



Agenda

Board of Zoning Appeals

Date: July 5, 2023
To: Board of Zoning Appeals
From: Cody Grodi, Zoning Inspector
Re: **Items for the July 10, 2023 Meeting**

1. Call to Order - 5:30 PM
2. Roll Call
3. Approval of June 12, 2023 Meeting Minutes
4. Administer Oath
5. Zoning Permit Obligation
6. New Business

APPLICATION 21-23

ANDREA REES IS REQUESTING A ZONING VARIANCE TO INSTALL A DRIVEWAY. THE PROPERTY IS LOCATED AT 447 W. SEVENTH STREET AND IS ZONED R-3 (SINGLE FAMILY RESIDENTIAL).

NOTE: *CHAPTER 1250.51(C)(3) CURB CUTS AND DRIVEWAYS: ONLY ONE (1) ACCESS/CURB-CUT ONTO A PUBLIC STREET SHALL BE PERMITTED.*

1. THE APPLICANT IS REQUESTING A ZONING VARIANCE TO ALLOW FOR A SECOND DRIVEWAY TO BE INSTALLED ON THE PROPERTY.

Recommendation:

1. The Zoning Inspector recommends denial of the zoning variance as it does not meet enough of the criteria needed to grant a variance. The property already has a driveway from the street to a garage. There is room for the existing driveway to be expanded to accommodate the extra vehicles. Additionally, on-street parking is permitted along the street, and parking in the City right-of-way is permitted given it is in accordance with the Police

Ordinances.

APPLICATION 22-23

BRIAN HEIL OF TOLEDO SIGNS, ON BEHALF OF MERCY HEALTH, IS REQUESTING A ZONING VARIANCE IN ORDER TO MODIFY AN EXISTING SIGN. THE PROPERTY IS LOCATED AT 28442 E. RIVER ROAD AND IS ZONED OS (OFFICE AND SERVICE).

NOTE: *CHAPTER 1250.33(A) PERMANENT FREESTANDING SIGNAGE*
OS ZONING DISTRICT:
MAXIMUM SIZE: 48 SQUARE FEET
MAXIMUM HEIGHT: 6'
LOCATION: 10 SETBACK
QUANTITY: 1 PER STREET FRONTAGE

1. THE APPLICANT IS REQUESTING A VARIANCE TO MODIFY AN EXISTING SIGN. THE SIGN WILL NOT MEET THE REQUIRED SETBACK. THE SIGN IS INSTALLED TWO (2) FEET OFF OF THE PROPERTY LINE, INSTEAD OF THE REQUIRED TEN (10) FEET.

Recommendation:

1. The Zoning Inspector recommends denial of the zoning variance as the request does not meet enough of the conditions required to grant a variance. The property still has beneficial use without the variance. Even if denied, the property owner can still install a new sign that conforms to the guidelines set forth in the Perrysburg Codified Ordinances. There is not a hardship that would prevent the applicant from meeting the setback requirement.

APPLICATION 23-23

JEFF WILSON IS REQUESTING A ZONING VARIANCE TO INSTALL A DECK. THE PROPERTY IS LOCATED AT 329 MULBERRY STREET AND IS ZONED R-3 (SINGLE FAMILY RESIDENTIAL).

NOTE: *CHAPTER 1230.01 INTENSITY AND DIMENSIONAL STANDARDS*
R-3 ZONING:
FRONT YARD = 35'
REAR YARD = 35'
SIDE YARD MIN = 8'
SIDE YARD TOTAL = 20'

1. THE APPLICANT IS REQUESTING A ZONING VARIANCE TO CONSTRUCT A DECK ON THE FRONT OF THE HOUSE. THE DECK WILL BE SET BACK ONE (1) FOOT OFF THE FRONT PROPERTY LINE.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance on the condition that the deck does not extend beyond the overhang. If approved with this condition, it would meet the criteria for variances C, D, E, F of Chapter 1275.02(c)(3). The deck will allow for access to the front door.

7. Other Business

8. Adjournment

The next meeting is scheduled for August 14, 2023 at 5:30 P.M. in the Municipal Building, located at 201 W. Indiana Avenue.

cc: Media