



STAFF REPORT

Board of Zoning Appeals
Meeting Date: August 19, 2026

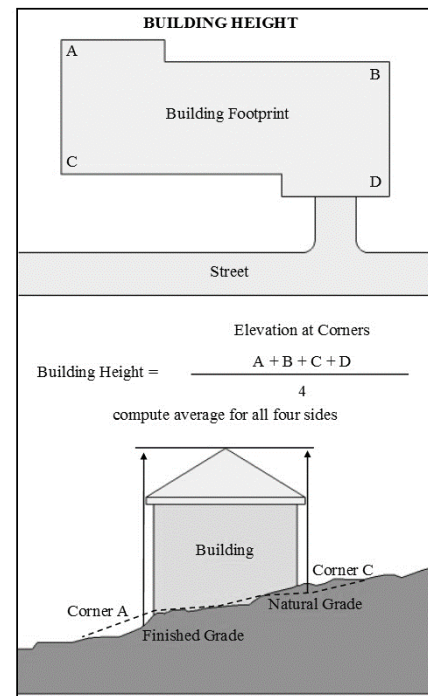
Case #:	BZA-2026-	Address:	8183 E. Lake Blvd.
Appellant:	Andrew & Cassandra Burns, Owners	Zoning:	“R-C” Recreational Commercial
Agent:	Doug Price, H&H Custom Homes, Agent		
Request:	Request for an Area Variance to Section 3.5 to allow the maximum height of a new single-family home to be exceeded (35’ max. allowed/ 38.5’ proposed).		

SUMMARY:

In 2022, the floodplain maps for Ottawa County were updated, designating this property as an “AO” flood zone. According to the Ottawa County Regional Planning and Floodplain Coordinator’s Office, this flood zone requires a 3’ freeboard above the Base Flood Elevation (BFE) of 577. According to the applicants site plan, the current and existing elevation of the property is 577 at the north end of the lot and 576 at the south end of the lot (576.5 avg.). A minimum average of 3.5’ (3’ north/4’ south) of fill will need to be brought in for this lot to raise it out of the floodplain. The applicant is proposing to construct a 34’10½” house on top of the 3.5’ fill dirt, making the total height of the building 38’4” where 35’ is the maximum allowed.

Section 2.2 of the Danbury Township Zoning Resolution defines “Building Height” as follows:

The vertical distance measured from the average natural or finished grade, whichever is lower, around the building to the highest point of the roof. The building height will be measured by averaging the height measured at the four corners of the house. Architectural elements that do not add floor area to a building, such as chimneys, vents, antennae, and towers, are not considered a part of the height of a building, but all portions of the roof are included.



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.

Whether or not the variance is substantial can be debated. On the one hand the additional height request is due to federal floodplain regulations. On the other hand, the variance could be viewed as substantial because this is new construction and the house could be designed in a way to meet the height limitation with either shorter floor to ceiling heights, a lower roof pitch or the elimination of a 3rd story or a combination of all these options.

Whether or not the essential character of the neighborhood would or would not be substantially altered by the variance, and adjoining properties would or would not suffer a substantial detriment as a result of the specific variance can also be debated. Since 1980 there have been 16 new house permits with only 1 requesting a height variance for 37' in 1999, which was denied. According to permit applications, there are no other homes in this neighborhood higher than 35'. The house to the west of this property is 31' high according to their addition permit from 1997 and the house to the east is roughly 13'-15' high. On the other hand, the floodplain regulations were different when those homes were constructed. Prior to 2022, most homes were only required to be 1' above the base flood elevation and not the 3' now required.

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 2025.

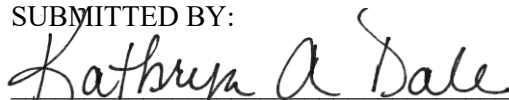
Whether or not the property owner's predicament can or cannot feasibly be obviated through some method other than a variance again can be debated for similar reasons as previously mentioned. On one hand the house could be modified to meet the height requirement despite the 3' increased elevation to meet flood requirements. On the other hand, these are more restrictive flood requirements than what have been required for this specific area of the Township.

The spirit and intent of zoning is to promote public health, safety, morals, comfort and general welfare; to conserve and protect property and property values by regulating the location, height, bulk, number of stories and size of buildings and other structures and the uses of land.

STAFF RECOMMENDATION:

None.

SUBMITTED BY:

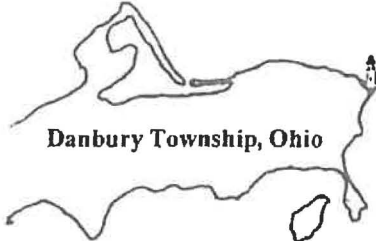


Kathryn A. Dale, AICP
Danbury Township Zoning Inspector

Date Prepared: July 31, 2026

List of Exhibits Enclosed:

- | | |
|------------|--|
| Exhibit 1: | BZA Application
Appellants Response to Decision Standards
Adjacent property owners' notification list
Property Deed |
| Exhibit 2: | Refused Permit
Submitted Plans |



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

BOARD OF ZONING APPEALS APPLICATION

Date Filed: 7/28/26 Application #: 2026-170

Action: _____

Rejected Permit: 2026-168 Approved Permit: _____

1. **Property Location:** 8183 E. Lake Blvd. Parcel ID# 0141291217247000

Subdivision Gravel Bar A Lot # 8 Zoning District: "R-C"

Attach Deed For Complete Property Legal Description

Existing Use _____ Vacant Lot _____ Proposed Use New SF Home to Exceed Height

2. **Agent** Doug Price, H &H Custom Homes Address 16573 State Route 3

City Loudonville State Ohio Zip 44842 Phone _____

Email: _____

3. **Appellant/ Owner** Andrew & Cassandra Burns Address 32305 Monaco Place

City Avon Lake State Ohio Zip 44012 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 Variance from Section 3.5 to allow for a new single-family home to exceed the maximum building height requirement (35' max. allowed/ 38.5' proposed).

