



City of Perrysburg

Division of Planning and Zoning

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September 25, 2013

TO: Board of Zoning Appeals
FROM: Brodin L. Walters, Planning and Zoning Administrator
SUBJECT: October 14, 2013 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of August 12, 2013 Meeting Minutes
Administer Oath
Zoning Permit Obligation

ZONING EXCEPTION, 28-13 – Randy and Sheryl Fork request one (1) zoning exception to permit the construction of a residential addition to the rear of their home. The subject property is located at 521 E. Front Street and is zoned R1 (Single Family Residential). The requested exception would permit the applicant to construct the addition with a 33'8" setback from the rear property line.

NOTE: *1230.01 Intensity and Dimensional Standards*

R-1 Zoning:

Front Yard = 50'
Rear Yard = 60'
Side Yard Min = 10'
Side Yard Total = 25'
Min. Dwelling Size = 1,800 SF

1. The applicant is requesting a zoning exception to reduce the required rear yard setback. The exception would permit the rear yard to be 33'8", rather than the normally required 60'.

Recommendation:

1. The Planning and Zoning Administrator recommends approval of the zoning exception based on the location of the improvement and existing landscaping. This recommendation is subject to approval by the Historic Landmarks Commission and is subject to change based on input received prior to or during the meeting.

ZONING VARIANCE, 29-13 – Mitch Ogle requests a zoning variance to permit the installation of a 6' fence in a residential front yard. The subject property is located at 12315 Roachton Road and is zoned R-M (Multi-Family Residential).

NOTE: *1250.42 Fences, walls, structural screens, hedges and screen plantings*

6' fences, walls and structural screens are permitted in residential front yards with the approval of the Board of Zoning Appeals.

1. The applicant is requesting a zoning variance to allow the installation of a 6' fence in a front yard to provide security around a generator in accordance with Perrysburg Fire Division regulations. This variance would allow for an additional 2' in height than what is permitted without a variance.

Recommendation:

1. The Planning and Zoning Administrator recommends approval of the zoning variance due to the fact that the Perrysburg Fire Division has required fencing to comply with the Fire Code. Additionally, this recommendation is subject to additional landscaping (or other means acceptable to the board) around the enclosure to better screen the generator from public view. (Ch. 1275.02(c)(3) – C, D, F, G)

OTHER BUSINESS

ADJOURNMENT