Danbury Township, Ohio

STAFF REPORT

Board of Zoning Appeals
Meeting Date: November 18, 2026

Case #: BZA-2026-261 **Address:** 1840 Bayview

Appellant: David Herceg, Owners **Zoning**: "R-3" High Density Residential

Request: **Request for an Area Variance to Section 5.1.7 to allow for a new single-family home to encroach 2' into the north, front-yard setback (18' proposed/ 20' required).**

SUMMARY:

The subject property is part of the Avalon-on-the-Bay Subdivision that was platted in 1944 and is considered to be a 'Lot of Record', subject to reduced setbacks listed in Section 5.1.7 of the Danbury Township Zoning Resolution. The subject property is also a corner lot, with Bayview Drive to the east and an unimproved 16.5' alleyway to the north. As such, said lot is required to have 2; 20' front yard setbacks. The applicant is proposing to construct a new single-family home on the lot, which will be 18' from the north property line to the roof overhang, where 20' is required. Had the alleyway not been platted, then the north property line would have been treated as a side-yard and only required to have a 5' setback.

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 is permitted to be used for a single-family residence but with a 23' wide foundation.

The variance request is not substantial because had the alleyway not been platted in 1944, the north property line would have been considered to be a side-yard with a 5' setback. Furthermore, the house foundation will encroach 1' into the setback and the 1' overhang accounts for the 2nd foot.

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 18' from the north property line should the alleyway ever get improved and will not effect the alleyway access.

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 aware of the zoning requirements at the time they purchased the property in 2015.

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 house could be reduced by 2' to meet the setback requirements. On the other hand, it appears to be the minimum variance needed and is not unreasonable considering it's a nonconforming lot as well (50' wide and not 60' per today's standards).

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:

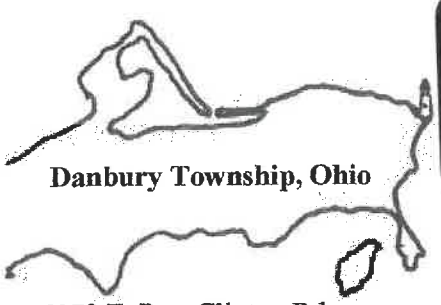
Kathryn A. Dale, AICP
Danbury Township Zoning Inspector

Date Prepared: November 3, 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



Danbury Township, Ohio

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: 10/30.26 **Application #:** 2026-261

Action: _____

Rejected Permit: 2026-259 **Approved Permit:** _____

1. **Property Location:** 1840 S. Bayview Drive Parcel ID# 0141190015892000

Subdivision Avalon-on-the-Bay, Blk 8 Lot # 8 Zoning District : "R-3"

Attach Deed For Complete Property Legal Description

Existing Use Vacant Lot Proposed Use 25' x 64'7" New SF Home

2. **Agent** _____ Address _____

City _____ State _____ Zip _____ Phone _____

Email: _____

3. **Appellant/ Owner** David Herceg Address 1935 S. Bayview Drive

City Marblehead State Ohio Zip 43440 Phone _____

Email: _____

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

4. **Specific Request:**

☑ **Area Variance** ☐ **Use Variance** ☐ **Special Exception** ☑ **Conditional Use** ☐ **Appeal**

Chapter / Section Request for an Area Variance from Section 5.1.7 to allow for a new single-family home to encroach 2' into the north, front-yard setback (18' proposed/ 20' required).

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) (Date)

(Appellant's Signature) 10/29/2026 (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: 11/18/26 **BZA Application #:** 2026-261

Notice Published to Website/Social Media: 11/7/26

Notice Sent to Neighboring Property Owners: 11/7/26

Filing Fee = $250.00 Postage Fee $ 3.90 Cash/Credit/Check # 2293

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

1840 Bayview
Herceg

Scope of Work: I AM A 20+ YEAR RESIDENT WITH A YOUNG ADULT SON WHO IS NOW LOOKING TO RESIDE IN A HOUSE IN THE AREA. MY CONSULTING BUSINESS IS HOME BASED AND I AM ATTEMPTING TO BUILD ON MY EXISTING PROPERTY TO REMAIN LOCAL.

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 PROPOSED HOME DESIGN AND SQUARE FOOTAGE WITH GARAGE SPACE IS VERY DIFFICULT TO BUILD WITH EXISTING RESTRICTIONS

B. The variance (**is** / **is not**) substantial because IT REPRESENTS ONLY A SMALL PORTION OF THE OVERALL PROPERTY SQUARE FOOTAGE TO BE UTILIZED

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 THE PROPOSED FAMILY HOME WOULD STILL FIT ON THE PROPERTY WITH MOST OF THE ZONING REGULATIONS REMAINING

D. The variance (**would** / **would not**) adversely affect the delivery of governmental services (i.e. water, sewer, garbage, etc.) because THERE WAS AN EXISTING MOBILE HOME THERE PREVIOUSLY. IT WAS REMOVED SEVERAL YEARS AGO.

E. The property owner (**did** / **did not**) purchase the property with knowledge of the zoning restriction because OTHER HOMES IN THE SAME SUBDIVISION HAVE BEEN BUILT WITH VARIANCES APPROVED AND STRUCTURES FIT THE COMMUNITY

F. The property owner's predicament (**can** / **cannot**) feasibly be obviated through some method other than a variance because THE SET BACK ALONG WITH ALLEYWAY IS AMPLE WITH PROPOSED 2 FOOT TO ALLOW PURPOSE AND FUNCTION

G. The spirit and intent behind the zoning requirement (**would** / **would not**) be observed and substantial justice done by granting the variance because THE PROPOSED NEW HOME WOULD ADD VALUE TO THE COMMUNITY AND ALLOW PROGRAMS TO EXPAND

H. Other relevant factors, if any, considered include ADDITIONAL PROPERTY TAX INCOME FOR THE COMMUNITY AND POTENTIAL GROWTH INCOME FOR STATE BASED ON HOME BUSINESS

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

1840 Bayview
Herceg

Scope of Work:

I am a 20+ year resident with a young adult son who is now looking to reside in a house in the area. My consulting business is home based and I am attempting to build on my existing property to remain local.

