Danbury Township, Ohio

STAFF REPORT

Board of Zoning Appeals
Meeting Date: September 16, 2026

Case #: BZA-2026-206 **Address:** 9608 E. Bayshore Rd

Appellant: Brad Hutcherson, Owners **Zoning**: "R-3" High Density Residential

Request: Request for an Area Variance from Section 5.2.1.A.i.b. to allow more cumulative accessory building square footage than allowed (1,200s.f. permitted/ 1,680s.f. proposed).

SUMMARY:

The applicant has an existing 24' x 25' (600s.f.) detached garage on the property, per the survey, they intend to keep. The applicant applied in 2024 (BZA-2024-244) for a larger garage attached to the existing garage that required two additional variances (3 total). In addition to the cumulative square footage, variances were also needed for a rear yard setback and to exceed the 20% addition limitation onto a nonconforming structure. Those variances were denied.

The applicant is now proposing to construct a new 28' x 36' (1,008s.f.) detached garage to the south of the existing garage. All setbacks will be met in this proposal, and the new building will be detached from the existing nonconforming garage now, not requiring a variance for the 20% limitation.

This new 28' x 36' detached garage will result in the total cumulative square footage of all accessory buildings to be 1,680s.f. where 1,200s.f. is the maximum permitted.

ANALYSIS:

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

The property in question will yield a reasonable return and can be beneficially used without the variance because the property can continue to be used for a single-family residence and is permitted to have an accessory structure on the property.

The variance request is not substantial because the applicant has reduced the size of the building, they initially wanted 2-years ago to meet setbacks, have detached it from the existing nonconforming garage, and the lot coverage with this increase will also be satisfied.

The essential character of the neighborhood would not be substantially altered or suffer a substantial detriment as a result of the variances because the new structure will otherwise meet all other zoning requirements. Additionally, this building will be next to a neighboring garage of similar size and style.

There is no indication that there would be a detrimental effect on the delivery of government services since utilities exist and are available to the property. Any utility extensions will have to be installed to those regulating agencies standards.

The applicant's narrative statement says they were not aware of the zoning requirements at the time they purchased the property in 2020.

Whether the property owner's predicament can feasibly be obviated through some method other than a variance can likely be debated. On one hand, since this new construction, the new garage could be reduced to meet the 1,200s.f. cumulative requirement, or the old garage could be eliminated so the property owner could get a whole cohesive 1,200s.f. building on the property. On the other hand, the applicant has modified the plan to eliminate the need for additional variances and is now only asking for 1 variance which the lot has ample room to accommodate since the setbacks and lot coverage will now be met.

The spirit and intent of the zoning resolution would be met because there are no known negative impacts to adjoining property owners.

STAFF RECOMMENDATION:
None.

SUBMITTED BY:

Kathryn A. Dale, AICP
Danbury Township Zoning Inspector

Date Prepared: August 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

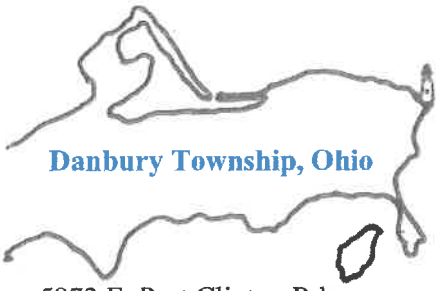


EXHIBIT
1
BZA Application

BOARD OF ZONING APPEALS APPLICATION

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

Date Filed: 8/27/26 **Application #:** 2026-206

Action: _____

Rejected Permit: 2026-180 **Approved Permit:** _____

1. **Property Location:** 9608 E. Bayshore Road Parcel ID# 0141235216472000 & 4000

   Subdivision Willow Cove A Lot # 1 & 2 Zoning District : "R-3"

   Attach Deed For Complete Property Legal Description

   Existing Use SF Home Proposed Use 28' x 36' Detached Accessory Building

2. **Agent** _____ Address _____

   City _____ State _____ Zip _____ Phone _____

   Email: _____

3. **Appellant/ Owner** Brad Hutcherson, Trustee Address 171 Brookfield Road

   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 an Area Variance from Sec. 5.2.1.A.i.b. to allow more cumulative accessory bldg. square footage than allowed (1,200s.f. permitted/ 1,680s.f. 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.

(Agent's Signature) (Date)

(Appellant's Signature) 8/24/2026 (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: 9/16/26 **BZA Application #:** 2026-206

Notice Published to Website/Social Media: 8/31/26

Notice Sent to Neighboring Property Owners: 8/31/26

Filing Fee = $250.00 Postage Fee $ 3.25 Cash/Credit/Check # 2790

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

9608 E. Bayshore Road
Hutcherson

Scope of Work:

Construct a new 28' X 36' garage with attic space to store cars, boats, and seasonal personal property inside and not obstructing the neighborhood view. The existing house has no attic access and the crawl space consist of uneven dirt floor.

