Applicant Objective:

Replace existing detached, legally non-conforming for an attached garage at 376 N Sandusky, with an attached garage (two-car or one car) with potential for 2nd floor living space above the garage. Alternative #1 (two-car front load) would require a variance but has a major site constraint. Alternative #2 would not require a variance (two-car rear load). Alternative #3 (one car front load) would require a variance. Either Alternative #3 alone or a combination of Alternative #2 and Alternative #3 are currently preferred by the applicant. Site photos are included in the BZA packet.

1. Whether the granting of the Variance would be in accord with the general purpose and intent of the regulations imposed by this Ordinance and the district in which it is located and shall not be injurious to the area or otherwise detrimental to the public welfare.

The existing detached garage at 376 N Sandusky is legally non-conforming and is 5'0" away (side wall – not the overhang) from the property line. Granting of this variance would be in line with the intent of the zoning ordinance. The intent of the minimum side yard setback is to provide a buffer between buildings and the neighboring property or between buildings on neighboring lots. The 3'10" buffer under Alternative #3 would continue to prevent a reduction in the supply of light and air and would continue to provide separation between residential buildings to help prevent the spread of fire. This intent would still be maintained.

2. Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district. Examples of such special conditions or circumstances are exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to non-conforming and inharmonious uses, structures, or conditions.

The neighbor's residential structure to the north at 382 N Sandusky is legally non-conforming and is 3.5' away from the shared property line at its nearest point. A 15% slope in the rear of the lot at 376 N Sandusky would require a substantial amount of fill for Alternative #2 (rear load attached garage). Alternative #2 is also complicated by a large black walnut tree on the shared property line. Alternative #1 is not desirable because of the sewer lateral at 376 N Sandusky.

3. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the Variance. Mere loss in value or financial disadvantage to the property owner does not constitute conclusive proof of practical difficulty; there shall be deprivation of beneficial use of land.

The property would still provide a reasonable return and have a beneficial use regardless of the granting of a Variance.

4. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the Variance.

The essential character of the neighborhood would not be substantially altered with the granting of this Variance.

5. Whether the Variance would adversely affect the delivery of governmental services such as water, sewer, or trash pickup.

The delivery of governmental services, particularly emergency services, would not be negatively impacted with approval of this Variance.

6. Whether the property owner purchased the property with knowledge of the zoning restrictions. Purchase without knowledge of restrictions in itself is not sufficient proof of practical difficulty.

The land in question has been owned by the current owner since 1998 and has been subject to the city zoning ordinance the entire time. The owner is aware of the city-wide zoning regulations applied to this property.

7. Whether special conditions or circumstances exist as a result of actions of the owner.

There are no special conditions or circumstances that exist result of any actions by the owner. The detached garage has been maintained by the owner since 1998. Although the gravel driveway has always been in the northwest corner of the lot, there has never been a means of egress in or out of the north side of the residence.

8. Whether the property owner's predicament feasibly can be obviated through some method other than a Variance. There is no other method that will satisfy the needs of the property owner.

Alternative #2 could potentially be constructed without a variance but it would require substantial grading and a lane through the backyard. Alternative #2 could also negatively affect a large black walnut tree along the shared property line. Alternative #1 would build directly on top of a sewer lateral that should remain accessible for maintenance.

9. Whether the granting of the Variance is necessary for the reasonable use of the land or building, and the Variance as granted is the minimum Variance that will accomplish that purpose.