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 proposed home design and square footage with the garage space is very difficult to build with existing restrictions.

B. The variance **(is / is not)** substantial because it represents only a small portion of the overall property square footage to be utilized.

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 the proposed family home would still fit on the property with most of the zoning regulations remaining.

D. The variance **(would / would not)** adversely affect the delivery of governmental services (i.e. water, sewer, garbage, etc.) because there was an existing mobile home there previously. It was removed several years ago.

E. The property owner **(did / did not)** purchase the property with knowledge of the zoning restriction because other homes in the same subdivision have been built with variances approved and structures fit the community.

F. The property owner's predicament **(can / cannot)** feasibly be obviated through some method other than a variance because the setback, along with alleyway, is ample with proposed 2 foot to allow purpose and function.

G. The spirit and intent behind the zoning requirement **(would / would not)** be observed and substantial justice done by granting the variance because the proposed new home would add value to the community and allow programs to expand.

H. Other relevant factors, if any, considered include additional property tax income for the community and potential growth income for state based on home business.

Danbury Township					
Property Adjoining -- 1840 S Bayview Drive					
Location	David Herceg				
1840 S Bayview Drive					
	Mailing				
Jeff Veverka		Permenant			Avalon Addresss
Brittany Sells	1839 S Bayview Drive	Resident	Marblelehead	43440	
Martin Veverka	1855 Arlington Drive		Marblehead	43440	
John Sebold	31223 Bexley Drive	Second Home	Bay Village	44140	1864 S Bayview Drive
Terri Rush	1844 S Bayview Drive	Permanent	Marblehead	43440	
Jennifer Filut	7405 Dogwood Lane	Second Home	Parma	44130	1837 S Bayviee Drive
Mike Krusinski	7283 E Bayshore Rd #9	Permenant	Marblehead	43440	1845 Arlington

VL 1536 PG 0844

has been examined and the ... with section 319-202 of ...
FEES $ 31.20
EXEMPT
Lawrence Hartlaub, County Auditor

Trans 3.6.15
S Mulligan

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, *That,* ***DAVID PATRICK MULLINS,*** *married, the Grantor, who claims title by or through instrument, recorded in* ***Volume 426, Page 697-699****, Ottawa Country Recorder's Office, for the consideration of One Dollar ($1.00), received to the full satisfaction of* ***DAVID HERCEG****, single, the Grantee, whose TAX MAILING ADDRESS will be 1935 S, Bay view Drive, Marblehead, Ohio 43440, has Given, Granted, Remised, Released and Forever Quit-Claimed, and does by these presents absolutely Give, Grant, Remise, Release and forever Quit-Claim unto the said Grantee, his heirs and assigns forever, all such right and title as he, the said Grantor, has or ought to have in and to the following described piece or parcel of land:*

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

And known as being Lot Eight (8), Block 8, Avalon on the Bay, a subdivision in said Township. The above-described property is listed on the Ottawa County Auditor's Records as: Permanent Parcel No. 014-11900-15892-000.8-1-07374-3.

To Have an to Hold the premises aforesaid, with the appurtenances thereunto belonging to the said Grantee, his heirs and assigns, so that neither the said Grantor, nor his heirs, nor any other persons claiming title through or under him, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, *I have hereunto set my hand, the* 6 *day of* March 2015, *in the year of our Lord Two Thousand and Fifteen.*

Signed and acknowledged in the presence of:

LINDSEY MULLIGAN NOTARY PUBLIC COMM. EXP. AUGUST STATE OF OHIO

David Patrick Mullins

Lindsey A. Mulligan
Lindsey A Mulligan

State of Ohio: }

Ottawa County }

Before me, a Notary Public, in and for said County and State, personally appeared ***DAVID PATRICK MULLINS,*** *who acknowledge that he did sign the foregoing instrument and that the same in his free act and deed.*

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Port Clinton OH, *this* 6th *day of* March, *2015,*

NOTARIAL SEAL
STATE OF OHIO

TIM OTT
Notary Public
In and for the State of Ohio
My Commission Expires
November 02, 2019

SEAL:

Notary Public

PREPARED BY:

DAVID W HERCEG

201500247655
Filed for Record in
OTTAWA COUNTY, OHIO
VIRGINIA M PARK, RECORDER
03-06-2015 At 11:26 am.
QUIT C DEED 48.00
OR Book 1536 Page 844 - 845

Danbury Township, Ohio

EXHIBIT 2 Refused Permit

Kathryn A. Dale, AICP
Zoning & Planning Administrator

NOTICE OF REFUSAL

October 29, 2026

To Applicant/: David Herceg
Owner 1935 S. Bayview Drive
Marblehead, Ohio 43440

Application No.: **26-259**
1840 Bayview

BZA Case No.: _____

Your application dated **OCTOBER 29, 2026,** for a zoning certificate for a **NEW 25' X 64'7" SINGLE-FAMILY HOME** located at **1840 S. BAYVIEW DRIVE, MARBLEHEAD, OHIO 43440** is hereby refused on this **29th DAY OF OCTOBER, 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-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 3, Section 3.5

"R-3" High Density Residential Development Standards

The minimum setback 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 Lot Coverage	*40%*

Information Only – Reduced Setbacks Available Below →

Article 5, Section 5.1.7

General Regulations Applicable to All Districts

7. *Any lot of record at the time of the adoption of this Resolution may be used for a single-family dwelling. Any lot of record that can comply with the required setback requirements of the district in which it is located shall be required to do so. However, on such lots in all districts where compliance with required district setbacks cannot occur, the following setbacks shall be maintained unless a variance is granted by the Board of Zoning Appeals:*

Min. Front-Yard Setback:	*20'*
Min. Side-Yard Setback:	*5'*
Min. Rear-Yard Setback:	*5'*

Variance #1 →

- The subject property is part of the Avalon-on-the-Bay Subdivision that was platted in 1944 and is considered to be a Lot of Record, subject to reduced setbacks listed above.
- The subject property is also a corner lot, with Bayview Drive to the east and an unimproved 16.5' alleyway to

the north. As such, said lot is required to have 2; 20' front yard setbacks.