Decision Standards:

A. The property in question **will not** yield a reasonable return or **cannot** be used beneficially without the variance because, while the property retains basic baseline utility, the current garage is not big enough to store a boat inside. Strictly enforcing the current total area rule prevents us from building a standard, residential garage that is common in this neighborhood, that will house our boat and keep it from sitting in the yard. Due to the side yard encroachment of the existing garage an addition is not feasible. Granting this variance does not seek a luxury or a profit-driven expansion, but rather minimal relief required to construct a usable garage space to store our boat that aligns with the standard enjoyment of a residential property A big benefit would be we can access the garage from the side street (Napama) and not Bayshore Drive.

B. The requested variance **is not substantial** when viewed in the context of the immediate surroundings. This property is on a double lot so the physical encroachment of all structures on the entire property is less than 30% total lot coverage. The property to the south consists of 2 lots, the property across the street (west) is 3 lots, and the adjoining side yard property (east), although in a different sub division, has over 21,000 sq. ft. The requested 480 square foot overage is minor and will not create a disruptive visual or spatial impact on the streetscape or surrounding properties.

C. The essential character of the neighborhood **would not** be substantially altered, but will be entirely preserved, if not enhanced, by this project. The proposed structure utilizes residential architectural elements in lieu of a pole barn style with a design scale that mirrors existing properties in the immediate vicinity. Adjoining property owners **will not** suffer any detriment; the layout preserves existing privacy sightlines, maintains proper open space, and has been oriented to ensure it does not alter natural drainage, or crowd neighboring structures.

D. The proposed variance **will not** have adverse impacts on public infrastructure or governmental services. The construction will not encroach upon public rights-of-way, utility easements, or municipal sight triangles. The electric needed for lighting will come from the existing service panel in the adjacent garage.

E. The property owner **(did not)** purchase the property with knowledge of the zoning restriction because while the general zoning text is a matter of public record, we did not look into or were advised that the existing garage encroached into the side yard set-back. This issue greatly reduces the size of an allowed addition that we had planned and would not be large enough to accommodate the needed winter time storage. The intent has always

been to maintain the property responsibly, and this request is a good-faith effort to build a garage that is common in the neighborhood.

F. The property owner's predicament **cannot** be obviated through some method other than a variance because there is no other feasible, non-variance alternative to achieve a large enough garage to store our boat and keep the other essentials stored inside so as to not be an eyesore to the neighborhood. The previous design alternative required 2 additional variances and did not fit the property as well.

G. The spirit and intent behind the zoning requirement **would** be observed and substantial justice done by granting the variance because by Granting this request, the project maintains a safe, orderly, and visually cohesive residential environment. Substantial justice would be served by granting the variance because it allows us as the property owner to make standard use of our land, balancing individual property rights with the public interest

H. Other relevant factors: The requested variance to add 480 square feet over the standard threshold is not substantial in real-world application. Because the structure fully complies with all yard setbacks and height restrictions, it maintains the standard open space buffer required by code. The extra square footage represents a minimal increase in overall lot coverage and does not crowd the parcel or overwhelm the primary residence or surrounding properties.

OR BK 1760 PG 686

202000293095
Filed for Record in
OTTAWA COUNTY, OHIO
VIRGINIA M PARK, RECORDER
03-13-2020 At 03:42 pm.
WRNTY DEED 34.00
OR Book 1760 Page 686 - 687

This conveyance has been examined and the grantor complied with section 319-202 of the revised code.
FEES $ 206.40
EXEMPT
Jennifer J. Widmer, County Auditor

transfer 3/13/2020
gm card, dep.

GENERAL WARRANTY DEED
Rev. Code Sec. 5302.05

Valerie J. Glovinsky and Robert Glovinsky, wife and husband and **Margaret R. Pahl by her attorney-in-fact Valerie J. Glovinsky to release her life estate**, for valuable consideration paid, grant with general warranty covenants, to **Bradley G. Hutcherson and Karen E. Hutcherson, Trustees of The Hutcherson Family Revocable Living Trust dated September 12, 2006**, whose tax mailing address is 171 Brookfield Road, Avon Lake, Ohio 44012, all interest in the following real property:

> Situated in the Township of Danbury, County of Ottawa and State of Ohio: And being Lots No. One (1) and Two (2) of Willow Cove Subdivision A, a subdivision of record in Lot No. 9 Section 1 of said township as more fully set forth in Volume 7 at page 37 of the Plats Records of Ottawa County.

Tax Parcel Nos. 014-12352-16472-000 and 014-12352-16474-000

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 reference: Book 1181 page 559, Ottawa County, Ohio Official Records.

Executed this 13 day of March, 2020.

Valerie J. Glovinsky

Robert Glovinsky

Margaret R. Pahl, by her attorney-in-fact
Valerie J. Glovinsky By Valerie Glovinsky POA

STATE OF OHIO)
) SS:
COUNTY OF OTTAWA)

The foregoing instrument was acknowledged before me this 13 day of March, 2020 by Valerie J. Glovinsky and Robert Glovinsky, wife and husband.

Notary Public

SCOTT T CORBIN NOTARY PUBLIC COUNTY OF OTTAWA MY COMM. EXP. 02-27-2023 STATE OF OHIO

STATE OF OHIO)
) SS:
COUNTY OF OTTAWA)

The foregoing instrument was acknowledged before me this 13 day of March, 2020 by Valerie J. Glovinsky as attorney-in-fact for Margaret R. Pahl.