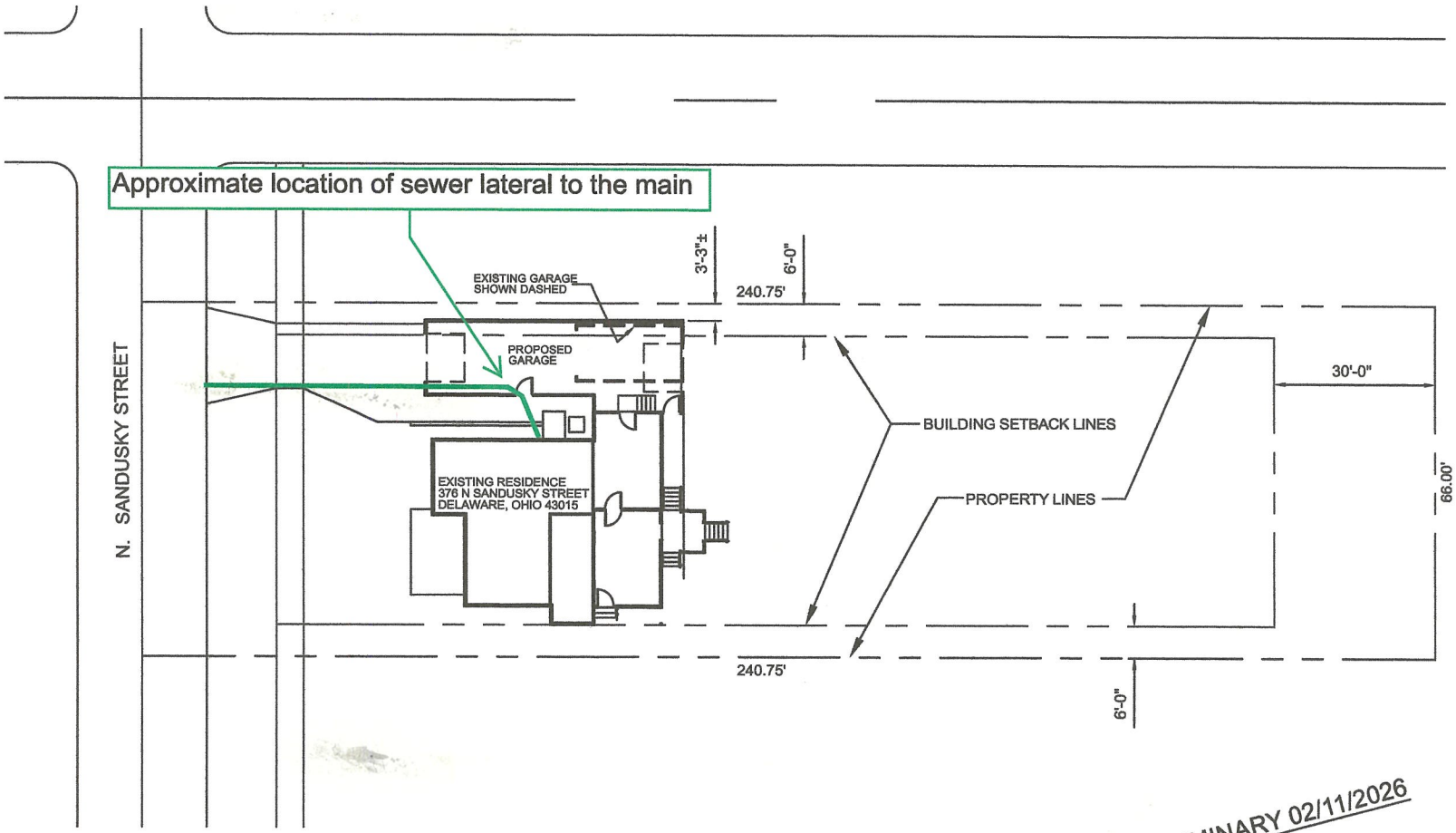
The Variance is not necessary for the reasonable use of the land or building. The requested variance is substantially the minimum that is needed to use the property as desired by the applicant. If the variance were approved, the applicant would transition from owning a legally non-conforming detached garage to a legally non-conforming attached garage.

10. Whether the proposed Variance would impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety or substantially diminish or impair property values of the adjacent area.

The proposed variance would not have a substantial negative impact on any of the above issues.

11. Whether the granting of the Variance requested would confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district. Granting this variance would not substantially confer special privilege on the applicant.

The variance would not confer any special privilege. There are several examples of legally non-conforming structures that encroach closer to the side yard setbacks within this part of the city. The requested Variance is for a 43% reduction of the required setback but still very similar to existing conditions with the existing detached garage.