- The applicant is proposing to construct a new single-family home on the lot, which will be 18' from the north property line to the roof overhang, where 20' is required.

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: 10.29.26 **Application #:** 2026-259

~~**Approval** Date:~~ Refusal 10/29/26 **BZA Case #:** _____

1. **Property Location:** 1840 S. Bayview Parcel ID # 0141190015892000
   Subdivision Avalon-on-the-Bay, Blk 8 Lot # 8 Zoning District "R-3" High Density Residential
   Existing Use Vacant Lot Proposed Use New SF Home

2. **Applicant** David Herceg Address 1935 S. Bayview Drive
   City Marblehead State Ohio Zip 43440 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:** Construct New 25' x 64'7" Single Family Home

8. Are the property line pins located or have you had a recent survey of the lot? No (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:	____ sf.	1,236 sf.
Second floor:	____ sf.	____ sf.
Third floor:	____ sf.	____ sf.
Garage	____ sf.	319 sf.
Decks/porches:	____ sf.	60 sf.
Breezeway:	____ sf.	____ sf.
Accessory:	____ sf.	____ sf.
Parking:	____ sf.	____ sf.
Other:	____ sf.	____ sf.
Highest point of building above the established grade:	____ ft.	17' ft.

Setbacks:	**Existing**	**Proposed**
(Setbacks are from the property lines to roof overhang, not the edge of the road pavement or foundation)		
Front Yard Setback:	____ ft.	20' to OH ft.
Side Yard Setback:		
N Front	____ ft.	23' to OH ft. ** Variance Needed
S side:	____ ft.	5' to OH ft.
Rear Yard Setback:	____ ft.	22'11" ft.
5' Acc. Bldg/ Separation? ___Yes ___No		N/A ft.
Is the property Nonconforming? ✓ Yes ___No		

Lot Coverage:

A. Principal Building Footprint: 1,615 sf.

B. Total of Accessory buildings: ____ sf

C. Lot Width x Lot Depth = Lot Area: 5,475 sf..

[(A +B) ÷ C] x 100 = 29.5 %

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) 10/28/2026 (Date)

Do not write below this line

ZONING CERTIFICATE

Upon the basis of Application No. 26-259, 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

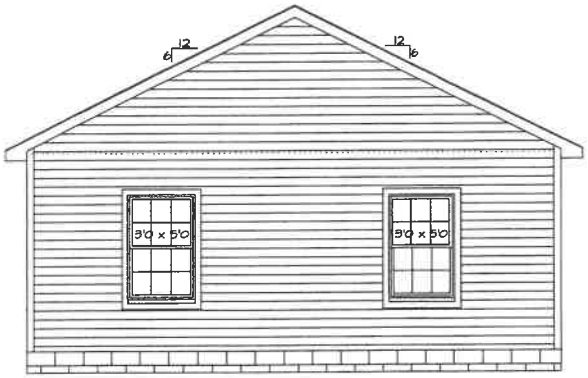
Date Application Received 10/29, 20 26 Fee Paid $ 0 Check # ____

Date Application Ruled On 10/29, 20 26 If certificate refused, reason for refusal : ____

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

Rev. 2025

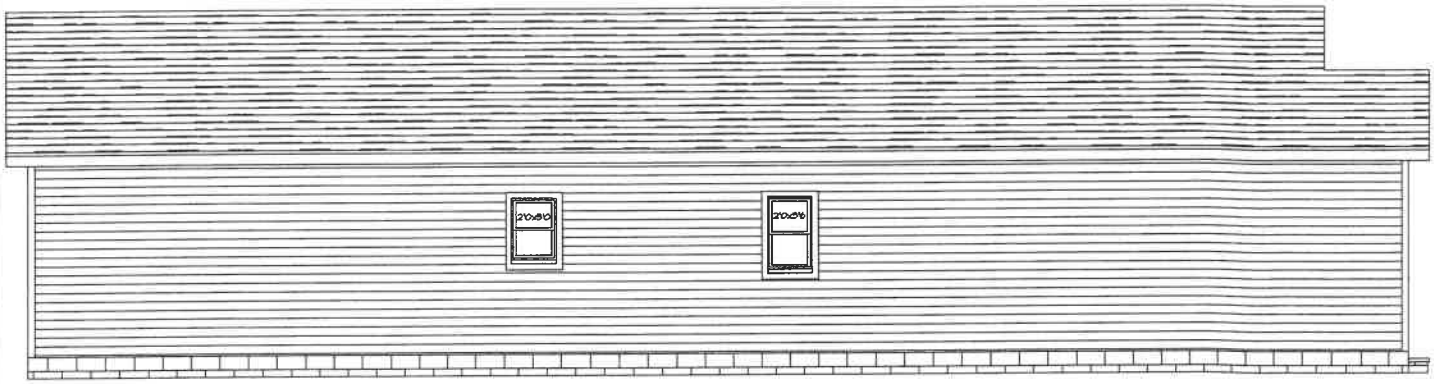
Danbury Township, Ohio
1840 Bayview
Zoned: "R-3"
109.5'
5' Side-Yard Setback (Variance Required)
20' Front-Yard Setback
5' Rear-Yard Setback
Proposed New House
25' x 64' (1,600s.f.)
20' Front-Yard Setback
50'
5' Side-Yard Setback
2026 Aerial
** Not A Survey**
N