Practical Difficulty See Attached Narrative Statement

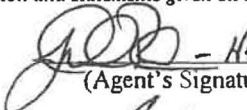
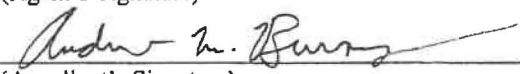
Attach Separate Narrative Statement describing the request if additional space is needed.

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

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.

 - H & H Custom Homes, LLC
(Agent's Signature)

(Appellant's Signature)

7/28/26
(Date)

7/28/2026
(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: 8/19/26

BZA Application #: 2026-170

Notice Published to Website/Social Media: 8/3/26

Notice Sent to Neighboring Property Owners: 8/3/26

Filing Fee = \$250.00 Postage Fee \$ 3.90 Cash/Credit/Check # credit

List of neighboring property owners provided? ☒ Yes No

Copy of Deed? ☒ Yes No

Narrative Statement? ☒ Yes No

July 15, 2026

Request for Variance

Subject: Request for Height Variance Due to FEMA Floodplain Elevation Requirement

Variance Request

I respectfully request a variance from Danbury Township's height restriction. The current zoning ordinance allows a maximum building height of 35 feet measured from the existing elevation, and our house plan is designed to comply with that limit before the required FEMA elevation adjustment.

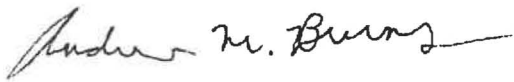
Reason for Request

Because the property is located within a floodplain, FEMA requires the elevation to be raised by 3 feet to meet federal requirements. As a result, the structure would exceed the Township's height limit by 3 feet.

Purpose of Variance

The requested variance is therefore limited to the additional height necessary to comply with FEMA's floodplain elevation standards while maintaining the approved house design. This variance would allow the home to meet the required elevation standard without increasing the scale or footprint of the home beyond the proposed design.

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to read "Andrew M. Burns", with a long horizontal flourish extending to the right.

Andrew Burns

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

8183 E. Lake Blvd.
Burns

Scope of Work:

New custom built home that meets all of Danbury Twp requirements. Due to the lot being in a flood plain, FEMA is requiring a 3' raise to the elevation. New elevation would be 580'. Existing elevation is used, causing a 3' variance needed since zoning ordinances use existing elevation

Decision Standards:

- A. The property in question (~~will~~will not) yield a reasonable return or (~~can~~cannot) be used beneficially without the variance because the property meets Danbury Twp Requirements of height being under 35' until FEMA regulated us to raise the elevation 3'
- B. The variance (is / is not) substantial because House will not be able to be built. Redesigning to another style house would cause major problems due to meeting zoning restrictions.
- 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 Raising the elevation 3' is not very noticeable from the ground
- D. The variance (~~would~~ / would not) adversely affect the delivery of governmental services (i.e. water, sewer, garbage, etc.) because this is for height only
- E. The property owner (did / did not) purchase the property with knowledge of the zoning restriction because he was aware of the 35' height restriction. Was not aware FEMA would require a 3' raise in elevation.
- F. The property owner's predicament (~~can~~ / cannot) feasibly be obviated through some method other than a variance because lot is not big enough for any other style house for square footage.
- G. The spirit and intent behind the zoning requirement (would / would not) be observed and substantial justice done by granting the variance because you are getting another beautiful home built in your Township
- H. Other relevant factors, if any, considered include _____

ANDREW & CASSANDRA BURNS

5724 Bogey Run
Bellaire, MI 49615

Letter of Agency

July 31, 2026

Danbury Township
Board of Zoning Appeals
5972 E. Port Clinton Eastern Road
Marblehead, Ohio 43440

To Whom It May Concern:

Please be advised that Doug Price, H&H Custom Homes or their duly appointed representative, is hereby appointed as my representative, and may act and speak on our behalf for the Board of Zoning Appeals Hearing scheduled for August 19, 2026, in the matter related to BZA-2026- to request the necessary Area Variance for a new single-family home to exceed the 35' building height located at my property at 8183 E. Lake Blvd., Marblehead, Ohio 43440.

Sincerely,

Andrew W. Burns
Andrew Burns, Owner

7/27/2026
Date:

Cassandra Burns
Cassandra Burns, Owner

7/27/26
Date:

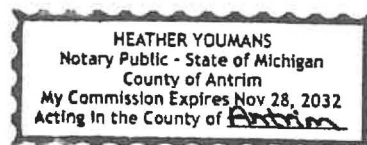
NOTARY:

Before me Notary Public in and for said County and State personally appeared the above-named Andrew & Cassandra Burns, owners of 8183 E. Lake Blvd., Marblehead, Ohio 43440, who did acknowledge before me the foregoing instrument and signing of this Letter of Agency and that the execution was their free and voluntary act and deed. In testimony whereof I have hereunto set my hand and affixed my official seal at

_____, Ohio, this 27 day of July, 2026

Heather Youmans
Notary Public

My Commission Expires:



Surrounding Neighbors

William C Zimlich Jr. & Sharon Lee S&T/TOD

4560 Hi View Dr.

North Royalton, Ohio 44133-3816

Legal Description:

Lot L9 Gravel Bar A

BFDD Real 1, LLC

1265 E. Shoop Rd.

Tipp City, Ohio 45371-2626

Legal Description:

Lot L6-L7 Gravel Bar A

Patricia L Lanzer

2475 Thorncroft St.

Alliance, Ohio 44601-9804

Legal Description:

Lot C7 Gravel Bar A

Eric J. & Stephanie M. Kush

19818 Bowman Dr.

Strongsville, Ohio 44149-5947

Legal Description:

Lot C8 Gravel Bar A

Carmen & Aimee Kestranek

6525 Mackenzie Dr.

Lender41417

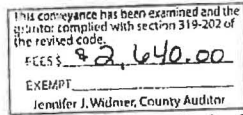
Independence, Ohio 44131-6376

Legal Description:

Lot C9 Gravel Bar A



202500001859 04/08/2025 02:19 PM
 Filed for Record in OTTAWA County, Ohio
 Nathan J. Daniels Rec Fees: \$39.00
 OR Vol 2028 Pgs 119 - 119



TRANS. 4-8-2025

Widmer
Dep.