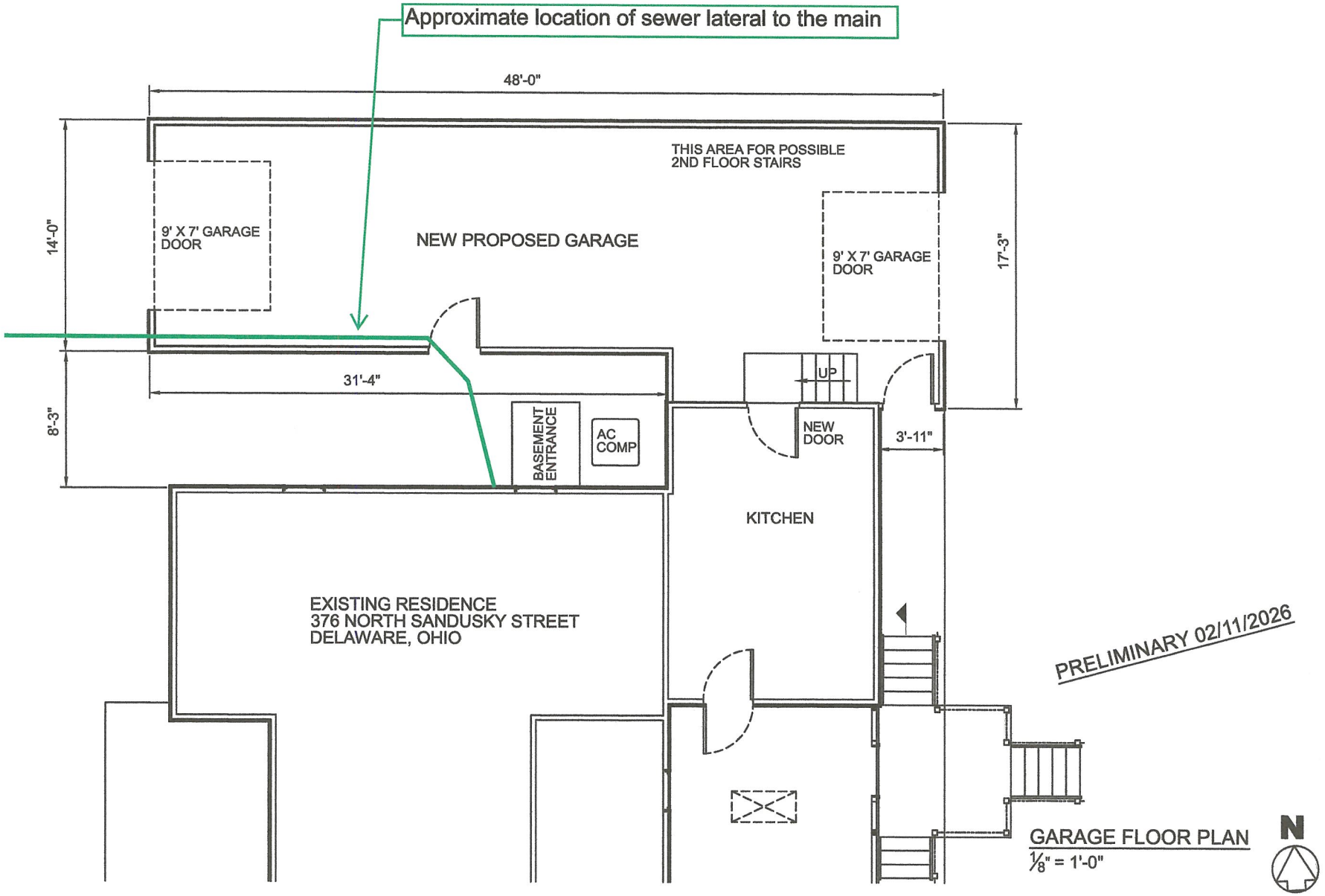


PRELIMINARY 02/11/2026

SITE PLAN
1"=30'-0"