REAR ELEVATION

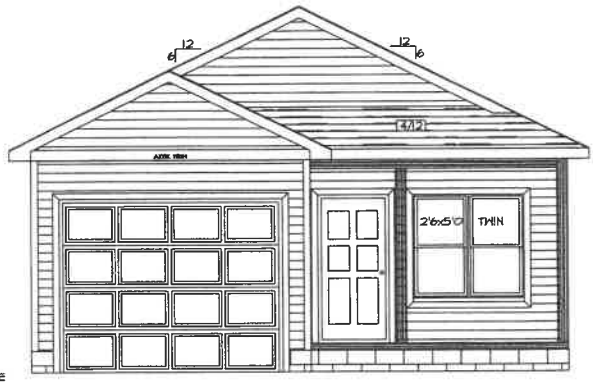
Drawing Index

P.1 ALL ELEVATION VIEWS
P.2 ROOF PLAN
P.3 FOUNDATION PLAN
P.4 FIRST FLOOR PLAN
P.5 SECTION DRAWING
P.6 ELEC./MECH. SCHEMATICS
P.7 SITE PLAN



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION



FRONT ELEVATION

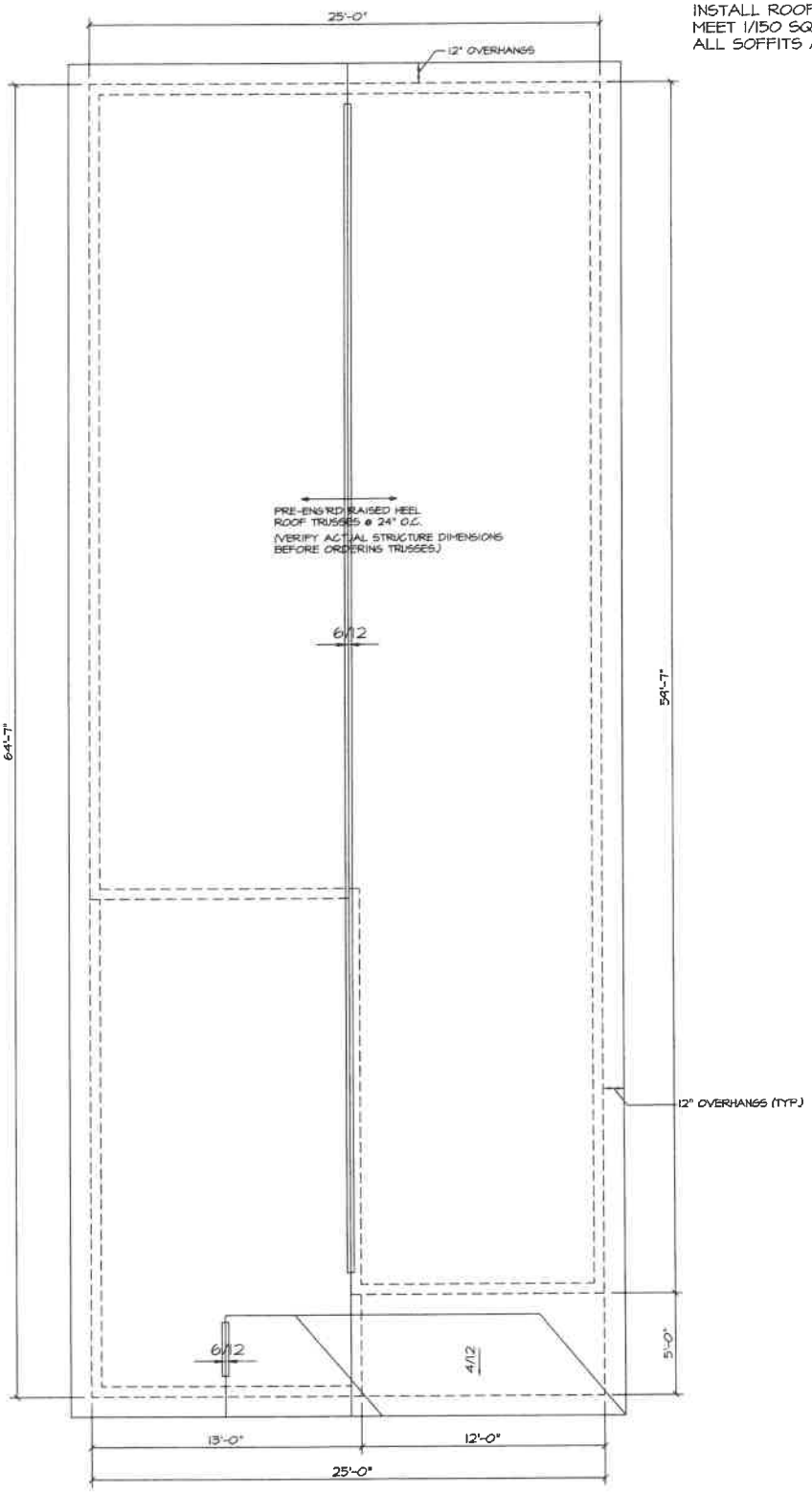
DISCLAIMER: WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND OTHER DETAILS AND BE RESPONSIBLE FOR SAME.
FIELD VERIFY BEAM LENGTHS TO INCLUDE ADEQUATE BEARING ON EACH END BEFORE ORDERING BEAMS.