SURVIVORSHIP DEED
 Rev. Code Sec. 5302.17

TRT 318180

William C. Zimlich Jr. and Sharon Lee Zimlich, husband and wife, for valuable consideration paid, grant with general warranty covenants, to Andrew Burns and Cassandra Burns, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 32305 Monaco Place, Avon Lake, Ohio 44012, all their interest in the following real property:

Situated in the County of Ottawa, Township of Danbury and State of Ohio and further described as follows:

And known as and being Lot No. L-8 in the Plat of Gravel Bar Subdivision A recorded in Volume 10, page 21, Ottawa County Plat Records.

Together with a right of way in common with grantor, its successors and assigns and other persons, forty (40) feet in width immediately westerly of and adjoining the west line of Ott's Subdivision and said line extended from North Shore Boulevard to the Gravel Bar, and a right of way not less than forty (40) feet in width in common the grantor, its successors and assigns and other persons from said right of way westerly to the east line of Gravel Bar Subdivision A.

Tax Parcel No.: 014-12912-17247-000

Subject to: zoning ordinances and resolutions; easements, agreements, and restrictions of record; and taxes and installments of assessments due and payable after delivery hereof.

Prior instrument references: Book 1917, page 581, Ottawa County, Ohio Official Records.

Executed this 7th day of April, 2025.

William C. Zimlich Jr.
 William C. Zimlich Jr.

Sharon Lee Zimlich
 Sharon Lee Zimlich

STATE OF OHIO)
) SS:
 COUNTY OF CUYAHOGA)

The foregoing instrument was acknowledged before me this 7th day of April, 2025 by William C. Zimlich Jr. and Sharon Lee Zimlich, husband and wife.

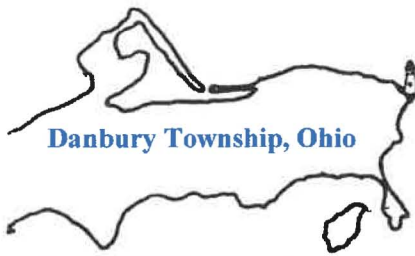
This is an acknowledgement clause. No oath or affirmation was administered to the signer.

Zachary Elmer Laux
 Notary Public

This Instrument Prepared By:
 John W. Hilbert II, Esq.
 125 Jefferson Street
 Port Clinton, Ohio 43452



ZACHARY ELMER LAUX
 Notary Public
 State of Ohio
 My Comm. Expires
 April 26, 2028



Kathryn A. Dale, AICP
Zoning & Planning Administrator

NOTICE OF REFUSAL

July 24, 2026

To Applicant: Andrew & Cassandr Burns
32305 Monaco Place
Avon Lake, Ohio 44012

Application No.: 26-168
8183 E. Lake Blvd.

To Applicant: H & H Custom Homes
Attn: Doug Price
16573 State Route 3
Loudonville, Ohio 44842

BZA Case No.: _____

Your application dated **JULY 23, 2026**, for a zoning certificate for a **NEW SINGLE-FAMILY DWELLING** located at **8183 E. LAKE BLVD., MARBLEHEAD, OHIO 43440** is hereby refused on this **24th 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 "R-C" Recreational Commercial.

Article 5, Section 5.1.3

General Regulations Applicable to All Districts

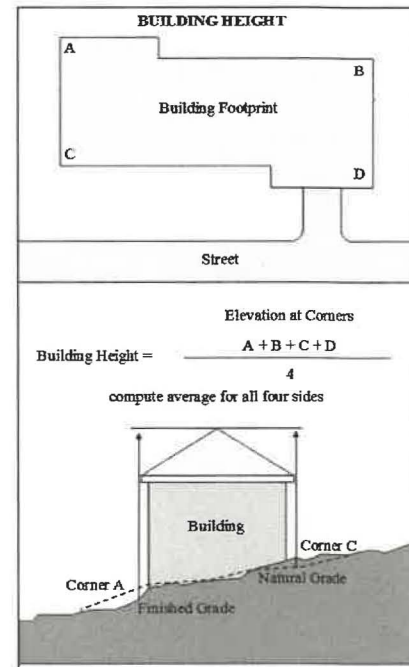
3. *No building or structure shall be erected, converted, enlarged, or reconstructed or structurally altered except in conformity with the yard and lot area regulations of the district in which the building is located unless otherwise specified herein.*

Article 2, Section 2.2

Building Height Definition

The vertical distance measured from the average natural or finished grade, whichever is lower, around the building to the highest point of the roof. The building height will be measured by averaging the height measured at the four corners of the house. Architectural elements that do not add floor area to a building, such as chimneys, vents, antennae, and towers, are not considered a part of the height of a building, but all portions of the roof are included.

Information Only



Article 5, Section 5.9.3

Information Only

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

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

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

Article 3, Section 3.5

Variance #1

“R-3” High Density Residential Development Standards

The district requirements in the “R-3” zoning district are as follows:

Minimum Front-yard Setback 25’

Minimum Rear-yard Setback 25’

Minimum Side-yard Setback 5’

Maximum Building Height 35’ (30’ to eaves)

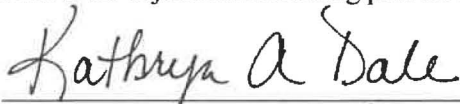
Maximum Lot Coverage 40%

- In 2022, the floodplain maps for Ottawa County were updated, designating this property as an “AO” flood zone.
- According to the Ottawa County Regional Planning and Floodplain Coordinator’s Office, this flood zone requires a 3’ freeboard above the Base Flood Elevation (BFE) of 577.
- According to the applicants site plan, the current and existing elevation of the property is 577 at the north end of the lot and 576 at the south end of the lot (576.5 avg.).
- A minimum average of 3.5’ (3’ north/4’ south) of fill will need to be brought in for this lot to raise it out of the floodplain.
- The applicant is proposing to construct a 34’10½” house on top of the 3.5’ fill dirt, making the total height of the building 38’4” where 35’ is the maximum allowed.