N

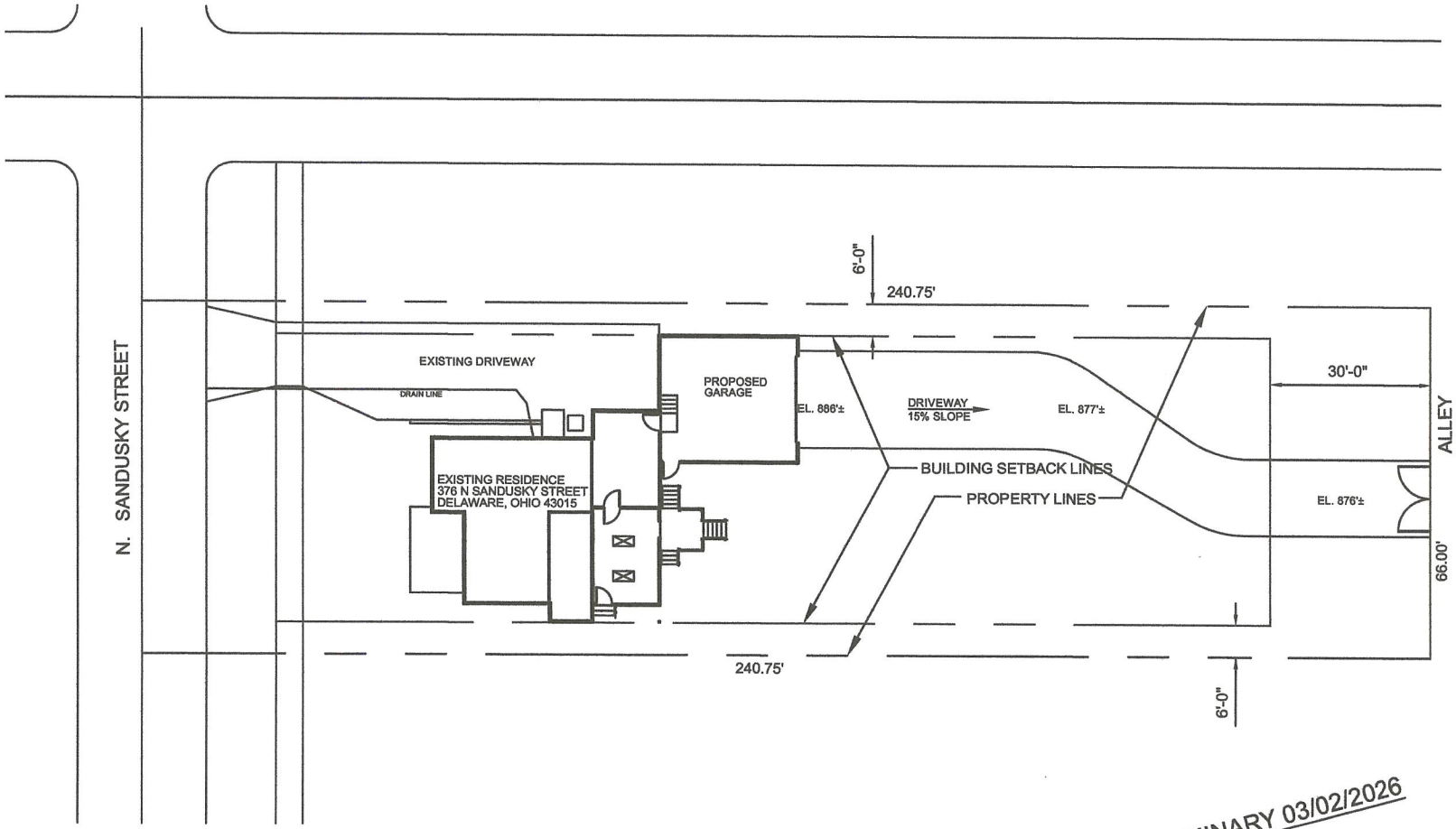
Project for: SARAH AND BRETT LATTA 376 N SANDUSKY ST DELAWARE, OHIO 43015 DELAWARE COUNTY	Description: SITE PLAN – ALT # 1	Contractor: LTC CUSTOM CARPENTRY DELAEARE, OHIO	Drawn By: Donald Rapp Date: 02/11/26 File:	Scale: NOTED Sheet No: SITE 1