OWNER IS RESPONSIBLE FOR REQUESTING A REVIEW OF THE STRUCTURE FOR STRUCTURAL INTEGRITY (BY THE DESIGNER) AFTER ROUGH CARPENTRY BUT BEFORE DRYWALL.

Dave Herceg House	SCALE 1/4" = 1'-0"
1840 S. Bayview Dr, Marblehead, OH	0 2' 4' 6' 8' 10' 12' 14' 16'
Page 1	Dwgs by Paul A. Trimarchi, P.E. (440) 534-0754

CHECKPRINT DO NOT BUILD

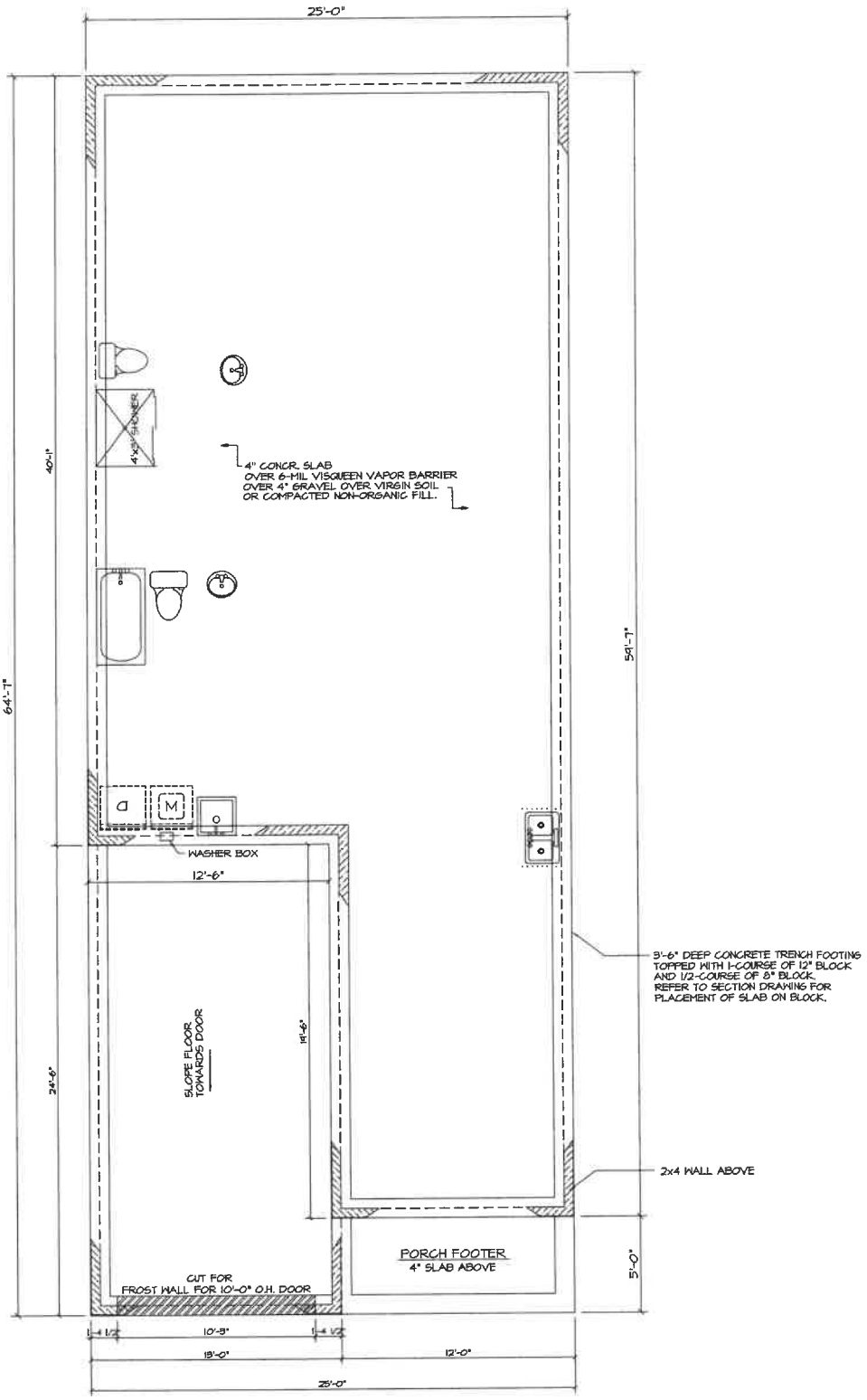
USE R-49 ATTIC INSULATION.
ROOF SHEATHING IS 5/8" OSB.
USE 30-YEAR FIBERGLASS SHINGLES, OVER 15# ASPHALT-SATURATED FELT.
USE BROKEN ALUMINUM FLASHING WITH ALUMINUM NAILS.
INSTALL GUTTERS & DOWNSPOUTS AROUND ENTIRE HOUSE & GARAGE PERIMETER.
INSTALL FULL RIDGE VENTS WHERE SHOWN.
INSTALL ROOF VENT CANS AS REQ'D TO MEET 1/150 SQ. FT. RULE.
ALL SOFFITS ARE FULLY VENTILATED TYPE.