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

ZONING PERMIT APPLICATION

Date Filed: 7/23/26 Application #: 2026-168

~~Approval~~ ^{Refusal} Date: 7/24/26 BZA Case #: _____

1. **Property Location:** 8183 E. Lake Blvd. Parcel ID # 0141291217247000
Subdivision Gravel Bar A Lot # 8 Zoning District "R-C" Recreational Commercial
Existing Use Vacant Lot Proposed Use New SF Home

2. **Applicant** Doug Price Address 16573 State Route 3
City Loudonville State Oh Zip 44842 Phone _____
Email: _____

3. **Owner** Andrew & Cassandra Burns Address 32305 Monaco Pl.
City Avon Lake State Oh Zip 44012 Phone _____
Email: _____

4. **Contractor/ Architect** H&H Custom Homes Address 16573 State Route 3
City Loudonville State Oh Zip 44842 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:** New home built on lot

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>		
First floor:	_____ sf.	<u>2050*</u> sf.	Front Yard Setback:	_____ ft.	<u>25' To OH</u> ft.
Second floor:	_____ sf.	<u>1853*</u> sf.	Side Yard Setback:	_____ ft.	<u>8'8" To OH</u> ft.
Third floor:	_____ sf.	<u>2000</u> sf.	<u>W</u> side:	_____ ft.	<u>8'8" To OH</u> ft.
Garage/carport:	_____ sf.	_____ sf.	<u>E</u> side:	_____ ft.	<u>8'8" To OH</u> ft.
Decks/porches:	<u>61'15" x 863'2"</u> sf.	<u>924</u> sf.	Rear Yard Setback:	_____ ft.	<u>44'6"</u> ft.
Breezeway:	_____ sf.	_____ sf.	5' Acc. Bldg/ Separation?	<u>Yes</u> <u>No</u>	<u>N/A</u> ft.
Accessory:	_____ sf.	_____ sf.	Is the property Nonconforming?	<u>Yes</u> <u>✓ No</u>	
Parking:	_____ sf.	_____ sf.	Lot Coverage:		
Other:	_____ sf.	<u>133</u> sf.	A. Principal Building Footprint:	<u>2050* + 61 + 667 + 133</u>	<u>2000</u> <u>2911</u> sf.
Highest point of building above the established grade:	<u>34</u> ft.	<u>10 7/16" 2 ft. + 3.5 avg</u>	B. Total of Accessory buildings:	<u>60 x 144</u>	_____ sf.
		<u>All</u>	C. Lot Width x Lot Depth = Lot Area:	<u>8769.6</u>	<u>8640</u> sf.
			$[(A + B) \div C] \times 100 = \underline{22.8} \% \underline{33.62} \%$		
			<u>* Variance Req. For 38.5' high</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.

J. H. H. Custom Homes, LLC
(Applicant's Signature)

7/23/24
(Date)

Do not write below this line

ZONING CERTIFICATE

Upon the basis of Application No. 26-168, 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 R-C Zoning District.

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

Date Application Received 7/23, 20 26

Fee Paid \$ 0

Check # -

Date Application Ruled On 7/24, 20 26

If certificate refused, reason for refusal: See Attached Letter

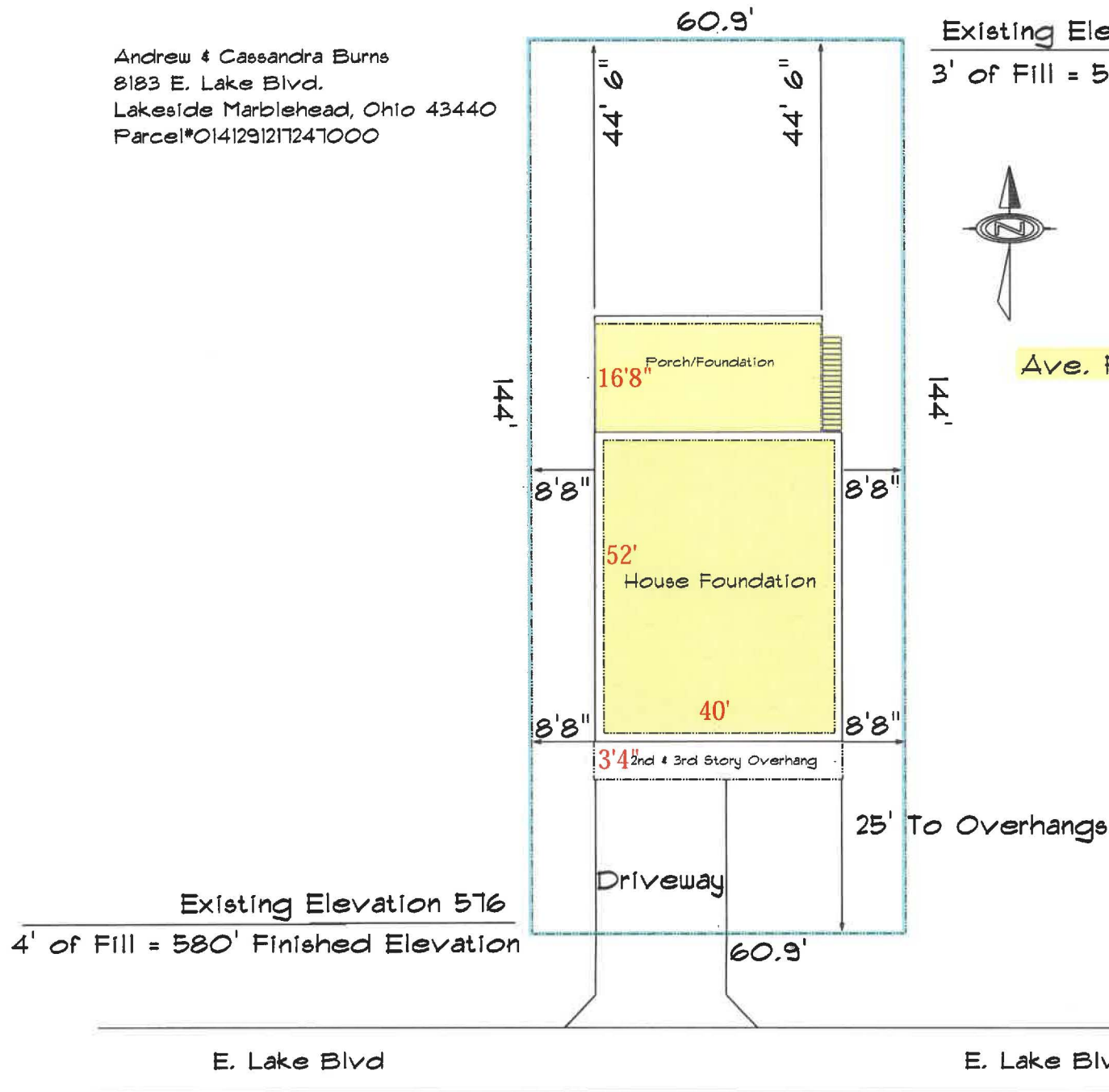
Permit valid for a period of one (1) year from date of issue.

