

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: November 8, 2021 Meeting Agenda

This meeting is scheduled to take place in the Municipal Building, 201 W. Indiana Avenue, Perrysburg, Ohio. The public or interested parties are welcome *to listen to the meeting* by dialing 1-866-866-2244, and then entering Code: 9628415#.

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of October 11, 2021 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 51-21 – Jason and Heather Kwapich are requesting a zoning variance in order to keep a recently installed patio. The property is located at 844 Wood Sorrel Lane and is zoned R-4 (Single Family Residential).

NOTE: *Chapter 1250.58(c) Patios and Swimming Pools: In all cases, swimming pools shall maintain a minimum setback of five (5) feet from a property line to any deck or patio.*

1. The applicant is requesting a zoning variance to keep an existing patio. The existing patio has been installed one (1) foot away from the property line at the closet point.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, and F of Chapter 1275.02(c)(3). The patio has been installed for a few months and has not posed any issues yet. There is enough of a setback to still maintain the area between the patio and the fence line.

APPLICATION, 52-21 – Ted Slater is requesting a zoning exception in order to keep a recently installed shade structure. The property is located at 249 W. South Boundary Street and is zoned R-3 (Single Family Residential).

NOTE: Chapter 1230.01 Intensity and Dimensional Standards

R-3 Zoning:

Front Yard = 45'
Rear Yard = 50'
Side Yard Min = 10'
Side Yard Total = 25'

1. The applicant is requesting a zoning exception to keep a recently installed shade structure that extends from the rear of the house. The structure will be twenty-seven (27) feet off of the front yard property line.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception request. The house is located on a corner lot. If this lot were not on a corner, then the structure would be permitted. The structure will be located farther back from the front yard property line than the actual house itself.

APPLICATION, 53-21 – Jeremy Huston is requesting a zoning variance for the location of an accessory structure. The property is located at 503 Prairie Rose Drive and is zoned R-1 (Single Family Residential).

NOTE: 1250.61(a) 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 zoning variance to place a shed in the front yard of the property.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, D, E, and F of Chapter 1275.02(c)(3). The property is a corner lot and has three front yards, as well as a fifty (50) foot easement. The shed will be located behind trees as to block the view from the street.

APPLICATION, 54-21 – Next Wave CNC is requesting a zoning variance for a freestanding sign. The property is located at 600 W. Boundary Street and is zoned I-2 (General Industrial).

NOTE: Chapter 1250.32(a) Permanent Signs Allowed:

I-2 Zoning:

Maximum Height: 10'

Maximum Size: 72 SF
Setback: 25' from property line

1. The applicant is requesting a variance that would permit the placement of a permanent freestanding sign with a reduced setback from the front property line. The freestanding sign is proposed to have a setback of one (1) foot from the front property line.

Recommendation:

1. No recommendation provided.

APPLICATION, 55-21— Ryan and Kelley Underwood are requesting a zoning variance in order to install a fence. The property is located at 145 W. Seventh Street and is zoned R-3 (Single Family Residential).

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

R1 - R5 Zoning: 4' Maximum in Front Yard
4' Maximum in Side Yard
6' Maximum in Rear Yard

1. The applicant is requesting a zoning variance that would allow for a six (6) foot fence to be installed in the front yard.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Chapter 1275.02(c)(3). The property is a corner lot. The fence will be installed eight (8) feet from the sidewalk. Owner is open to planting in front of the fence to improve the aesthetic look.

OTHER BUSINESS

ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for December 13th at 5:30 P.M. in the Municipal Building located at 201 West Indiana Avenue.