

## **Minutes of Perrysburg Board of Zoning Appeals**

**Meeting Held July 10, 2023**

### **CALL TO ORDER - 5:30 PM**

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

### **ROLL CALL**

Board members present were Scott Anderson, Nathan Duricek, Brian Elmer, Michael McIntyre, and Matthew Sutter (5). Also present were Zoning Inspector, Cody Grodi, and Deputy Planning & Zoning Administrator, Mark Easterling arrived at 5:37 p.m.

### **APPROVAL OF JUNE 12, 2023 MEETING MINUTES**

Mr. Sutter moved to approve the June 12, 2023 meeting minutes as written. Seconded by Mr. Duricek. Ayes: (5). Nays: (0).

### **ADMINISTER OATH**

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

### **ZONING PERMIT OBLIGATION**

Mr. Duricek reminded the applicants that if their application is approved tonight, they will still need to apply for a permit with the Planning & Zoning Division.

### **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.

Mr. Grodi reviewed Application 21-23. The applicant was not present. Mr. Grodi explained that the applicant is the landlord of the property, and that the tenants have issues with parking. There was a brief discussion about the garage with regards to the request, and Mr. Grodi clarified that the first picture of the property in their packet is the location of the curb cut request off of the alley.

Mr. Sutter made a motion to table the request so that the applicant could provide better supporting documentation. The motion was not seconded. Mr. Sutter withdrew his motion.

Mr. Anderson made a motion to deny Application 21-23. Seconded by Mr. Duricek. Ayes: (5). Nays: (0).

### **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.

Mr. Grodi reviewed Application 22-23. Brian Heil, Toledo Sign, was present on behalf of the application, and added that these signs are existing and that they are requesting to reface them with the new tenant information. He added that if they were to relocate the

signage, the hedge row would block visibility of the sign. Mr. Elmer noted that the foundation of the signage looks like it is in need of repair. There was a brief discussion about the neighboring property (Kay & Paulus) from a previous Planning Commission meeting, and Mr. Easterling noted that it was about the site in general and bringing it up to code. It was estimated that a new brick base would cost approximately \$6,000.00 compared to a panel reface of approximately \$500.00.

Mr. Sutter moved to approve Application 22-23, and finding B, C, D, and G of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Elmer. Ayes: (5). Nays: (0).

### **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.

Mr. Grodi reviewed Application 23-23. Jeff Wilson was present, and noted that this is the same footprint as the deck before the home was moved on the property. He added that this new deck is four (4) feet high and includes an extra step. Mr. Wilson noted that the original overhang rested on the porch, and that this new overhang braces to the house. He said that the deck extends beyond the overhang, and that his original variance was granted in 2008.

Mr. Anderson moved to grant conditional approval of Application 23-23 based on the Zoning Inspector's recommendation that the deck does not extend beyond the overhang, and finding C, D, E, and F of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Elmer. Ayes: (5). Nays: (0).

### **OTHER BUSINESS**

None.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:53 p.m.

Respectfully submitted,

Heather Alfaro  
Zoning Clerk

Next meeting is scheduled for August 14, 2023 at 5:30 p.m.