



# City of Perrysburg

## Division of Planning and Zoning

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Zoning Clerk

November 7, 2019

**TO:** Board of Zoning Appeals  
**FROM:** Mark Easterling, Planning & Zoning Deputy Administrator  
**SUBJECT:** November 18, 2019 Meeting Agenda

### AGENDA

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5:30 PM: Call Meeting to Order  
Roll Call  
Approval of October 14, 2019 Meeting Minutes  
Administer Oath  
Zoning Permit Obligation

**APPLICATION, 31-19** – Nicole Estes is requesting a zoning exception to construct a covered patio addition onto the rear of the primary structure. The property is located at 1867 Woods Hole Road and is zoned R-1 (Single Family Residential).

**NOTE:** Chapter 1230.01 Intensity and Dimensional Standards

R-4 Zoning:

Front Yard = 35'  
Rear Yard = 30'  
Side Yard Min = 6'  
Side Yard Total = 16'

1. The applicant is requesting a zoning exception to reduce the rear yard setback to seventeen (17) feet by constructing a thirteen (13) foot covered patio addition to the home.

### **Recommendation:**

1. The Deputy Administrator recommends approval of the zoning exception. The addition would not compromise the overall look of the neighborhood nor would it encroach upon neighboring properties. In conclusion, the addition to the home is only covering the existing concrete patio.

**APPLICATION, 32-19** - Dennis Blubaugh and Andre Criner, are requesting two zoning variances that would allow for a driveway to be replaced. The property is located at 348 West Front Street and is zoned R-3 (Single Family Residential).

**NOTE:** *Chapter 1250.51(c)(2) Residential Driveways:* Residential driveways shall be a minimum of ten (10) feet wide and a maximum of twenty four (24) feet wide where it meets the curb, alley or street.

**NOTE:** *Chapter 1250.51(c)(3) Residential Driveways:* Only one (1) access/curb-cut onto a public street shall be permitted..

1. The applicant is requesting a variance to have two access points (one from the alley between West Front Street and West Second Street, and one from West Front Street).
2. The applicant is requesting a variance to allow for the access point from the alley to be increased in size to fifty-eight (58) feet.

**Recommendation:**

1. The Deputy Administrator recommends denial of the variance. The applicant does not meet enough of the factors listed in Chapter 1275.02(c)(3). Also, the fifty-eight (58) foot wide approach will allow for complete and beneficial access to the property as the applicant would still be able to have an elongated drive should the other variance be granted.
2. The Deputy Administrator recommends approval of the variance based on meeting criteria C, D, E, and F set forth for variances in Chapter 1275.02(c)(3). Although the home is located on a corner lot that would provide on-street parking, the garage encroaches on the alley not giving any space to park a secondary vehicle.

**APPLICATION, 33-19** – John Szempias is requesting a zoning variance to allow the construction of a shed in the side yard. The property is located 26935 Riverford Drive and is zoned R-3 (Single Family Residential).

**NOTE:** *Chapter 1250.61(a) Accessory Buildings and Uses:* No accessory building or uses shall be located in any front or side yard setback except under unusual circumstances where such activity will not conflict with the intent and purposes of this Zoning Code or where enforcement would result in extreme hardship. Either exception shall require approval of the Board of Zoning Appeals.

1. The applicant is requesting a variance to construct a shed in his side yard.

**Recommendation:**

1. The Deputy Administrator recommends approval of the variance based on meeting criteria A, C, D, and E set forth for variances in Chapter 1275.02(c)(3). The current side yard would not allow enough space to place a structure and meet the minimum requirements set forth in Chapter 1250.61.

**APPLICATION, 34-19** – John Wagner is requesting a zoning variance that would allow for his driveway to be expanded. The property is located 617 Louisiana Avenue and is zoned R-3 (Single Family Residential).

**NOTE:** *Chapter 1250.51(c)(2) Residential Driveways:* Residential driveways shall be a minimum of ten (10) feet wide and a maximum of twenty-four (24) feet wide where it meets the curb, alley or street.

1. The applicant is requesting a variance that would allow his twenty-two (22) foot wide driveway to be expanded to forty-one (41) feet.

**Recommendation:**

1. The Deputy Administrator recommends approval of the variance based on meeting criteria C, D, E, and F set forth for variances in Chapter 1275.02(c)(3). The home is located on an arterial street with the only parking available in a garage that allows only enough of a turning radius for one space. The only other parking space is located on the opposite side of Louisiana Avenue. The additional impervious surface would also be accompanied with the removal of concrete and gravel for addition green space.

**OTHER BUSINESS**

**ADJOURNMENT**

The next Board of Zoning Appeals meeting is scheduled for December 9<sup>th</sup> at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.