



City of Perrysburg

Division of Planning and Zoning

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September 25, 2014

TO: Board of Zoning Appeals
FROM: Julie Liebenthal, Zoning Inspector
SUBJECT: October 13, 2014 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of September 8, 2014 Meeting Minutes
Administer Oath
Zoning Permit Obligation

ZONING EXCEPTION, 26-14 – Aron Hall, on behalf of Mr. and Mrs. Aram Ohanian, requests one (1) zoning exception to permit the construction of a front porch alteration to an existing residence. The subject property is located at 826 Cherry Street and is zoned R-3 (Single-Family Residential).

NOTE: 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 reduce the required front yard setback. The exception would permit the front yard to be 24', rather than the permitted 30' average minimum within the developed block of existing homes that encroach into the standard 35' front yard setback. The average setback was determined to be 30'.

NOTE: 1230.02(b) Front Yard Exception

When fifty percent (50%) of the developed frontage in one (1) block on one (1) side of the street has front yards that are greater or less than the minimum front yard required, any building to be erected thereon shall not project beyond the average of the existing front yards, except that a minimum front yard of fifteen (15) feet shall be maintained in all instances.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. The applicant aims to improve the character of the house in a neighborhood with abutting homes located at similar setbacks.

ZONING EXCEPTION, 27-14 – Anthony Rodriguez requests one (1) zoning exception to permit the construction of a front porch addition to an existing residence. The subject property is located at 953 Maple Street and is zoned R-3 (Single-Family Residential).

NOTE: *1230.01 Intensity and Dimensional Standards*

R-3 Zoning:

Front Yard = 35'

Rear Yard = 35'

Side Yard Min = 8'

Side Yard Total = 20'

The applicant is requesting a zoning exception to reduce the required front yard setback. The exception would permit the front yard to be 29', rather than the required 35' front yard setback.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. The applicant aims to improve the character of the house in a neighborhood with several homes at similar setbacks.

ADJOURNMENT