



Brodin L. Walters
Administrator
Mark Easterling
Deputy Administrator
Cody Grodi
Zoning Inspector
Heather Alfaro
Zoning Clerk

City of Perrysburg

Division of Planning and Zoning

201 West Indiana Avenue
Perrysburg, Ohio 43551-1582
(419) 872-8060 • Fax (419) 872-8019
www.ci.perrysburg.oh.us

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: November 9, 2020 Meeting Agenda

This meeting is scheduled to take place in the Municipal Building, 201 W. Indiana Avenue, Perrysburg, Ohio. The meeting will also be accessible through teleconference dial-in number.

In an effort to promote social distancing, the public or interested parties are welcome to listen to the meeting by dialing 866-866-2244, and then entering the Participant Code 8428504#

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of October 12, 2020 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 43-20 (Tabled) – Timothy Quilter is requesting a zoning exception to allow for an addition to be installed within the front yard setback. The property is located at 444 E. Fifth 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 a zoning exception to build an addition onto the existing house. The addition will be eighteen (18) feet off of the front property line.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. The front of the existing house does not currently meet the required front yard setback. The addition will line up with the front of the house and not extend anymore into the front yard setback then the current structure. The addition will meet all other setback requirements.

APPLICATION, 48-20 – Karen Kindervater is requesting a zoning variance that would allow for the construction of an addition within the side yard setback. The property is located at 324 Sycamore Lane 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 zoning variance to build an addition onto the existing house. The addition will be one (1) foot off of the side property line. The side yard total would be eight (8) feet.

Recommendation:

1. The Zoning Inspector recommends denial of the zoning variance as it does not meet enough of the criteria to grant a variance. The variance is substantial as the proposed addition will only sit one (1) foot off of the property line. Maintenance and the construction of the addition will be difficult to keep within the property boundaries. The character of the neighborhood may change as there is no other property in close proximity that sits this close to the property line.

OTHER BUSINESS

ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for December 14, 2020 at 5:30 PM in the Municipal Building located at 201 W. Indiana Avenue.