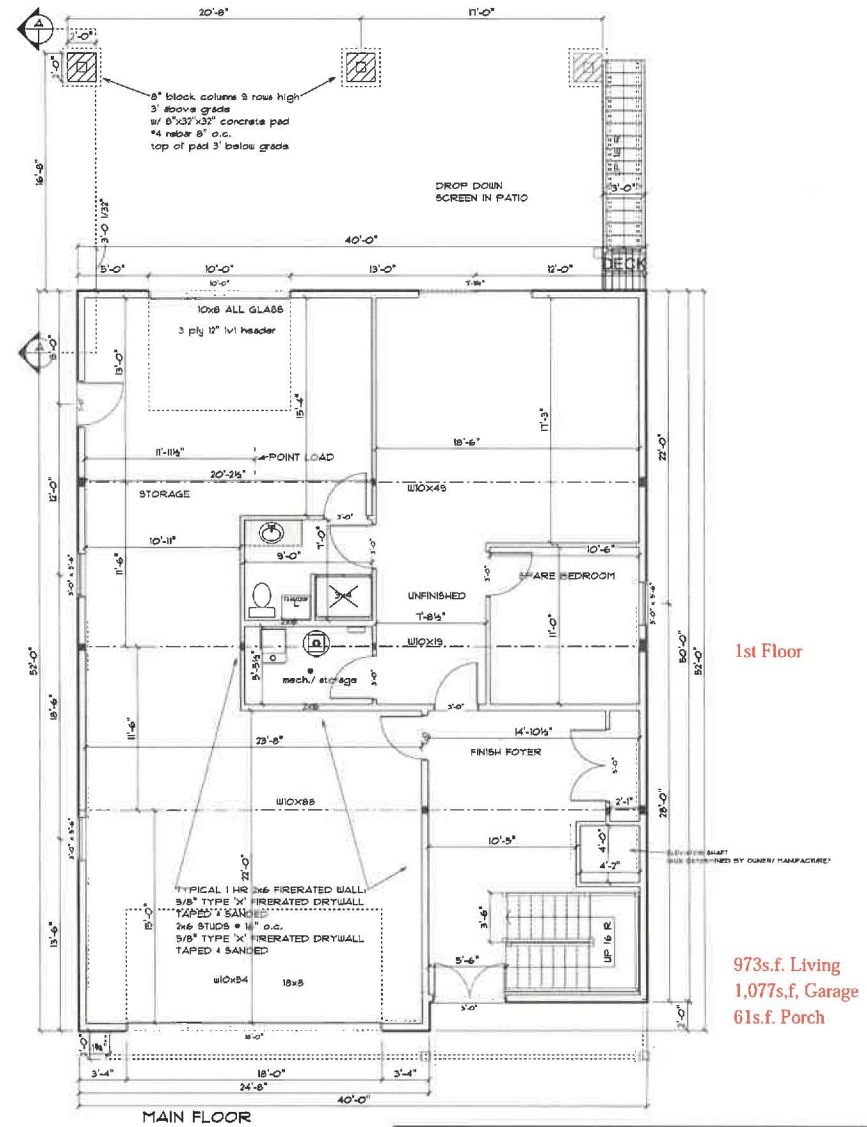
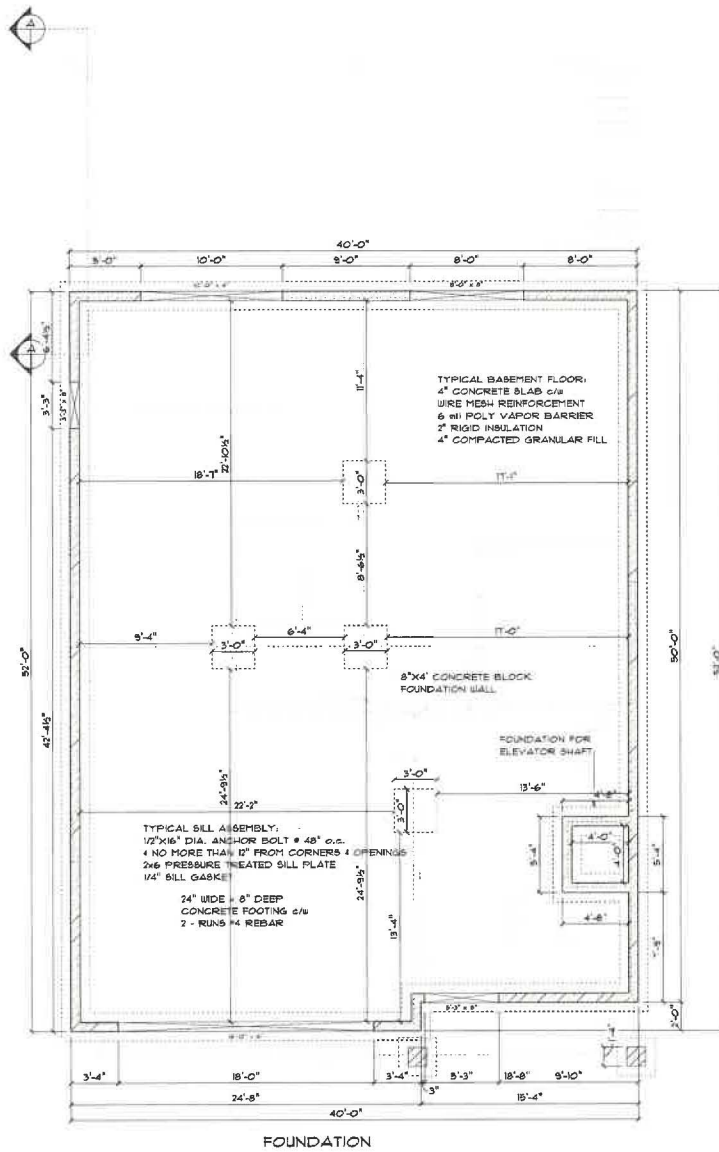
Andrew & Cassandra Burns
8183 E. Lake Blvd.
Lakeside Marblehead, Ohio 43440
Parcel#0141291217247000