ROOF PLAN

CHECKPRINT DO NOT BUILD

Dave Herceg House	SCALE: 1/4" = 1'-0" (0 2' 4' 6' 8' 10' 12' 14' 16')
1840 S. Bayview Dr, Marblehead, OH	
Page 2	Dwgs by: Paul A. Trimarchi, P.E. (440) 539-0754



FOUNDATION PLAN

SLAB FDN. ON TRENCH FOOTING

PLUMBING FIXTURE LOCATIONS ARE SHOWN TO HELP PLAN DWV LOCATIONS IN SLAB

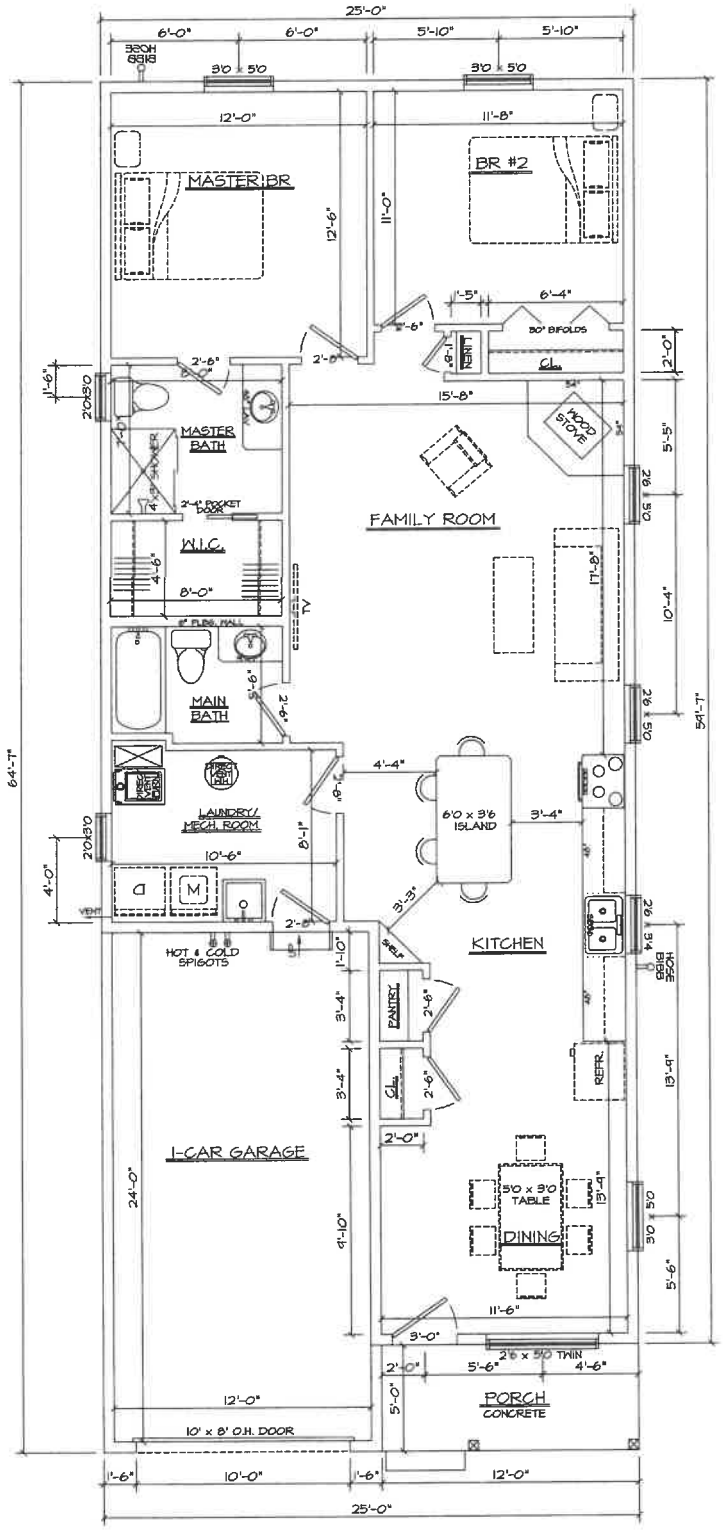
CHECKPRINT DO NOT BUILD

Dave Herceg House	SCALE: 1/4" = 1'-0" (0 2' 4' 6' 8' 10' 12' 14' 16')
1840 S. Bayview Dr, Marblehead, OH	
Page 3	Dwgs by: Paul A. Trimarchi, P.E. (440) 539-0754

ALL HVAC SHALL COMPLY WITH THE 2024 OHIO MECHANICAL CODE.

ALL PLUMBING SHALL COMPLY WITH THE 2024 OHIO PLUMBING CODE.

HOUSE SHALL COMPLY WITH THE 2018 INT'L ENERGY CONSERVATION CODE (IECC) WITH OHIO-SPECIFIC AMMENDMENTS.