Notary Public

SCOTT CORBIN, NOTARY PUBLIC COUNTY OF OTTAWA MY COMM. EXP. 02-27-2023 STATE OF OHIO

This Instrument Prepared By:
John W. Hilbert II, Esq.
Shumaker, Loop & Kendrick, LLP
125 Jefferson Street
Port Clinton, Ohio 43452 (#14260491)

Ned Boytim
2020 S Lattimore Dr
Marblehead, Ohio 43440

Emily Messino
9635 E Bayshore Rd
Marblehead, Ohio 43440

Brandi Johnson & Patrick Meisner
3408 Liberty Rd.
Willard, Ohio 44890

John & Robert Yonkof
3673 Titan Dr
North Royalton, Ohio 44133

Randy & Sherri Sorg
519 Parkview Dr
Upper Sandusky, Ohio 43351

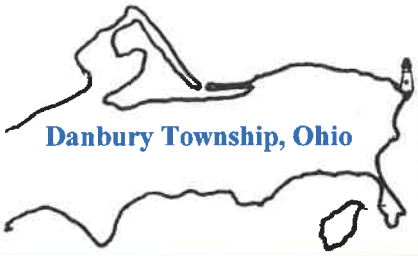


EXHIBIT 2 Refused Permit

Kathryn A. Dale, AICP
Zoning & Planning Administrator

NOTICE OF REFUSAL

August 24, 2026

To Applicant/: Owner Brad Hutcherson
171 Brookfield Road
Avon Lake, Ohio 44012

Application No.: **26-180**
9608 E. Bayshore Rd.

BZA Case No.: _____

Your application dated **JULY 30, 2026,** for a zoning certificate for a **28' X 36' DETACHED GARAGE** located at **9608 E. BAYSHORE ROAD, MARBLEHEAD, OHIO 43440** is hereby refused on this **24th DAY OF AUGUST, 2025** 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-3" High Density Residential.

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 5.2.1.A.i.b. **Accessory Buildings**

D. *The cumulative square footage of all accessory buildings will be the lot coverage remaining after the square footage of the principal building (if applicable) is subtracted or the following, whichever is smaller:*

i. *Base cumulative square footage allowance for parcels under two (2) acres:*

b. *1,200 square feet in the R-1, R-2, R-3 and R-C districts.*

Variance #1 →

- The applicant has an existing 24' x 25' (600s.f.) detached garage on the property, per the survey, they intend to keep.
- The applicant applied in 2024 (BZA-2024-244) for a larger garage attached to the existing garage that required two additional variances (3 total). In addition to the cumulative square footage, variances were also needed for a rear yard setback and to exceed the 20% addition limitation onto a nonconforming structure. Those variances were denied.
- The applicant is now proposing to construct a new 28' x 36' (1,008s.f.) detached garage to the south of the existing garage.
- All setbacks will be met in this proposal, and the new building will be detached from the existing nonconforming garage now, not requiring a variance for the 20% limitation.
- This will result in the total cumulative square footage of all accessory buildings to be 1,680s.f. where 1,200s.f. is the maximum permitted.

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

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

Note: *The applicant has **20 days** (per Section 7.8.2.A.i.) to submit revisions or to appeal this decision to the Board of Zoning Appeals. A new application will be required, including payment of a new fee, if the applicant fails to submit adequate revisions within this time period. Revisions that address these deficiencies may result in further comments relative to these or other Zoning Code provisions. This review is only for compliance with the zoning regulations. The Ottawa County building departments may also have comments that will need to be addressed before releasing permits.*

Danbury Township, Ohio

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

ZONING PERMIT APPLICATION

Date Filed: 7/30/26 **Application #:** 2026-180

Approval Date: 8/24/26 **BZA Case #:** See Also BZA-2024-244

1. **Property Location:** 9608 E. Bayshore Rd- **Parcel ID #** 0141235216472000:0141235216474

Subdivision Willow Cove A ☑ Lot # 1:2 Zoning District "R-3"

Existing Use Residential S F Home Proposed Use ~~28'~~ 30'x36' Garage Detached

2. **Applicant** Brad Hutcherson Address 171 Brookfield Rd.

City Avon Lake State Ohio Zip 44012 Phone

Email:

3. **Owner** Shaun & Mathew Hutcherson TRUSTEES Address 9608 E. Bayshore

City Lakeside Marblehead State Oh Zip 43440 Phone

Email: same

4. **Contractor/ Architect** Same 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:** Construct a new ~~30~~ 28' x36' Garage

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:

	Existing	Proposed
Basement:	____ sf.	____ sf.
First floor:	1276 sf.	____ sf.
Second floor:	____ sf.	____ sf.
Third floor:	____ sf.	____ sf.
Garage/carport:	480 sf. (600 per Survey)	1008* sf.
Decks/porches:	____ sf.	____ sf.
Breezeway:	____ sf.	____ sf.
Accessory:	____ sf.	____ sf.
Parking:	____ sf.	____ sf.
Other:	____ sf.	____ sf.
Highest point of building above the established grade:	____ ft.	20' ft. max.

