



City of Perrysburg

Division of Planning and Zoning

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December 2, 2016

TO: Board of Zoning Appeals
FROM: Mark Easterling, Deputy Administrator
SUBJECT: December 12, 2016 Meeting Agenda
LOCATION: Downstairs Conference Room

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of November 14, 2016 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 40-16 – Aaron Greene on behalf of Mercy Health is requesting two zoning variances that would allow the installation of two wall signs that are larger than what is permitted. The property is located at 12623 Eckel Junction Road and is zoned as INS (Institutional Uses).

NOTE: *Chapter 1250.32(a) Permanent Signs Allowed:*

District: Corridor Overlay
Maximum Size: 10% up to 75 SF per facade
Quantity: 1 per facade up to 3

1. The applicant is requesting a variance for each sign that would allow them to place wall signs on the building larger than the maximum of 75 square feet. The signs would be approximately 160 square feet, with one sign placed on the southern and the eastern façade of the building.
2. The applicant is requesting a variance for each sign that would allow them to place wall signs on the building larger than the maximum of 75 square feet. The signs would be approximately 160 square feet, with one sign placed on the southern and the eastern façade of the building.

Recommendation:

1. The Deputy Administrator recommends approval of the variances. The signs would not show any negative impact to neighboring businesses or the Corridor Overlay, and would assist citizens in easily identifying the location of the facility as it sits behind several businesses. (Ch. 1275.02(c)(3) –A, C, D, F).

2. The Deputy Administrator recommends approval of the variances. The signs would not show any negative impact to neighboring businesses or the Corridor Overlay, and would assist citizens in easily identifying the location of the facility as it sits behind several businesses. (Ch. 1275.02(c)(3) –A, C, D, F).

APPLICATION, 42-16 – Kim and Lori Nilsson are requesting one zoning exception to permit rear yard setback relief. The property is a corner lot located at 338 E. Sixth 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 the exception as to allow for an addition to be placed on the rear of the primary residence. The addition is approximately 224 Sq. Ft. and would sit approximately twenty-eight (28) feet from the rear yard property line. The requested variance would permit the applicant to construct an addition to the residence within the required thirty-five (35) foot setback from the rear property line.

Recommendation:

1. The Deputy Administrator recommends approval of the exception due to the uniqueness, size, and orientation of the lot. The home is currently approximately twenty-four (24) feet from the rear property line and the addition would not add to the existing nonconforming status.

APPLICATION, 43-16 – Stephanie Fliter is requesting one zoning variance for front yard setback relief to permit the construction of a covered porch within the front yard setback. The property is located on a corner lot at 825 Locust Street and is currently 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 reduce the required front yard setback. The variance would permit the front yard setback to be reduced to approximately seventeen (17) feet, rather than the required thirty-five (35) feet.

Recommendation:

1. The Deputy Administrator recommends denial of the variance. The proposed addition would add to the building’s existing non-conforming status as it is the only home on this portion of Locust that resides in the thirty-five (35) foot setback.

APPLICATION, 44-16 – Gina Foley is requesting one zoning variance to permit an existing accessory structure to remain within five (5) feet of the side property line. The accessory structure is located at 116 Silver Maple Drive and is zoned as “R-3” (Single Family Residential).

NOTE: 1250.61(b) *Accessory Buildings and Uses:* Accessory buildings such as garages and utility buildings, may be located in a rear yard, provided that such buildings are separate from the main structure by at least ten (10) feet and are set back at least five (5) feet from the side and rear lot lines.

1. The applicant is requesting approval to keep the existing accessory structure. The structure is approximately six (6) inches from the side property line.

Recommendation:

1. The Deputy Administrator recommends denial of the variance. Although the shed is of good quality, there were other placement options available on the property. The location also makes any potential maintenance to the rear of the structure nearly impossible without using the neighbor's property.

APPLICATION, 45-16 – AAA Allied Group is requesting one zoning variance to permit the construction of a parking lot in the front yards of the property. The properties are identified as parcels Q61-400-180304011000 through Q61-400-180304018000, Q61-400-180304006000 through Q61-400-180304010000, and are all zoned as "C-4" (Highway Commercial).

NOTE: 1230.02(g) *Accessory Uses; Off Street Parking; Material Storage in Front Yard:* No accessory use or structure, off-street parking facility or material or equipment storage shall be located in the required front yard without the approval of the Board of Zoning Appeals.

1. The applicant is requesting approval to construct 37 parking spaces in the required front yards of the property.

Recommendation:

1. The Deputy Administrator recommends approval of the variance which would allow for the applicant to construct the minimum number of spaces require for the site (39 spaces). This site is also within the Corridor Overlay and is therefore required to provide a screen wall and landscaping to screen the view of the parking area. The current site plan does show a screening wall along the corridor. (Ch. 1275.02(c)(3) –A, C, E, F)

APPLICATION, 46-16 – J&R Construction on behalf of Bryan and Amber Raymond, is requesting one zoning exception for side yard setback relief. The property is located at 27278 Ft. Meigs Road and is zoned as "R-2" (Single Family Residential).

NOTE: Chapter 1230.01 *Intensity and Dimensional Standards:*

R-2 Zoning:

Front Yard = 40'

Rear Yard = 40'

Side Yard Min = 10'

Side Yard Total = 25'

1. The applicant is requesting the exception as to allow for the single family home to be constructed within the side yard setback. The home would sit approximately eight (8) feet from the side yard property line.

Recommendation:

1. The Deputy Administrator recommends approval of the exception based on the fact the applicant had a massive fire forcing them to rebuild their home. The homeowner would like to rebuild the home as exactly as it was with no changes to the foundation or the footprint. (Ch. 1275.02(c)(3) – B, C, D, E)

OTHER BUSINESS

ADJOURNMENT