FIRST FLOOR PLAN

1246 SQ. FT.
9'-0" CLGS.

CHECKPRINT DO NOT BUILD

Dave Herceg House	SCALE 1/4" = 1'-0"
1840 S. Bayview Dr, Marblehead, OH	0 2' 4' 6' 8' 10' 12' 14' 16'
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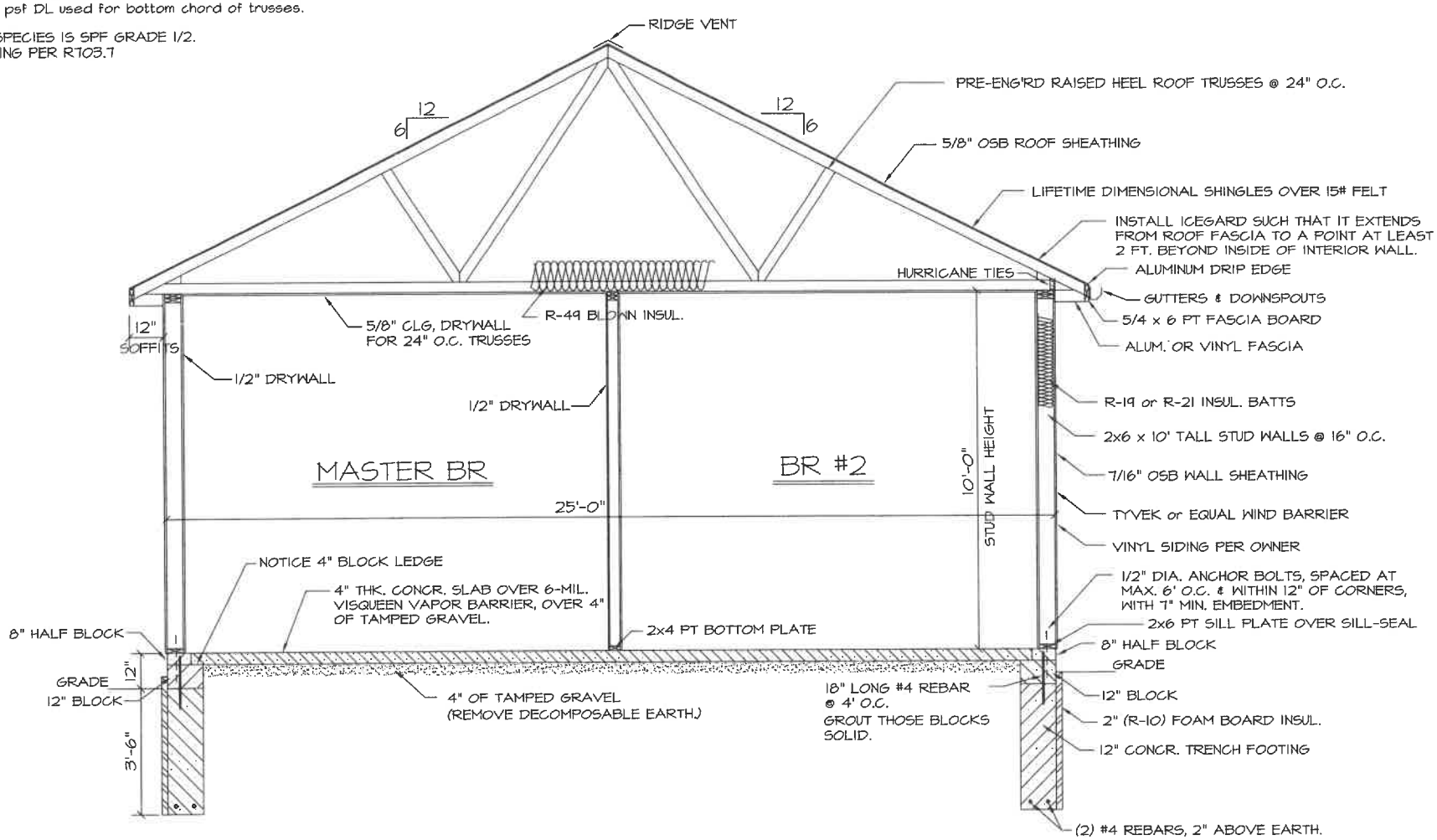
DESIGN CRITERIA:

ROOF LIVE LOAD: 25 psf
GROUND SNOW LOAD: 25 psf
ULTIMATE WIND SPEED: 115 mph
WIND EXPOSURE CATEGORY: B
SEISMIC DESIGN CATEGORY: B
ICE BARRIER UNDERLAYMENT: REQ'D
PRESUMED SOIL BEARING CAPACITY: 1500 psf.

25 psf LL + 10 PSF DL used for top chord of trusses.
10 psf LL + 10 psf DL used for bottom chord of trusses.

ALL LUMBER SPECIES IS SPF GRADE 1/2.
APPLY FLASHING PER R703.7

THE BUILDING ENVELOPE SHALL BE DURABLY SEALED TO LIMIT AIR INFILTRATION AT WALLS & CEILINGS AS WELL AS ALL OTHER LOCATIONS NOTED IN RCO 1102.4.1, 1105.2.4, AND IECC 402.4 .



SECTION DRAWING

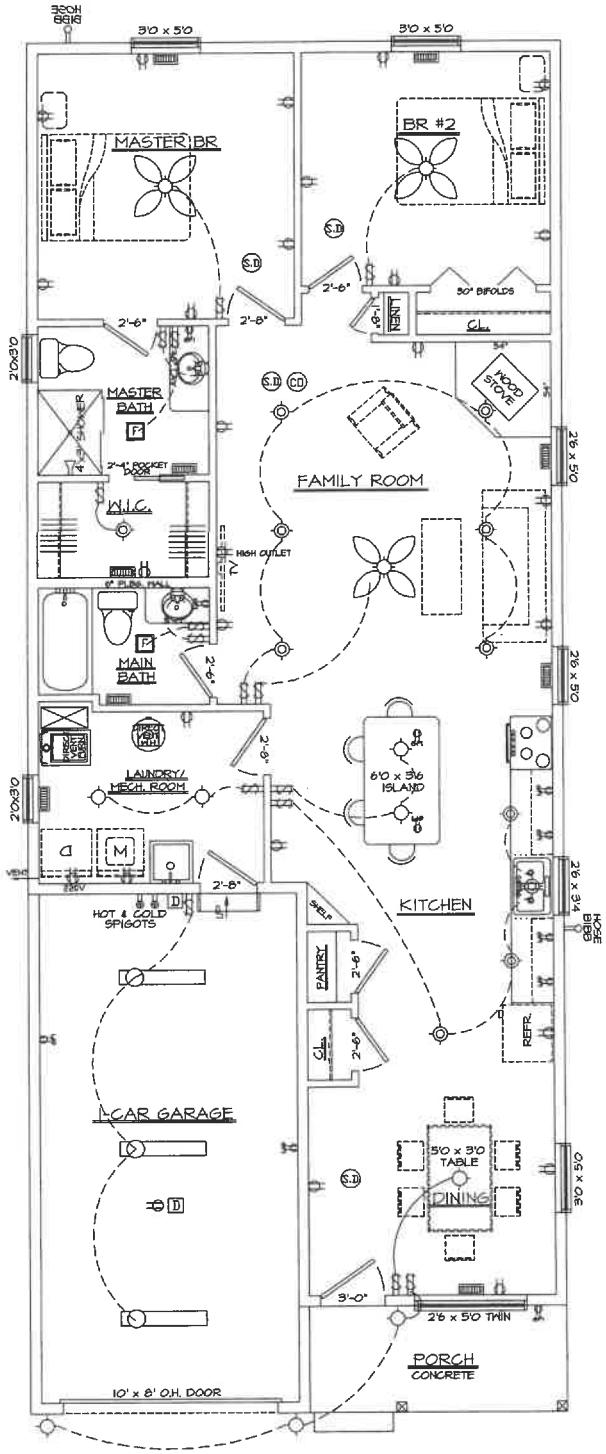
ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE 2019 OHIO RESIDENTIAL CODE.
WHERE CONFLICTS EXIST, BUILDING CODES SHALL SUPERSEDE THESE DRAWINGS.