Setbacks:	Existing	Proposed
(Setbacks are from the property lines to roof overhang, not the edge of the road pavement or foundation)		
Front Yard Setback:	18' ft.	35 ft.
Side Yard Setback:		
E side:	____ ft.	5' To OH ft.
W side:	25' ft.	59' ft.
Rear Yard Setback:	south ft.	5' To OH ft.
5' Acc. Bldg/ Separation? ✔ Yes ___ No		____ ft.
Is the property Nonconforming? ___ Yes ___ No		

Lot Coverage:

A. Principal Building Footprint:	1276 sf.
B. Total of Accessory buildings:	1560 sf 1660* + variance needed
C. Lot Width x Lot Depth = Lot Area: (Avg. 100.98' x 101.9')	10,290 sf..
[(A +B) ÷ C] x 100 =	28.7 %

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.

[signature] 7/30/2026

(Applicant's Signature) (Date)

Do not write below this line

ZONING CERTIFICATE

Upon the basis of Application No. 26-180, 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-3 Zoning District.

Kathryn A Dale

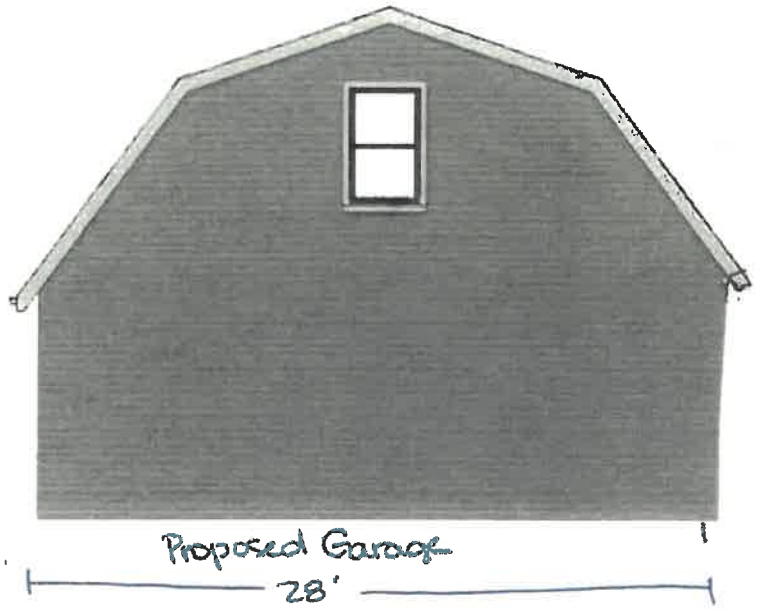
Danbury Township Zoning Inspector
5972 E. Port Clinton Road, Marblehead, Ohio 43440

Date Application Received 7/30, 20 26 Fee Paid $ 0 Check # —

Date Application Ruled On 8/24, 20 26 If certificate refused, reason for refusal : See Attached Letter

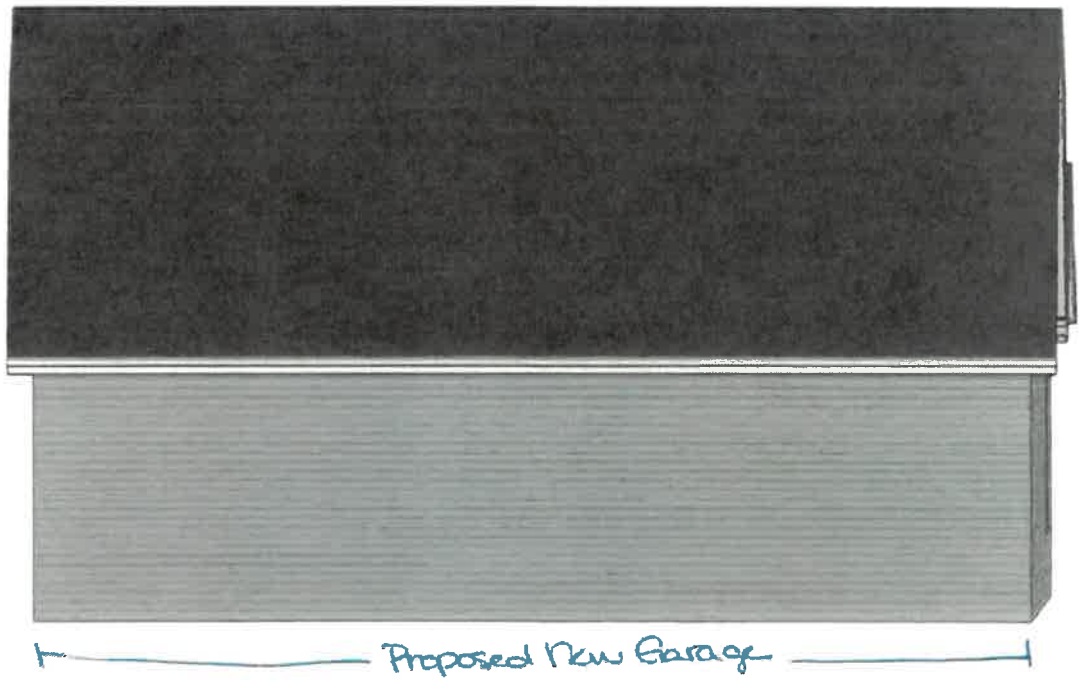
Permit valid for a period of one (1) year from date of issue.

