



City of Perrysburg

Division of Planning and Zoning

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October 27, 2017

Brodin L. Walters
Administrator

Mark Easterling
Deputy Administrator

Cody Grodi
Zoning Inspector

Heather Alfaro
Zoning Clerk

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: November 13, 2017 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of October 9, 2017 Meeting Minutes
Administer Oath
Zoning Permit Obligation

NEW BUSINESS

APPLICATION, 41-17 – Eric J. Eynon is requesting one zoning variance that would allow him to exceed the maximum square feet allowable for accessory structures on his property. The property is located at 127 West Seventh Street and is zoned R-3 (Single Family Residential).

NOTE: Chapter 1250.61(f) Accessory Buildings and Uses: The combined footprints of all accessory buildings on a lot shall not exceed the lesser of 5% of the lot size or 4,000 SF. However, the Board of Zoning Appeals may consider an exception to the maximum size requirement providing that the requested size does not exceed 8% of the lot size.

1. The applicant is requesting a variance that would allow him to have up to seven (7) percent of the lot size in accessory structures in order to keep a newly installed shed that is 8' x 14', in addition to an existing detached garage that is 22' x 28'. The lot size is 10,890 square feet, which would allow, by code, 544 square feet of accessory structures. The variance would allow for 728 square feet of accessory structures on the property.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Ch. 1275.02(3). The newly constructed shed will be used to store miscellaneous objects that would otherwise be stored outside. The shed would be replacing an old steel shed.

APPLICATION, 42-17 – Robert Cannon is requesting one zoning variance to permit an existing accessory structure to remain within five (5) feet of the rear property line. The property is located 518 East Indiana Avenue and is zoned 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 within the rear property five (5) foot set back. (Structure is currently approximately one (1) foot from the property line).

Recommendation:

1. The Deputy Administrator recommends approval of the zoning variance meeting the criteria for variances B, C, D, and E of Ch. 1275.02(3). The structure does not purpose any visibility or safety concerns, but can pose maintenance concerns with its elevation and proximity to the property line.

APPLICATION, 43-17 – Joe Blythe is requesting one zoning variance to keep an existing attached deck in the rear yard. The property is located at 225 Marie Place 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 a fifty (50) percent variance to reduce the minimum rear yard setback to seventeen (17) feet so that the applicant may keep a deck around the pool.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Ch. 1275.02(3). If the deck was not extending from the house, the deck would be permitted to be a minimum to five (5) feet to the property line. The rear property line is lined with trees, creating a privacy barrier between the applicant's property and the neighboring property.

APPLICATION, 44-17 – Mick Eckhart is requesting one zoning variance that would allow him to exceed the maximum square feet allowable for accessory structures on his property. The property is located at 993 Pine Street and is zoned R-3 (Single Family Residential).

NOTE: *Chapter 1250.61(f) Accessory Buildings and Uses: The combined footprints of all accessory buildings on a lot shall not exceed the lesser of 5% of the lot size or 4,000 SF. However, the Board of Zoning Appeals may consider an exception to the maximum size requirement providing that the requested size does not exceed 8% of the lot size.*

1. The applicant is requesting a variance that would allow him to have up to seven (7) percent of the lot size in accessory structures in order to keep an existing shed that is 12' x 24', in addition to an existing detached garage that is 24' x 24'. The lot size is 13,599 square feet, which would allow, by code, 679 square feet of accessory structures. The variance would allow for 864 square feet of accessory structures on the property.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Ch. 1275.02(3). The newly constructed shed will be used to store lawn equipment that would otherwise be stored outside. The shed will be located behind the existing garage, out of sight from the street view.

APPLICATION, 45-17 – Judith Justus, on behalf of the Perrysburg Area Historic Museum is requesting one zoning variance that would allow them to exceed the maximum square feet allowable for accessory structures on the property. The property is located at 27340 West River Road and is zoned INS (Institutional Use).

NOTE: Chapter 1250.61(f) Accessory Buildings and Uses: The combined footprints of all accessory buildings on a lot shall not exceed the lesser of 5% of the lot size or 4,000 SF. However, the Board of Zoning Appeals may consider an exception to the maximum size requirement providing that the requested size does not exceed 8% of the lot size.

1. The applicant is requesting a variance that would allow Perrysburg Area Historic Museum to have up to six (6) percent of the lot size in accessory structures in order to construct a storage barn that would be 30' x 60'. The lot size is 31,644 square feet, which would allow, by code, 1,582 square feet of accessory structures. The variance would allow for 1,800 square feet of accessory structures on the property.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, B, C, D and F of Ch. 1275.02(3). The requested size of the storage barn will allow for the museum to store a historic firetruck indoors. The request is not substantial in that the proposed structure is only a few feet longer than what they would be permitted to construct.

APPLICATION, 46-17 – Scott Fenneken is requesting one zoning variance to build an addition onto his home within the rear yard setback. The property is located at 25794 Edinborough Circle and is zoned R-1 (Single Family Residential).

NOTE: Chapter 1230.01 Intensity and Dimensional Standards:

R-1 Zoning:

Front Yard = 50'

Rear Yard = 60'

Side Yard Min = 10'

Side Yard Total = 25'

1. The applicant is requesting a variance that would allow for an addition to be built onto the back of his attached garage. The addition would sit approximately twenty (20) feet from the rear property line.

Recommendation:

1. The Deputy Administrator recommends approval of the zoning variance based on the uniqueness of the lot and meeting the criteria for variances C, D, E, and F of Ch. 1275.02(3). The property has three (3) front yards and the home sits back into the rear yard setback limiting the amount of rear yard. The owners HOA also does not allow for sheds to be built on properties.

APPLICATION, 47-17 – Orlando Perez is requesting one zoning variance that would allow him to construct a (6) foot fence in the side yard. The property is a corner lot located at 922 Cherry Street, and is zoned "R-3" Single Family Residential.

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

	Max Height	
	Permitted	*Restricted
Front Yard	4'	6'
Side Yard	4'	6'
	*Requires BZA Approval	

1. The applicant is requesting a variance to build six (6) foot fence in his side yard.

Recommendation:

1. The Deputy Administrator recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, and F of Ch. 1275.02(3). The fence would allow for the resident to remove the overgrown landscape and to obscure the view of the neighboring property.

OTHER BUSINESS
ADJOURNMENT