



City of Perrysburg

Division of Planning and Zoning

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October 28, 2016

Brodin L. Walters
Administrator

Mark Easterling
Zoning Inspector

Cody Grodi
Zoning Intern

Mary Jo Sutton
Zoning Clerk

TO: Board of Zoning Appeals
FROM: Mark Easterling, Zoning Inspector
SUBJECT: November 14, 2016 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of October 10, 2016 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 39-16 – Frederick Kotula is requesting one zoning exception for side yard setback relief. The property is located at 422 W. Fifth Street and is zoned as 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 front of the primary residence to increase the size of the kitchen. The addition is approximately 29 Sq. Ft. and would sit approximately four (4) feet from the side yard property line.

Recommendation:

1. The Zoning Inspector recommends approval of the exception based on the uniqueness and size of the lot. The addition is not expanding any further into the side yard than what is already existing and would therefore not add to the property's nonconforming status.

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 75 SF per facade
Quantity: 1 per façade 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.

Recommendation:

1. The Zoning Inspector 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, 41-16 – Phillip McConnell is requesting one zoning variance to permit the installation of a landscape screen of five (5) and six (6) foot bushes in his front and side yard. The property is a corner lot located at 1918 Kenton Trail and is zoned as R-3 (Single Family Residential).

NOTE: *1250.42(a)(3) The height and location of a fence, wall, structural screen, hedge or screen planting shall conform to the style/dimensional chart.*

NOTE: *1250.42(a)(4) Fences, walls, structural screens, hedges and screen plantings shall include all structures, shrubs, plantings or trees used to separate, enclose, screen or demarcate a boundary.*

NOTE: *1250.42(a)(5) Fences, Walls, Structural Screen, Hedges and Screen Plantings: For fencing purposes the side yard shall consist of the area between the front of the house to the midpoint of the side yard. Any portion of yard between the midpoint of the house and the rear façade of the home shall constitute a rear yard for fencing purposes only.*

Zoning District	Front Yard		Side Yard	
	4'	6'	4'	6'
R-1 - R-5	P	Z	P	Z

P = Permitted, Z = Requires BZA Approval

1. The applicant is requesting permission to install bushes in his front and side yard in which the size and density of the bushes would create a landscape screen.

Recommendation:

1. The Zoning Inspector recommends approval of the variance with the condition that the bushes be maintained at a height no higher than six (6) feet. The proposed plan offers an alternative to privacy fencing that is visually attractive and adds the desired level of privacy and sound reduction from the heavy traffic on Carronade Drive. (Ch. 1275.02(c)(3) – C, D, E, F)

OTHER BUSINESS
ADJOURNMENT