Concept Idea

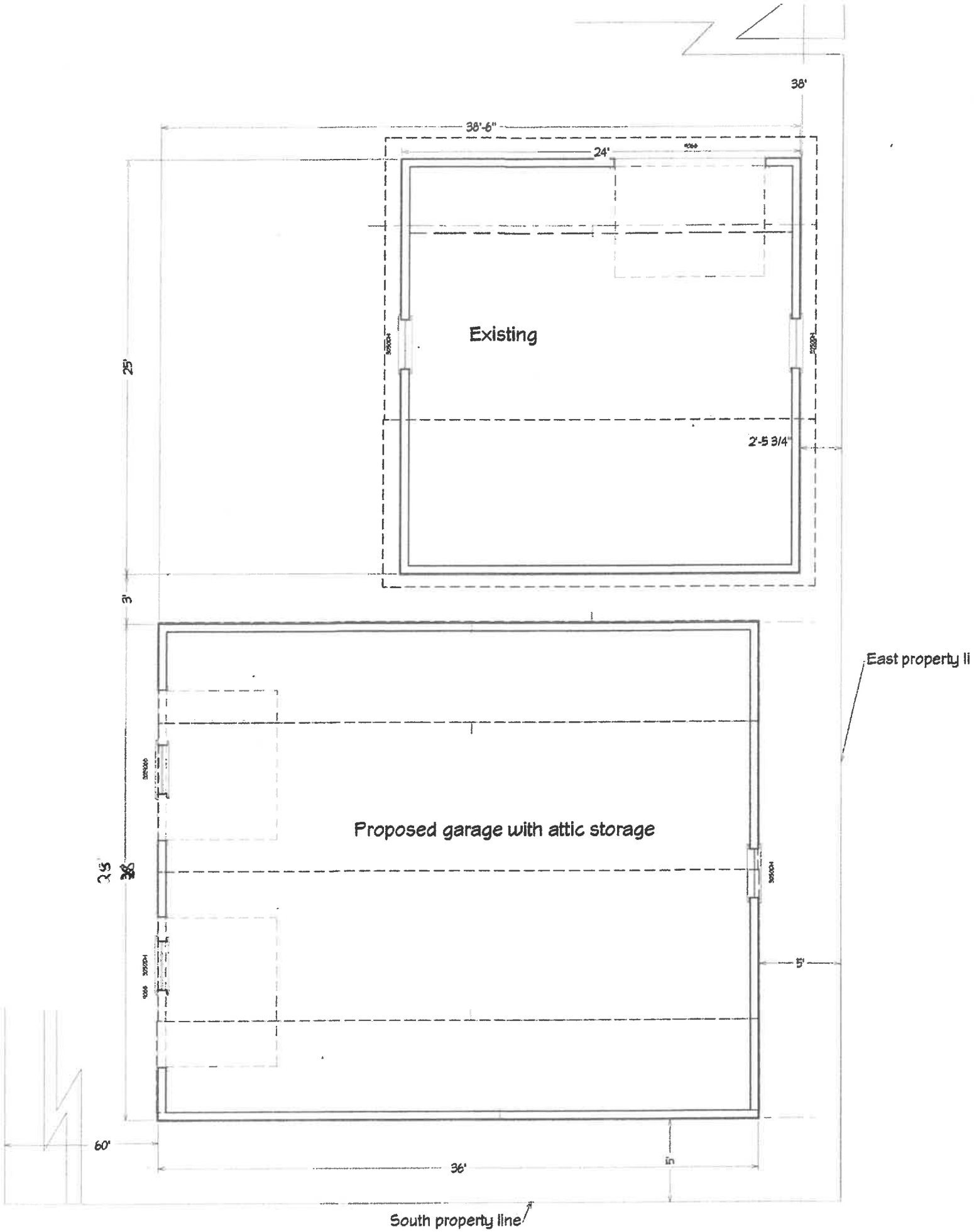


EAST

Elevation

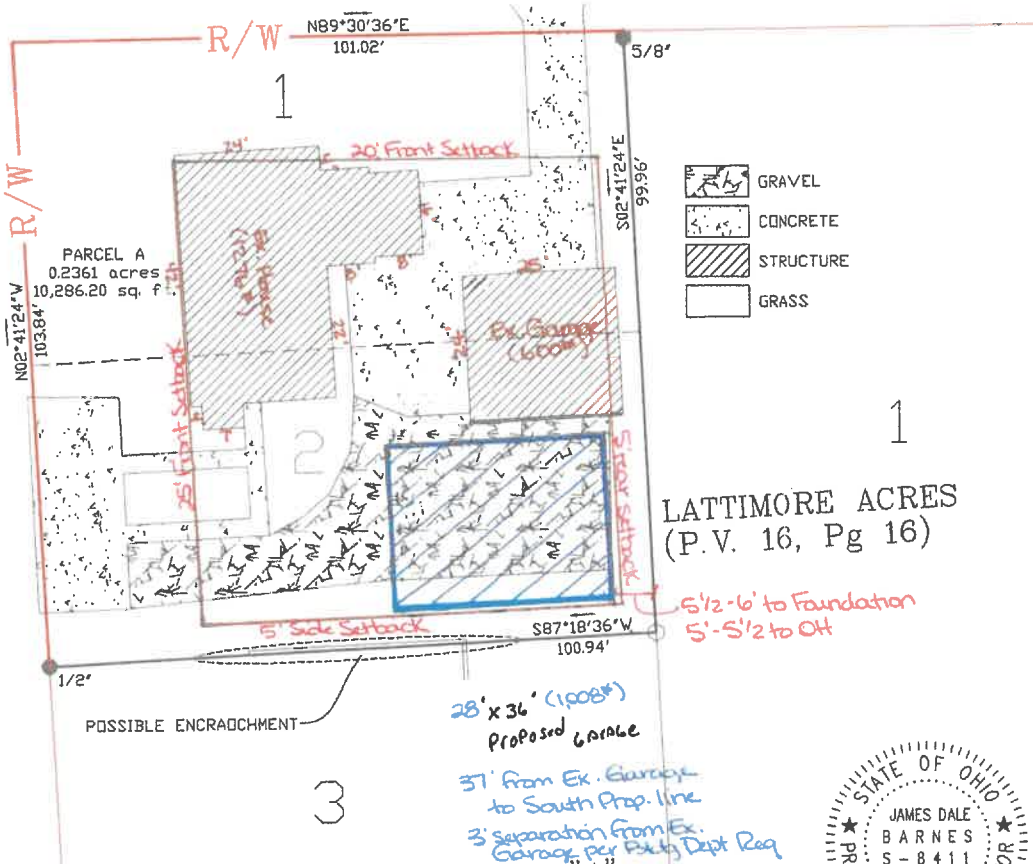


South
Elevation


38'
38'-6"
24'
Existing
25'
2'-5 3/4"
3'
East property li
Proposed garage with attic storage
5'
60'
36'
South property line

BAYSHORE ROAD (COUNTY HIGHWAY 135) (60' R/W)

NAPAMA ROAD (30' R/W)



1" = 20'
SCALE
0 20 40 60
FEET

LEGEND

SET	FOUND	DESCRIPTION
⊗	▲	MONUMENT
⊕	◓	RAILROAD SPIKE
⊘	◪	P.K. NAIL
○	●	IRON PIPE
○-○	●	DRILL HOLE
○		5/8"øx30" IRON ROD
	●	IRON ROD
	■	FENCE POST
	▲	STONE
	⊡	MONUMENT BOX
	D	DEED
	P	PLAT
	M	MEASURED
	C	CALCULATED
	ø	OUTSIDE DIAMETER
	SR	SURVEY RECORD

N

REFERENCES

DEED VOLUMES AND PAGES AS SHOWN
PLAT VOLUME 7, PAGE 37

THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH. ALL EASEMENTS OR OTHER ENCUMBRANCES ON OR OVER THE LAND ARE NOT SHOWN ON THIS SURVEY. PLEASE FURNISH ALL INFORMATION IF THESE ARE REQUIRED ON THIS PLAT. ALL FOUND SURVEY MONUMENTS WERE AT GRADE OR PAVEMENT SURFACE AND IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY DURING DECEMBER, 2023 AS PER LEGAL DESCRIPTION FURNISHED TO ME. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, LEASES OF RECORD AND OF RECORDS IN RESPECTIVE UTILITY OFFICES. THE BEARINGS REFERRED TO HEREON ARE BASED ON THE OHIO NORTH STATE PLANE COORDINATE SYSTEM.

