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Division of Planning and Zoning

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TO: Board of Zoning Appeals
FROM: Mark Easterling, Deputy Administrator
SUBJECT: December 14, 2020 Meeting Agenda

This meeting is scheduled to take place in the Municipal Building, 201 W. Indiana Avenue, Perrysburg, Ohio. The meeting will also be accessible through teleconference dial-in number.

In an effort to promote social distancing, the public or interested parties are welcome to listen to the meeting by dialing 866-866-2244, and then entering the Participant Code 9628415#

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of November 9, 2020 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 49-20 – Valerie Liebert, on behalf of Val Real Trust, is requesting a zoning exception that would reduce the front yard setback. The property is located at 728 Cherry 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 requested variance would permit the applicant to reduce the required thirty-five (35) foot setback to twenty-three (23) feet to allow for the construction of a new attached garage.

Recommendation:

1. The Deputy Administrator recommends approval of the exception. The exception is fairly minor and does not pose any visibility or safety concerns. The average setback for this portion of Cherry Street is approximately twenty-five (25) feet and this exception would not be visibly noticeable in comparison to the rest of this portion on the street.

APPLICATION, 50-20 – Barbara Vykopal is requesting a zoning variance that would allow a driveway addition to remain within five (5) feet of the property line. The property is located at 213 Margaret Place and is zoned R-3 (Single Family Residential).

NOTE: *Chapter 1250.51(b)(7) Driveways & Curb Cuts: No portion of a driveway shall be closer than 5' to a side or rear property line unless an authorized waiver (on file in the Planning and Zoning office) is provided indicating the permission from the adjoining property owner or if a waiver cannot be obtained a variance from the Board of Zoning Appeals can be sought.*

1. The requested variance would permit the applicant to keep the installed driveway addition at approximately two (2) feet from the property line.

Recommendation:

1. The Deputy Administrator recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, F of Chapter 1275.02(c)(3). Allowing the addition would encroach upon the property line, and there would still be enough space between the driveway and the property line to maintain the applicant's property and driveway without going on to the neighbor's property.

APPLICATION, 51-20 – Brandon Wolf is requesting a zoning exception to allow for an existing concrete porch to remain in its current location. The property is located at 250 Southwood Drive 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 requested variance would permit the applicant to reduce the required thirty-five (35) foot front yard setback to twenty-seven (27) feet to allow for the newly constructed porch to remain.

Recommendation:

1. The Deputy Administrator recommends approval of the exception. The request is not substantial and does match the character of the neighborhood and does not pose any safety concerns.

APPLICATION, 52-20 – Gerald Glanville is requesting a zoning variance to reduce the rear yard setback for a future home addition. The property is located at 617 Louisiana Avenue 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 requested variance would permit the applicant to reduce the required thirty-five (35) foot rear yard setback to six (6) feet for a home addition.

Recommendation:

1. The Deputy Administrator recommends denial of the variance request. The application does not meet enough of the factors required for a variance. The addition would cause for the property to lose green space in which the home would occupy more than seventy (70) percent of the lot size. In addition, this garage may also require an additional variance for a wider driveway.

APPLICATION, 53-20 – Shelby Darah is requesting a zoning variance to allow a fence with a height of six (6) feet to be installed in the front and side yard. The property is located at 12726 Eckel Junction Road and is zoned I-2 (General Industrial).

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

Zoning District	Location & Maximum								
	Front Yard			Side Yard			Rear Yard		
	4'	6'	8'	4'	6'	8'	4'	6'	8'
I-2	P	Z	*	P	P	Z	P	P	Z

1. The applicant is requesting a zoning variance for a six (6) foot fence to be placed in the front and side yard past the midpoint of the structure.

Recommendation:

1. The Deputy Administrator recommends approval of the zoning variance based on meeting the criteria for variances A, C, D, F of Chapter 1275.02(c)(3). The business has

removed a prohibited chain-link fence and replaced it with an approved material. The fencing is in the same location as the previous fencing and it does not pose any visibility or safety concerns.

OTHER BUSINESS

ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for January 11, 2021 at 5:30 PM in the Municipal Building located at 201 W. Indiana Avenue.