Dave Herceg House	SCALE: 1/2" = 1'-0"
1840 S. Bayview Dr, Marblehead, OH	0 1' 2' 3' 4' 5' 6' 7' 8'
Page 5	Dwgs by: Paul A. Trimarchi, P.E. (440) 539-0754

CHECKPRINT DO NOT BUILD

ALL ELECTRICAL MATERIALS AND INSTALLATION SHALL BE IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE, 2023 EDITION.

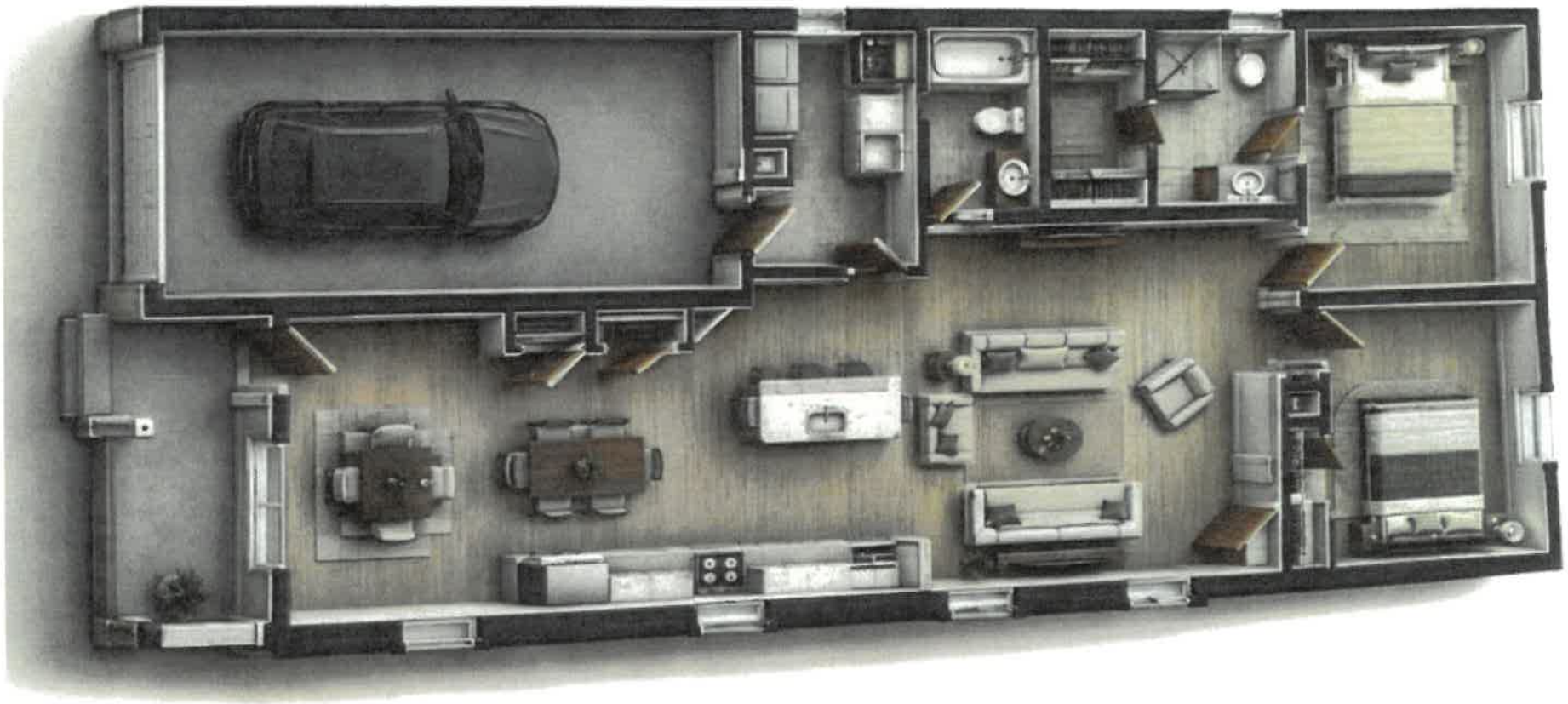
PER NEC 210.12, ALL 120V, SINGLE PHASE, 15 & 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS,LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR SPACES SHALL BE PROVIDED WITH ARC-FAULT PROTECTION.



KEY

- OUTLET
- SWITCH
- LIGHT
- RECESSED LIGHT
- LED SHOP LIGHT
- F — BATH FAN
- D — GARAGE DOOR OPENER
- S.D — 120V SMOKE DETECTOR DUAL-SENSING IONIZ. & PHOTO-ELECTRIC
- CO — CO DETECTOR
- HEAT REGISTER
- CEILING FAN/LITE

FIRST FLOOR PLAN
ELEC./ MECH. SCHEMATIC

CHECKPRINT DO NOT BUILD

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