Existing Elevation 577'
3' of Fill = 580' Finished Elevation



Ave. Fill = 3.5'





H4H Custom Homes LLC.

16573 St. Rt. 3
 Loudonville, Oh. 44842



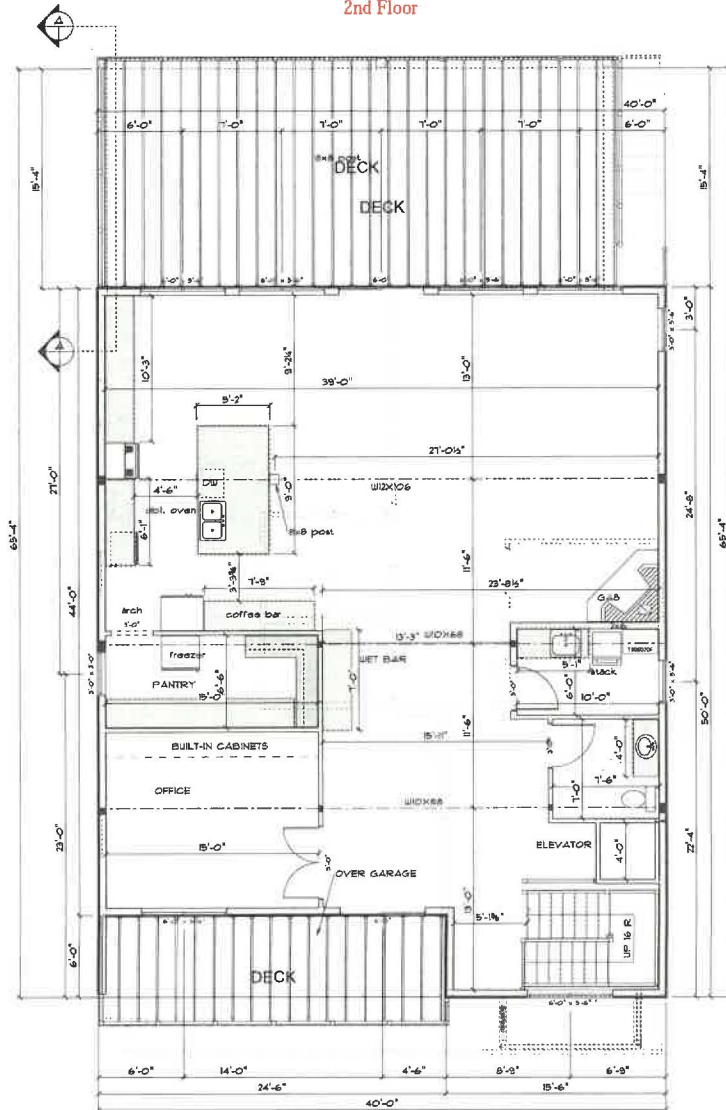
Andy & Cassi Burns

8113 E. Lake Blvd.
 Lakeside March 1989
 Ohio 43460

DRAWN BY: MDH
 SCALE: 1/4"=1'
 DATE: Friday, July 24, 2026

PAGE:
 2

2nd Floor



TYPICAL FLOOR :
FINISH FLOOR ON
3/4" T&G OSB SUBFLOOR
NAILED & GLUED
2x10 FLOOR JOISTS @ 16" o.c. w/
1x2 CROSS BRIDGING
5/8" CEILING BOARD
TAPED & SANDED

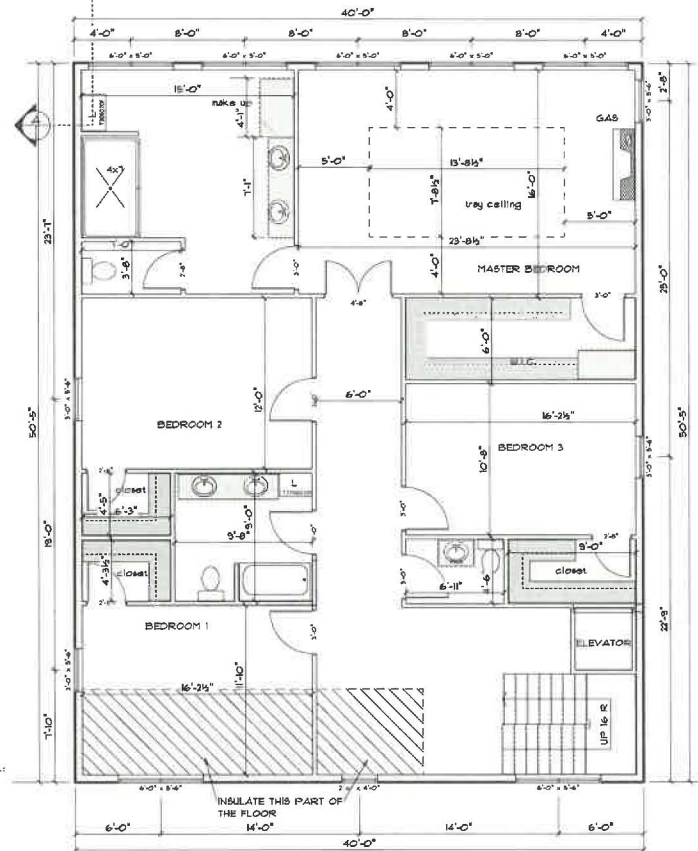
TYPICAL 2x6x9' SIDING EXTERIOR WALL:
VINYL SIDING
1/16" OSB SHEATHING
2x6 STUDS @ 16" o.c.
R19 BATT INSULATION
6 mil POLY V.B.
1/2" DRYWALL
TAPED & SANDED

