



City of Perrysburg

Division of Planning and Zoning

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October 31, 2013

TO: Board of Zoning Appeals
FROM: Brodin L. Walters, Planning and Zoning Administrator
SUBJECT: November 12, 2013 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of October 14, 2013 Meeting Minutes
Administer Oath
Zoning Permit Obligation

ZONING VARIANCE, 30-13 – Adam and Cindy Daudelin request one (1) zoning variance to permit the construction of a 6' privacy fence in a required front yard. The subject property is located at 403 E. Second Street and is zoned R3 (Single Family Residential). The requested variance would permit the applicant to construct a fence that is taller than permitted.

NOTE: *1250.42 Fences, walls, structural screens, hedges and screen plantings*

6' fences, walls and structural screens are permitted in residential front yards with the approval of the Board of Zoning Appeals.

1. The applicant is requesting a zoning variance to allow the installation of a 6' fence in a front yard to provide privacy to the rear yard and a future swimming pool. This variance would for an additional 2' in height than what is permitted without a variance.

Recommendation:

The Planning and Zoning administrator does not recommend approval of the zoning variance request at submitted. The proposed fence location is in a highly visible front yard area and would significantly block views including the view of pedestrians along Maple Street from cars in the alley to the north of the property. The two objections are based on aesthetics and pedestrian safety. (Ch. 1275.02(c)(3) – B and D were found to be true). Any approval shall be conditional, pending approval by the Historic Landmarks Commission for appropriateness.

ZONING VARIANCE, 31-13 – Dan Lieske requests a zoning variance to permit the installation of a 6' fence in a residential side yard. The subject property is located at 190 Queensland Boulevard and is zoned R-3 (Single-Family Residential).

NOTE: 1250.42 *Fences, Walls and Structural Screens*

6' Structural Screens are permitted in residential side yards with the approval of the Board of Zoning Appeals.

1. The applicant is requesting permission to install a 6' tall fence between the side of his residence and an existing shared fence along the property line. The proposed fencing includes eleven feet of 6' tall fencing in the eastern side yard.

Recommendation:

1. It is recommended to approve the applicant's request. Based on the variance criteria of Chapter 1275.02(c)(3) it is believed that criteria B, C, F and G would be satisfied.

ZONING VARIANCE, 32-13 – Stephen Chovanec requests two (2) zoning variances to permit the construction of a new single-family residence within the required front yard setbacks. The subject property is located at 402 E. Seventh Street and is zoned R-3 (Single Family Residential). These variances would permit the applicant to construct a new residence 6'6" from the Sandusky Street front property line and 7'10" from the front property line along the E. Seventh Street front property line.

NOTE: 1230.01 *Intensity and Dimensional Standards*

R-3 Zoning:

Front Yard = 35'

Rear Yard = 35'

Side Yard Min = 8'

Side Yard Total = 20'

NOTE: 1230.02 *Provisions governing interpretation and application of yard requirements.*

Front Yard Exception. In "R-2", "R-3" or "R-4" Districts, when fifty percent (50%) of the developed frontage in one (1) block on one (1) side of the street has front yards that are greater or less than the minimum front yard required, any building to be erected thereon shall not project beyond the average of the existing front yards, except that a minimum front yard of fifteen (15) feet shall be maintained in all instances.

1. The applicant is requesting a zoning variance to permit the construction of a new residence 6'6" from the front (Sandusky St.) property line, which is 28'5" closer than would otherwise be permitted.
2. The applicant is requesting a zoning variance to permit the construction of a new residence 7'10" from the front (E. Seventh St.) property line, which is 19'2" closer than would otherwise be permitted (due to Ch.1230.02(b) and the average setback of this block equaling 27').

Recommendation:

1. It is recommended to approve the applicant's request. (Ch. 1275.02(c)(3) – C, D, F, G)
2. It is recommended to approve the applicant's request. The lot is very irregularly shaped and the right-of-way along this property provides a large open space (which is larger than most other residential setbacks) between Sandusky Street and the proposed garage/great room. (Ch. 1275.02(c)(3) – C, D, F, G)
3. **These recommendations are subject to a surveyor's signed and stamped plot plan being submitted at the time of a zoning permit request.**

OTHER BUSINESS

ADJOURNMENT