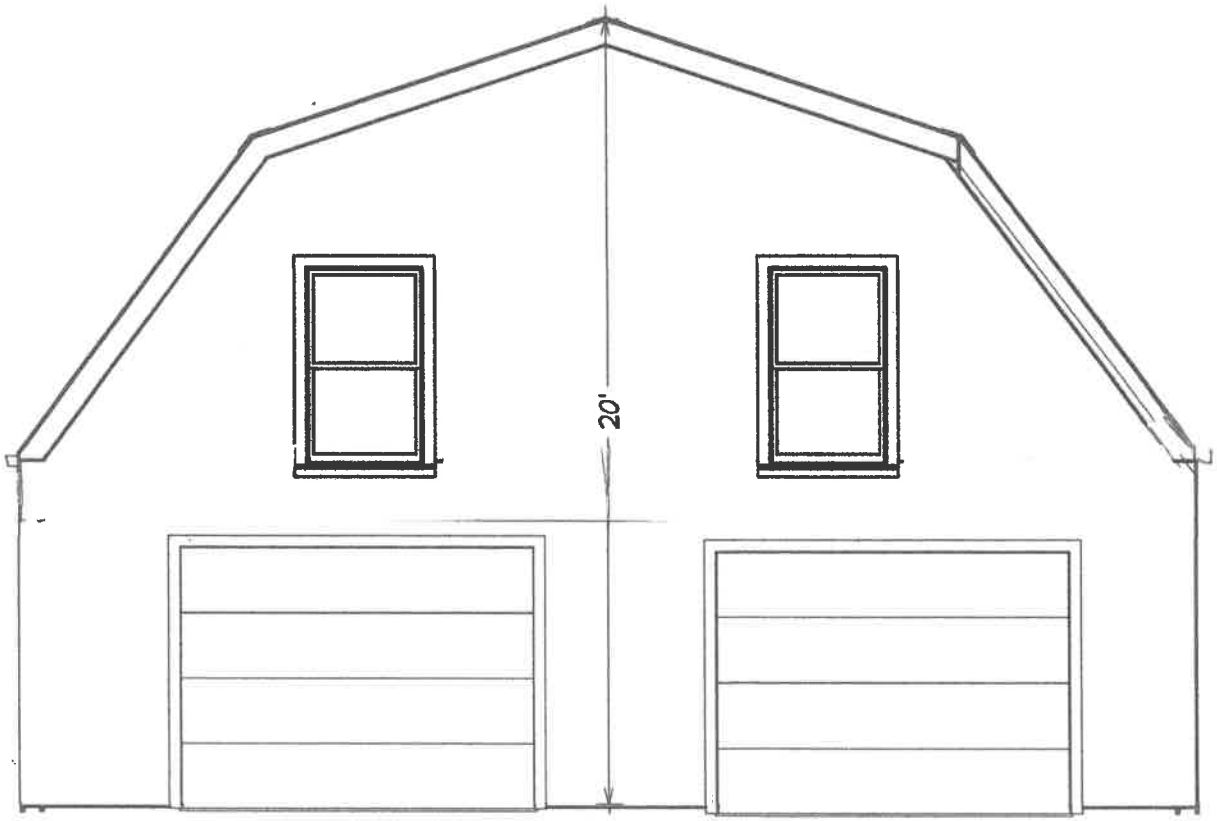
STATE OF OHIO
JAMES DALE BARNES
S-8411
REGISTERED PROFESSIONAL SURVEYOR

JAMES DALE BARNES, P.S. 8411 DATE

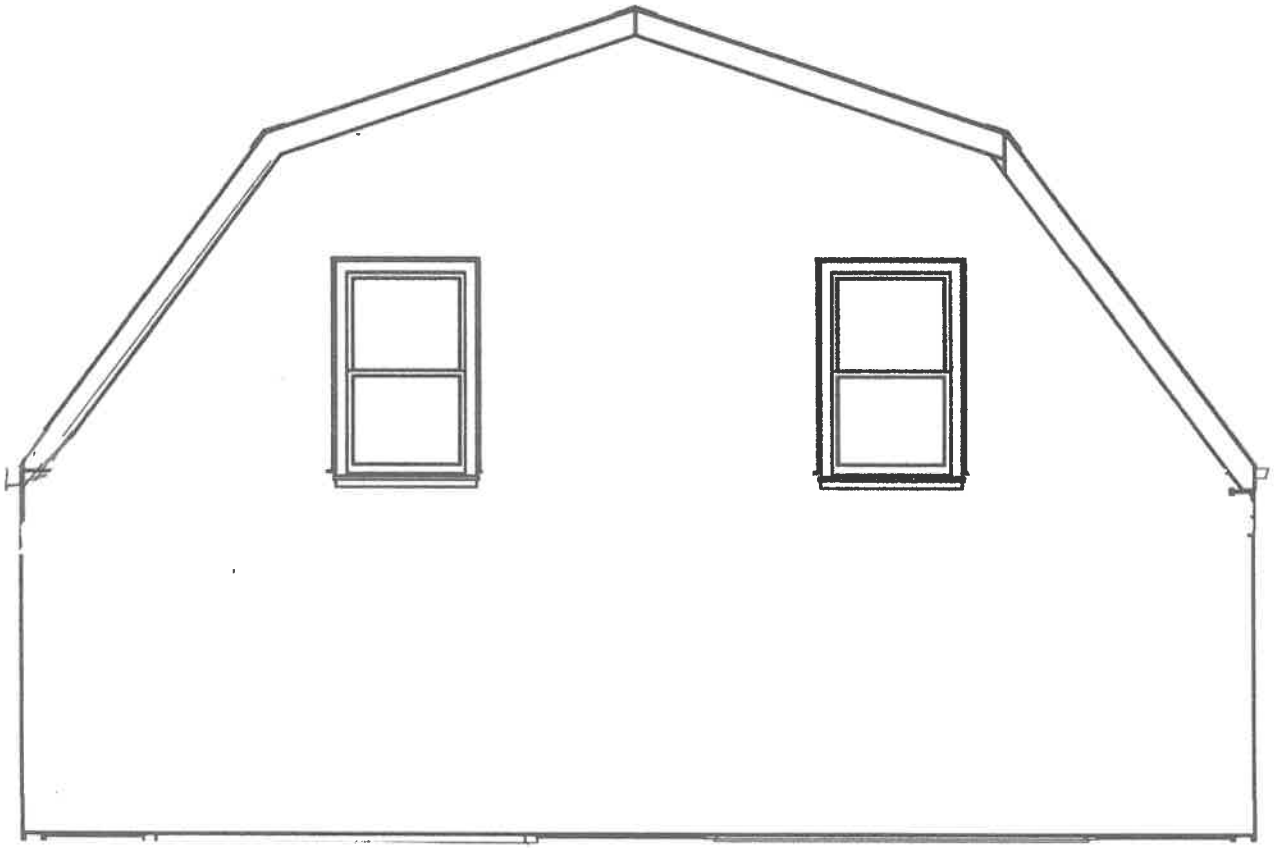
BARNES SURVEYING
10312 MASON ROAD, CASTALIA, OHIO 44824-9218
OFFICE: (419) 684-7742 CELL: (419) 871-1780