TYPICAL 2x4 WALL:
1/2" DRYWALL
TAPED & SANDED
2x4 STUDS @ 16" o.c.
1/2" DRYWALL
TAPED & SANDED

ALL WINDOW & DOORS
TO BE DBL. 7X10 INSULATED
OR OTHERWISE NOTED ON PLANS

1,853s.f. Living
667s.f. Deck
196s.f. Deck

3rd Floor



TYPICAL SECOND FLOOR :
FINISH FLOOR ON
3/4" TAG OSB SUBFLOOR
NAILED & GLUED
2x10 FLOOR JOISTS @ 16" o.c. max
1x2 CROSS BRIDGING
5/8" CEILING BOARD
TAPED & SANDED

TYPICAL 2x4 WALL:
1/2" DRYWALL
TAPED & BANDED
2x4 STUDS @ 16" o.c.
1/2" DRYWALL
TAPED & BANDED

TYPICAL 2x6x8' SIDING EXTERIOR WALL:
VINYL SIDING
7/16" OSB SHEATHING
2x6 STUDS @ 16" O.C.
R19 BATT INSULATION
6 mil POLY V.B.
1/2" DRYWALL
TAPED & BANDED

3rd Floor

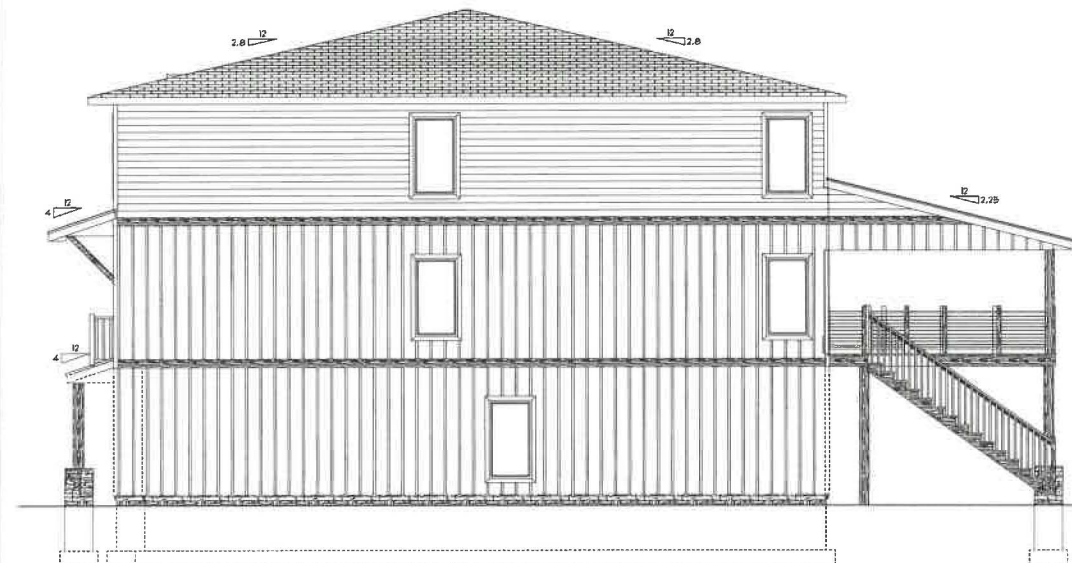
2000 SQ. FT.
LIVING SPACE



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

H&H Custom Homes LLC.