GARAGE FLOOR PLAN
1/8" = 1'-0"

FIELD VERIFY DIMENSIONS

Project for: SARAH AND BRETT LATTA 376 N SANDUSKY ST DELAWARE, OHIO 43015 DELAWARE COUNTY	Description: GARAGE FLOOR PLAN - ALT #1	Contractor: LTC CUSTOM CARPENTRY DELAEARE, OHIO	Drawn By: Donald Rapp Date: 02/11/26 File:	Scale: NOTED Sheet No: FLR 1	

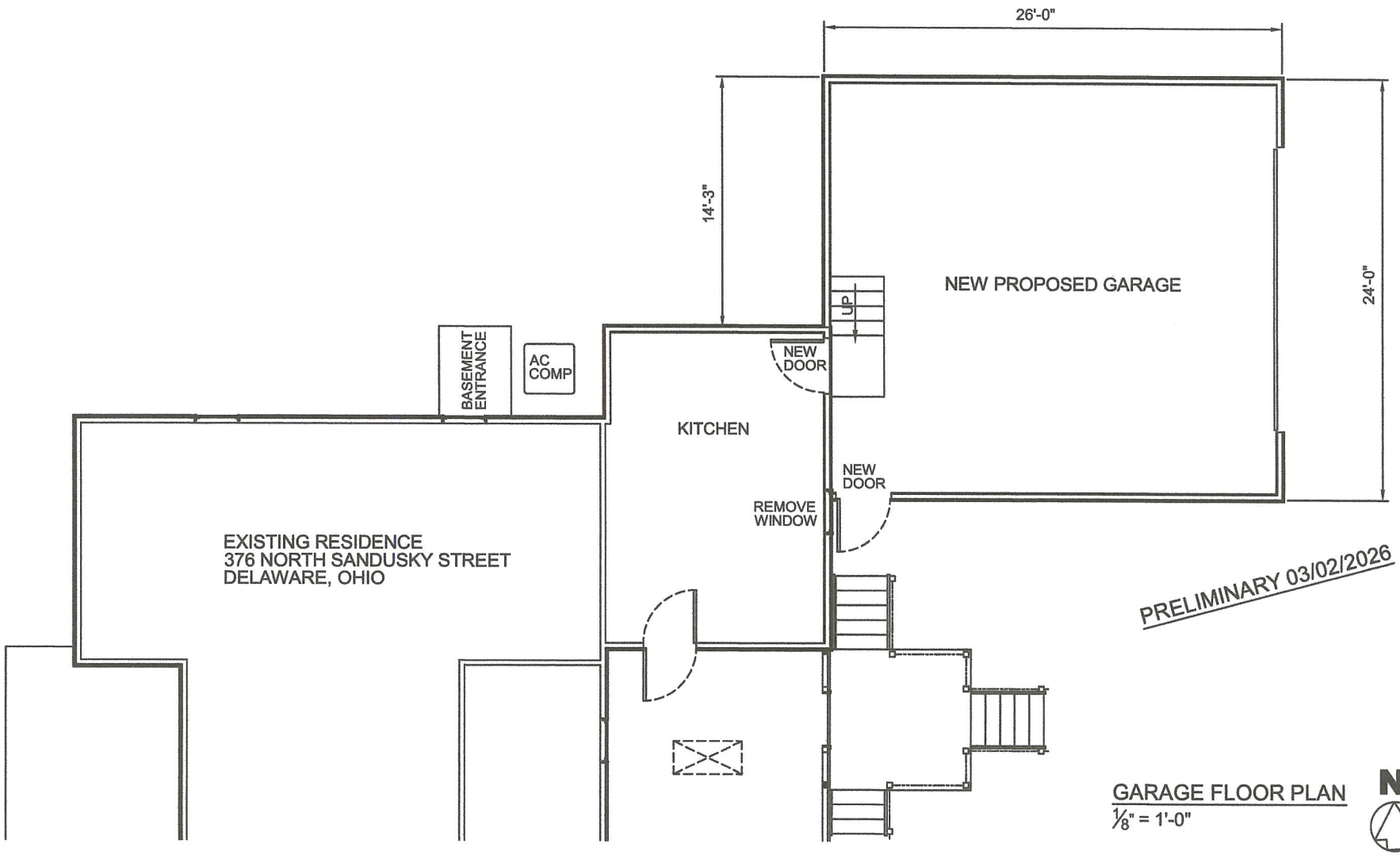


PRELIMINARY 03/02/2026

SITE PLAN
1"=30'-0"

