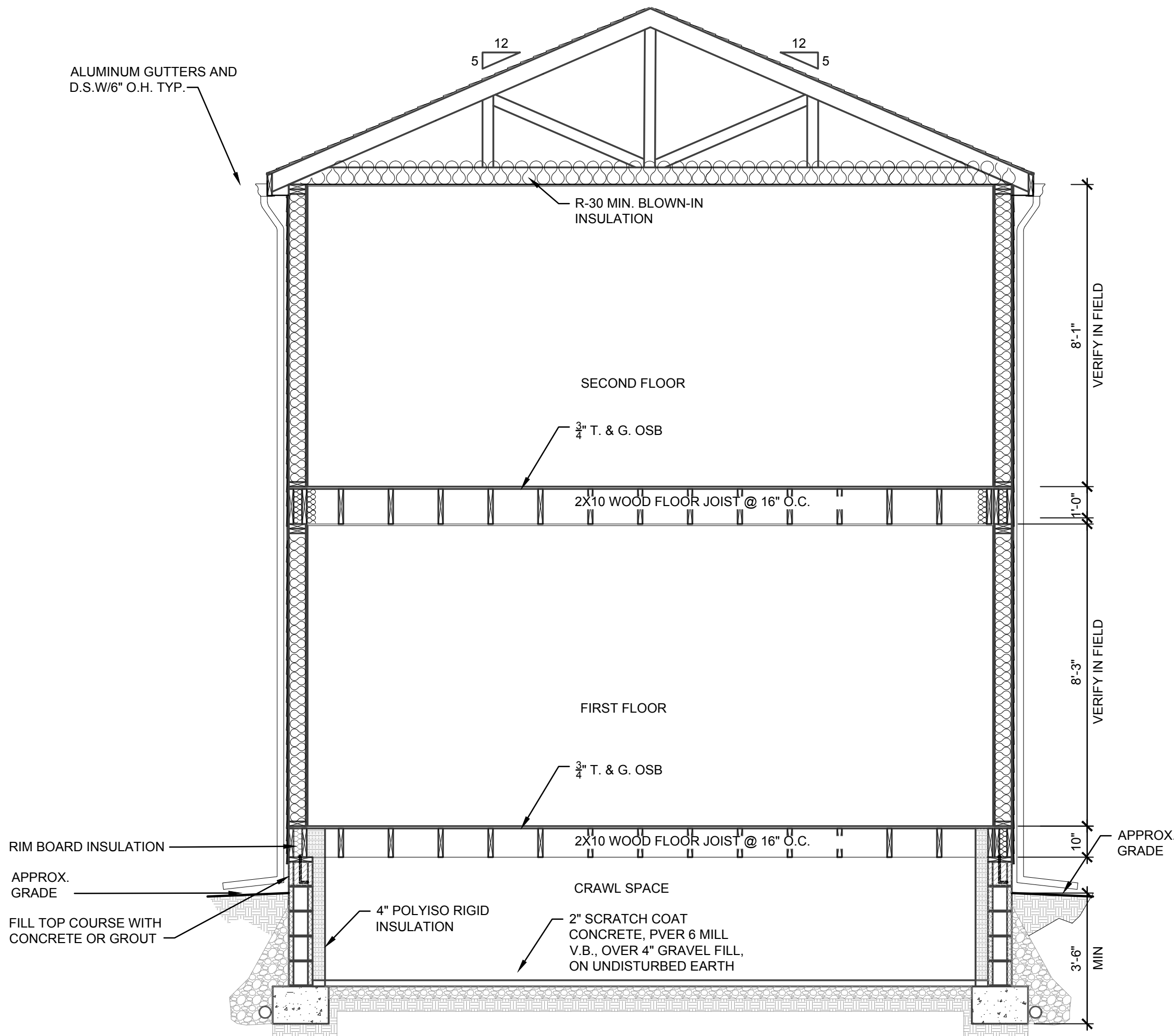
HVAC SYSTEM: WILL BE EXTENDED FROM THE EXISTING GAS FURNACE. ALL NECESSARY SUPPLY AND RETURN DUCTING TO BE INSTALLED PER CODE.

ALL ELECTRIC WILL BE EXTENDED FROM THE EXISTING, MAIN ELECTRIC PANEL. CONNECT NEW ADDITION CIRCUITS WITH NEW HOME RUNS TO OPEN SPACES IN THE EXISTING PANEL..

PLUMBING: CONNECT NEW PLUMBING SUPPLY WATER LINES AND WASTE LINES TO EXISTING LINES PER CODE.

ASSURE NEW FLOORS (1ST AND 2ND) ARE AT THE SAME ELEVATION AS EXISTING HOUSE FLOORS. VERIFY WALL HEIGHTS BEFORE CONSTRUCTION BEGINS.

APPROXIMATE PITCH ON EXISTING ROOF IS 5/12 MATCH NEW ROOF PITCH TO EXISTING HOUSE.



A SCHEMATIC BUILDING SECTION

A400 SCALE: 3/8" = 1'-0"



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SHEET TITLE :  
BUILDING  
SECTIONS

SHEET NO. :

A400