

Minutes of Perrysburg Board of Zoning Appeals

Meeting Held January 9, 2023

CALL TO ORDER - 5:30 P.M.

The meeting was called to order at 5:30 p.m. by Nathan Duricek.

ROLL CALL

Board members present were Scott Anderson, Nathan Duricek, Brian Elmer, and Michael McIntyre (4). Matthew Sutter was absent. Also present was Cody Grodi, Zoning Inspector.

ELECTION OF CHAIRPERSON

Mr. Elmer nominated Mr. Duricek to be Chairperson. Seconded by Mr. Elmer. Ayes: (4). Nays: (0).

ELECTION OF VICE-CHAIRPERSON

Mr. Duricek nominated Mr. Anderson to be Vice-Chairperson. Seconded by Mr. Elmer. Ayes: (4). Nays: (0)

APPROVAL OF DECEMBER 12, 2022 MEETING MINUTES

Mr. Duricek moved to approve the minutes of the December 12, 2022 meeting as written. Seconded by Mr. Elmer. Ayes: (4). Nays: (0).

ADMINISTER OATH

Mr. Duricek administered an oath to those that would be speaking at the meeting.

ZONING PERMIT OBLIGATION

Mr. Grodi reminded the applicant that if their application is approved, they will still need to get a permit from his office.

NEW BUSINESS

APPLICATION 01-23

Michael Johnson is requesting a zoning variance to keep a fence. The property is located at 103 Miamis Lane and is zoned R-3 (Single Family Residential).

NOTE: Chapter 1250.42 Fences, Walls, Structural Screens, Hedges, and Screen Plantings:

R1-R5 Zoning:

4' Maximum in Front Yard

4' Maximum in Side Yard

4' Maximum in Rear Yard

1. The applicant is requesting a zoning variance to keep a recently installed six (6) foot fence panel. The panel has been installed in the front yard.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Chapter 1275.02(c)(3). The variance is not substantial as the request is for one panel only and it is only a matter of inches into the front yard. The fence will provide privacy for the homeowners, since this is a corner lot and has higher visibility from the roads.

Mr. Grodi reviewed Application 1-2023. Mr. Johnson was present and apologized for installing it without a permit. Mr. Anderson showed the other Board members a picture he had taken of the fence panel. Mr. McIntyre asked if it was added when the patio was installed. Mr. Johnson said that the patio was already there.

Mr. Elmer moved to approve Application 1-23 finding B, C, D, and E of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Anderson. Ayes: (4). Nays: (0).

OTHER BUSINESS

ADJOURNMENT

There being no further business, the meeting adjourned at 5:35 p.m.

Respectfully submitted,

Mary Jo Sutton