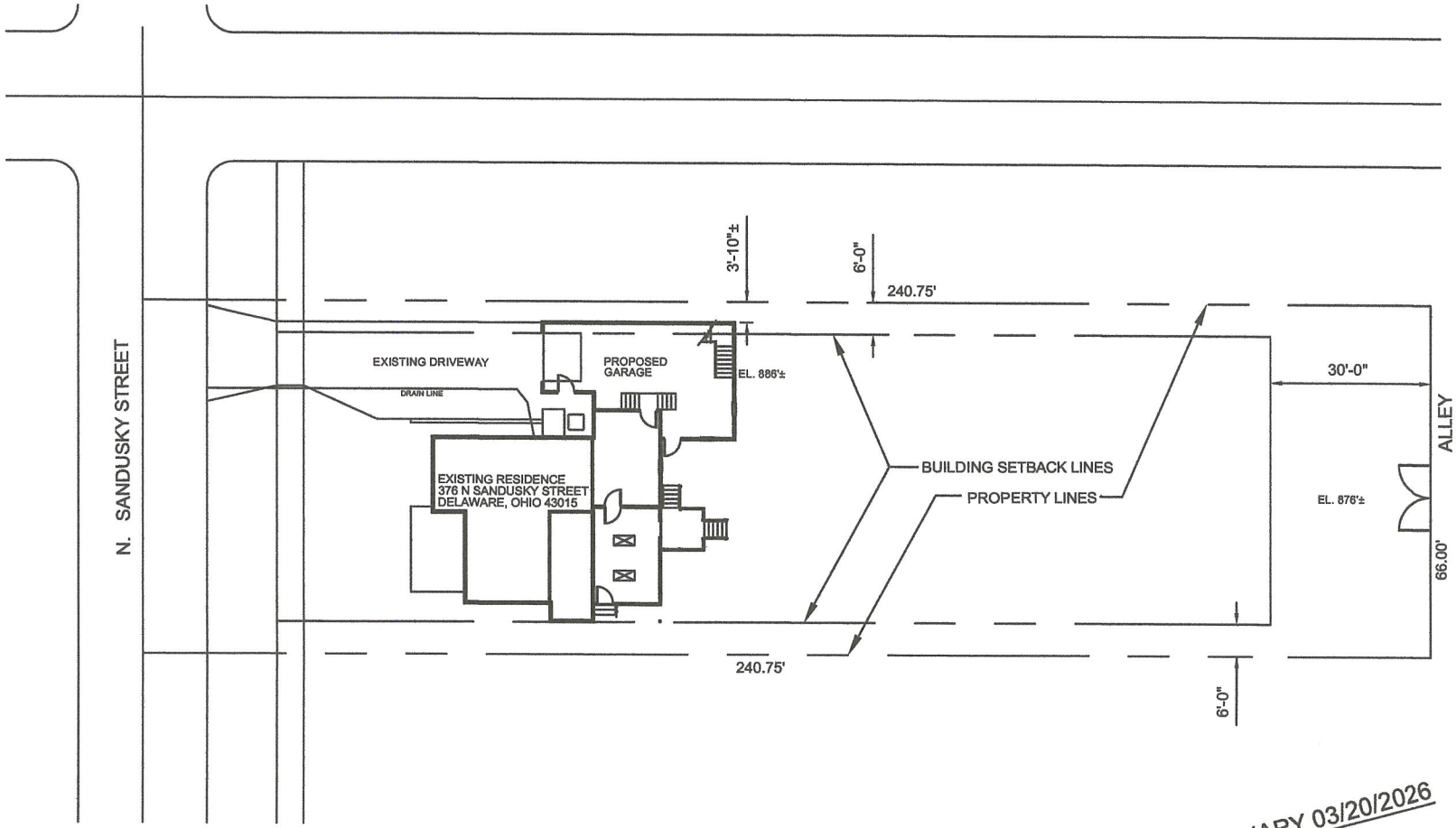
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Project for: SARAH AND BRETT LATTA 376 N SANDUSKY ST DELAWARE, OHIO 43015 DELAWARE COUNTY	Description: SITE PLAN - ALT #2	Contractor:	Drawn By: Donald Rapp Date: 03/02/26 File:	Scale: NOTED Sheet No: SITE 1