16513 St. Rt. 3
Loudonville, Oh. 44842



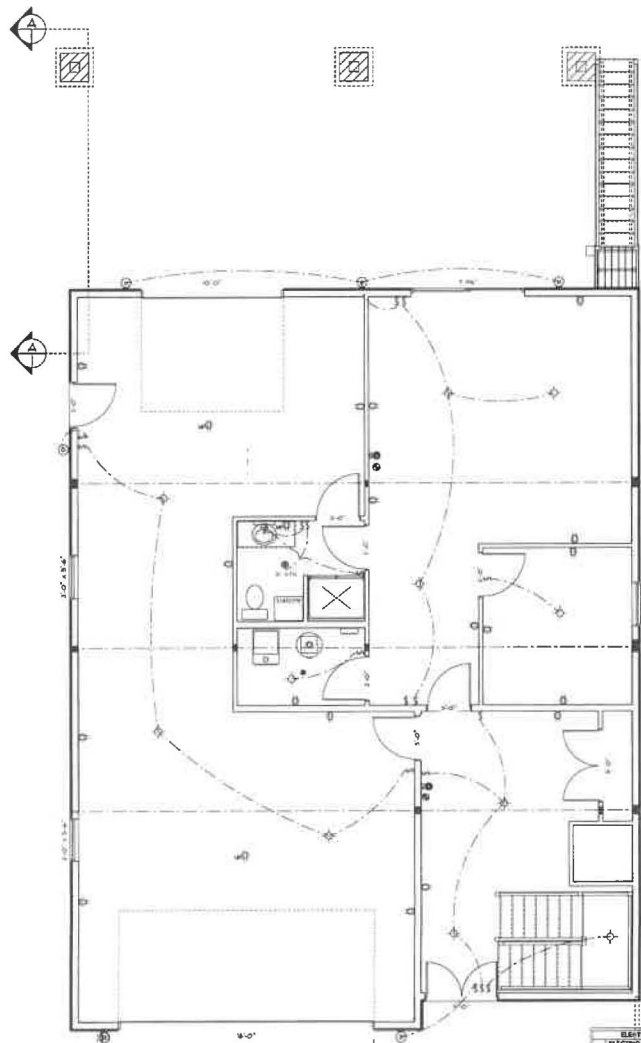
Andy & Cassi Burns

8113 E. Lake Blvd.
Lakeside, Ohio 44133

DRAWN BY: MDM
SCALE: 1/4"=1'
DATE: Friday, July 24, 2026

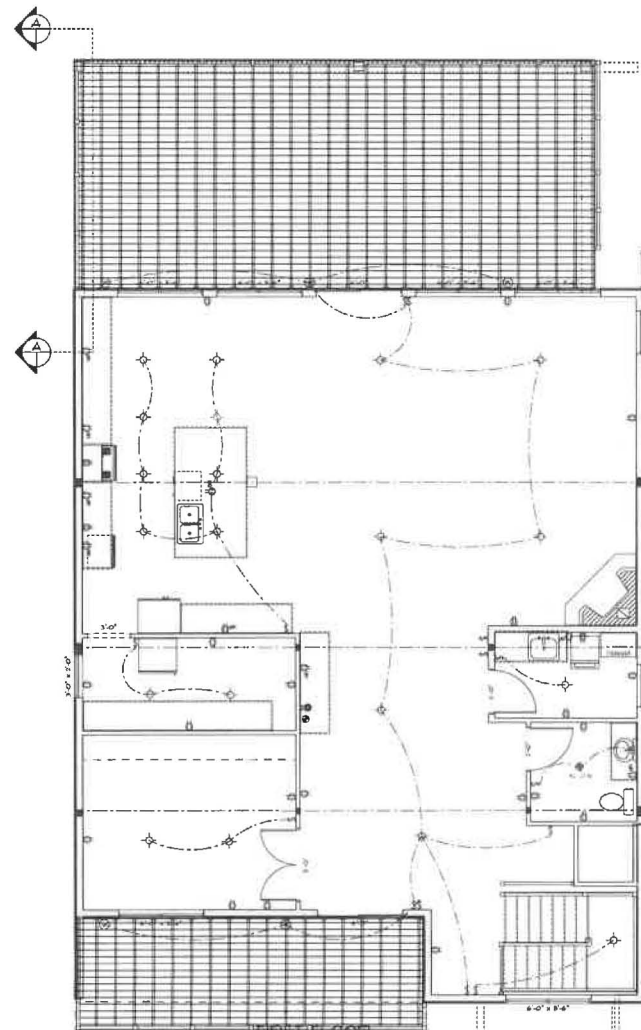
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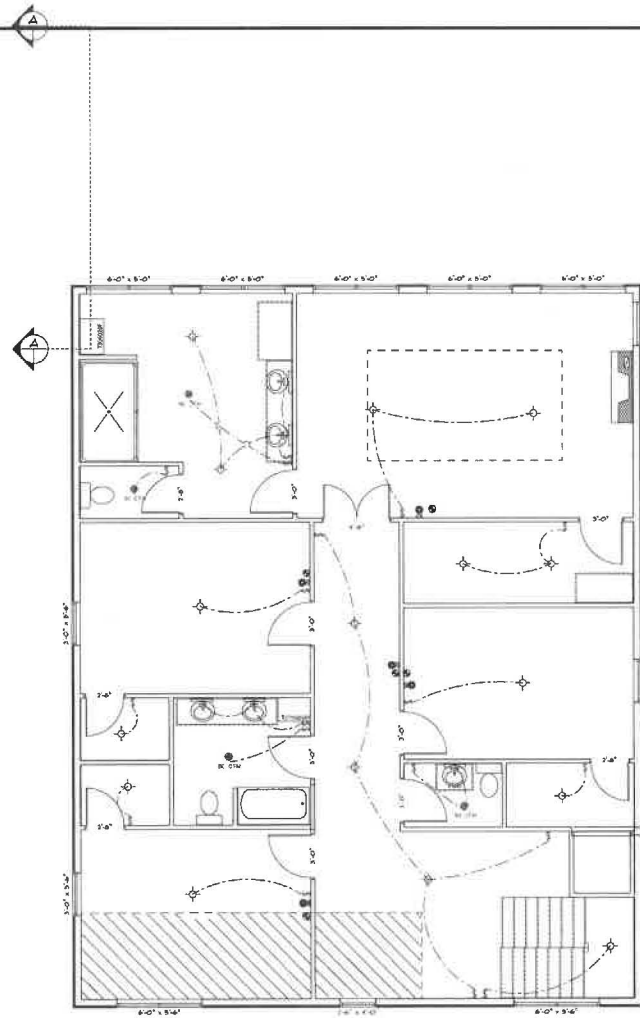
MAIN FLOOR
ELECTRICAL

ELECTRICAL LEGEND		
ELECTRICAL	QUANTITY	SYMBOL
switch	2	⬢
outlet GFI	1	⬢
gfi	11	⬢
door back panel	8	⬢
panel	18	⬢



FIRST FLOOR
ELECTRICAL

ELECTRICAL LEGEND		
ELECTRICAL	QUANTITY	SYMBOL
switch	2	⬢
outlet GFI	1	⬢
gfi	11	⬢
door back panel	8	⬢
panel	18	⬢



SECOND FLOOR
ELECTRICAL

ELECTRICAL LEGEND		
Electrical Symbols	Quantity	Notes
10' detector	10	
per 100 CFM	4	
10'	10	
10'	10	
10'	10	
10'	10	
10'	10	

H4H Custom Homes LLC.
16573 St. Rt. 3
Loudonville, Oh. 44842



Andy & Cassi Burns
8153 E. Lake Blvd.
Lakeside, Maryland
43040
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SCALE: 1/4"=1'
DATE: Friday, July 24, 2026

PAGE: 1A