SURVEY FOR: BRAD HUTCHERSON

SITUATED IN LOTS 1 & 2 OF THE WILLOW COVE SUBDIVISION A (PV 7, Pg 37)
PEANBURY TOWNSHIP, FIRELANDS SURVEY, OTTAWA COUNTY, OHIO



W



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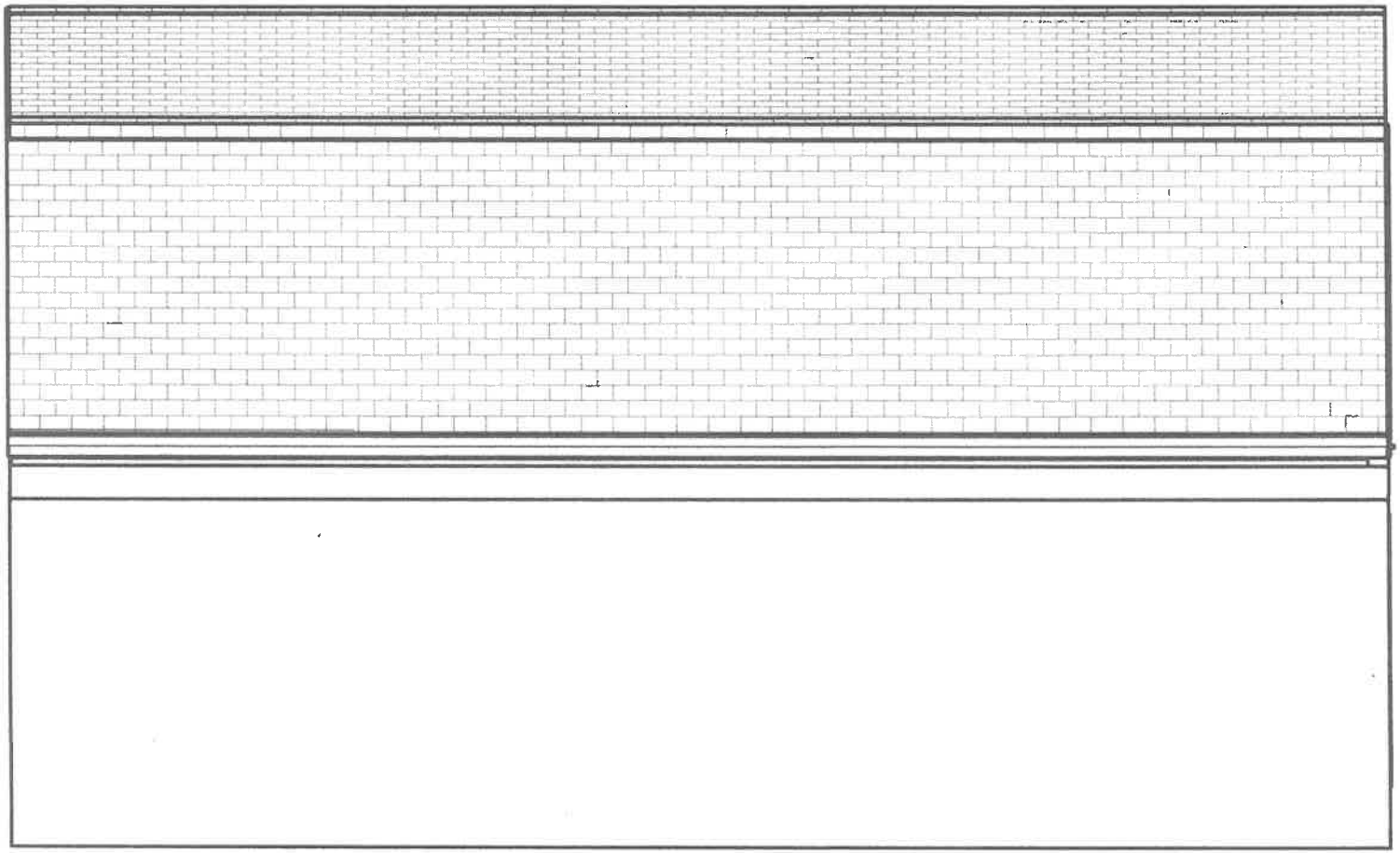

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