GARAGE FLOOR PLAN
1/8" = 1'-0"

Project for: SARAH AND BRETT LATTA 376 N SANDUSKY ST DELAWARE, OHIO 43015 DELAWARE COUNTY	Description: GARAGE FLOOR PLAN – ALT #2	Contractor:	Drawn By: Donald Rapp Date: 03/02/26 File:	Scale: NOTED Sheet No: FLR 1

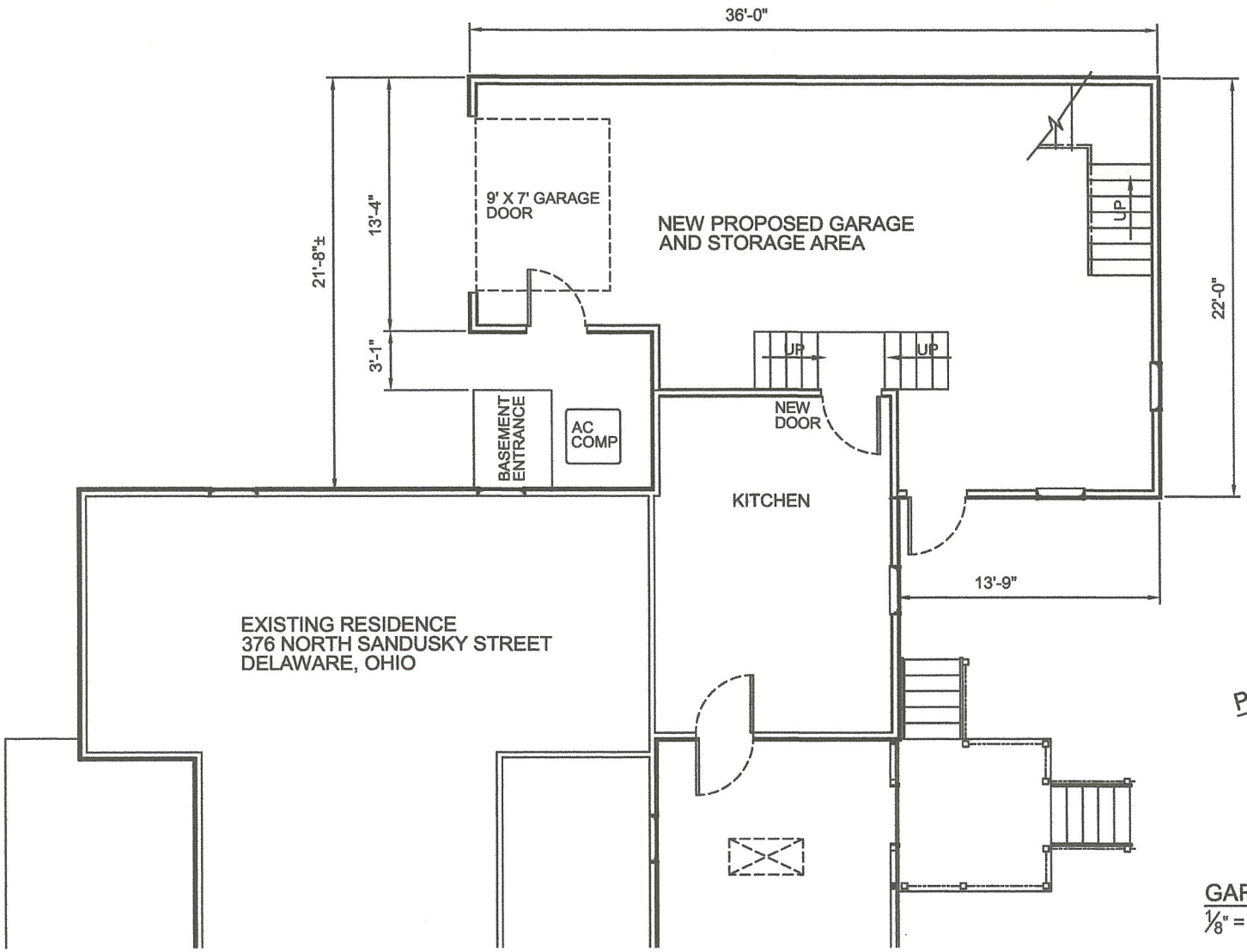


PRELIMINARY 03/20/2026

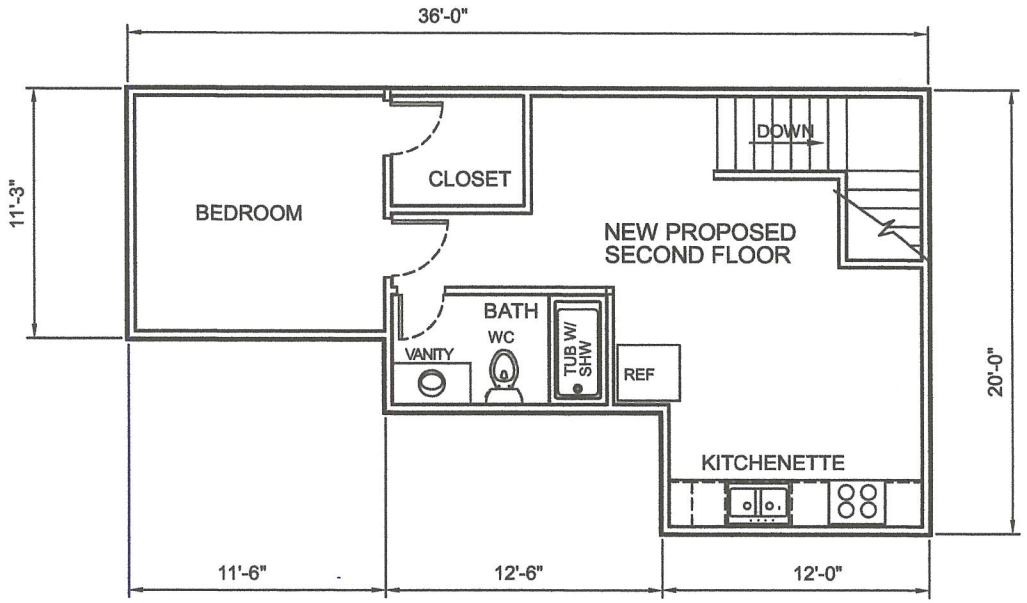
SITE PLAN
1"=30'-0"

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Project for: SARAH AND BRETT LATTA 376 N SANDUSKY ST DELAWARE, OHIO 43015 DELAWARE COUNTY	Description: SITE PLAN – ALT #3	Contractor:	Drawn By: Donald Rapp Date: 03/20/26 File:	Scale: NOTED Sheet No: SITE 1



Project for:	Description:	Contractor:	Drawn By: Donald Rapp	Scale: NOTED
SARAH AND BRETT LATTA 376 N SANDUSKY ST DELAWARE, OHIO 43015 DELAWARE COUNTY	GARAGE FLOOR PLAN - ALT #3		Date: 03/20/26 File:	Sheet No: FLR 1



PRELIMINARY 03/13/2026

SECOND FLOOR ABOVE GARAGE PLAN

1/8" = 1'-0"

N

36'-0"

FIELD VERIFY DIMENSIONS

Project for:	Description:	Contractor:	Drawn By: Donald Rapp	Scale: NOTED
SARAH AND BRETT LATTA 376 N SANDUSKY ST DELAWARE, OHIO 43015 DELAWARE COUNTY	SECOND FLOOR ABOVE GARAGE PLAN – ALT #3		Date: 03/13/26 File:	Sheet No: FLR 2