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TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: October 12, 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 September 14, 2020 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 21-20 (Tabled) – Nick and Sarah Sochacki are requesting a zoning variance that would allow for a driveway to be installed with two access points. The property is located at 27896 White Road and is zoned R-2 (Single Family Residential).

NOTE: *Chapter 1250.51(c)(3) Curb Cuts and Driveways:* Only one (1) access/curb-cut onto a public street shall be permitted.

1. The applicant is requesting a zoning variance that would allow for a driveway with two access points to be installed. The proposed plan would allow for a “U” shaped driveway to be located in front of the house.

Recommendation:

1. The Zoning Inspector recommends denial of the variance as it does not meet enough of the conditions needed to grant a variance. There is a private driveway that leads to the garage and serves for vehicular access into the garage. A circular driveway with only one access point onto White Road would be allowed without a variance and is what the Planning and Zoning Division would recommend.

APPLICATION, 39-20 – Allen Industries, on behalf of Walt Churchill’s Market, is requesting a zoning variance that would allow for the installation of a new wall sign that would exceed the maximum square footage allowed. The property is located at 26625 N. Dixie Highway and is zoned C-4 (Highway Commercial).

NOTE: Chapter 1250.32(a) Permanent Signs Allowed:

Wall Sign:

Zoning District: CO

Maximum Size: 10% of façade up to 75 SF

Quantity: 1 per façade up to 3

1. The requested variance would permit the applicant to install one permanent wall sign that is two hundred ninety-eight (298) square feet, exceeding the seventy-five (75) square foot maximum.

Recommendation:

1. No recommendation provided.

APPLICATION, 40-20 – Michael Stepnick is requesting a zoning variance to allow a fence with a height of six (6) feet to be installed in the side yard. The property is located at 445 Hickory Street and is zoned R-3 (Single Family Residential).

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

Zoning District	Location & Maximum Height								
	Front Yard			Side Yard			Rear Yard		
	4'	6'	8'	4'	6'	8'	4'	6'	8'
R-1-R-5	P	Z	*	P	Z	*	P	P	*

1. The applicant is requesting a zoning variance for a six (6) foot fence to be placed in the side yard past the midpoint of the structure.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, E of Chapter 1275.02(c)(3). The house is a corner lot and due to the area directly behind the house is considered a side yard. Additionally, the fence will be behind bushes that will block the view from the street.

APPLICATION, 41-20 – Denise Sponsler is requesting a zoning variance to install a shed that would exceed the maximum square footage allowed for accessory structures. The property is located at 1075 Locust 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 for 6.7% of the lot size in accessory structures. The property owners would install a shed that is eighty (80) square feet, this is in addition to an existing detached garage that is four hundred eighty (480) square feet. The lot size is eight thousand three hundred ninety-eight (8,398) square feet, which would allow, by code, four hundred twenty (420) square feet of accessory structures. The variance would allow for five hundred sixty (560) 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(c)(3). The shed is relatively small and will be enclosed within a privacy fence from both neighboring properties. It will keep the required setback from the side and rear property line.

APPLICATION, 42-20 – Daniel William Bibish is requesting a zoning variance to construct a shed with a reduced setback. The property is located at 1170 Running Brook Drive 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 a zoning variance to construct a shed in the rear yard. The proposed shed will have a setback of two (2) feet from the side property line.

Recommendation:

1. The Zoning Inspector recommends denial of the zoning variance as it does not meet enough of the criteria required to grant a variance. The location of the shed could be moved to the other side of the yard as there is more room that would allow for the placement of the shed. The shed would still be able to be located outside of the rear easement and maintain the required setback from the side property line.

APPLICATION, 43-20 – Timothy Quilter is requesting two zoning variances to allow for an addition to be installed within the front yard setback and for a garage to be installed within the required setbacks. 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'

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 a zoning variance to build an addition onto the existing house. The addition will be one (1) foot off of the front property line.
2. The applicant is requesting a variance to build a garage that will have a one (1) setback off of the property line.

Recommendation:

1. The Zoning Inspector recommends denial of the zoning variance as it does not meet enough of the conditions needed to grant a variance. The variance is substantial as the proposed addition will only sit one (1) foot off of the property line. There are other layouts that could be designed to create a larger setback off of the front yard property line. The character of the neighborhood may change as there is no other property in close proximity that sits this close to the property line.
2. The Zoning Inspector recommends denial of the zoning variance, partly due to the recommendation of the previous variance request. If the previous variance request is denied, the garage would not be permitted to be placed in this location as this would then be a front yard. Additionally, the garage could easily be setback five (5) feet from all property lines to meet the required setbacks.

APPLICATION, 44-20 – Brian Gerrity, on behalf of Ohio CAT, is requesting two zoning variances that would allow for the installation of one freestanding sign with an increased height and size. The property is located at 13017 Eckel Junction Road and is zoned I-2 (General Industrial).

NOTE: Chapter 1250.32(a) *Permanent Signs Allowed:*

I-2 Zoning:

Maximum Height: Equal to or less than 10'

Maximum Size: 72 SF

Setback: 25' from property line

OR

Maximum Height: Equal to or less than 25'

Maximum Size: 48 SF

Setback: 50' from property line

1. The applicant is requesting a variance that would permit the construction of a permanent freestanding sign in the rear of the property along I-475 with a height of approximately thirty-five (35) feet.
2. The applicant is requesting a variance that would permit the construction of a permanent freestanding sign in the rear of the property along I-475 at approximately one hundred forty-two (142) square feet and eighty-eight (88) square feet.

Recommendation:

1. No recommendation provided.
2. No recommendation provided.

APPLICATION, 45-20 – Brian Gerrity, on behalf of Ohio CAT, is requesting two zoning variances that would allow for the installation of one freestanding sign with an increased height and size. The property is located at 13015 Eckel Junction Road and is zoned I-2 (General Industrial).

NOTE: *Chapter 1250.32(a) Permanent Signs Allowed:*

I-2 Zoning:

Maximum Height: Equal to or less than 10'

Maximum Size: 72 SF

Setback: 25' from property line

OR

Maximum Height: Equal to or less than 25'

Maximum Size: 48 SF

Setback: 50' from property line

1. The applicant is requesting a variance that would permit the construction of a permanent freestanding sign in the rear of the property along I-475 with a height of approximately thirty-five (35) feet.
2. The applicant is requesting a variance that would permit the construction of a permanent freestanding sign in the rear of the property along I-475 at approximately one hundred thirty-eight (138) square feet.

Recommendation:

1. No recommendation provided.
2. No recommendation provided.

APPLICATION, 46-20 – Michael Cain is requesting a zoning variance to allow a fence with a height of six (6) feet to be installed in the side yard. The property is located at 1039 East Boundary Street and is zoned RM (Multi-Family Residential).

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

Zoning District	Location & Maximum Height								
	Front Yard			Side Yard			Rear Yard		
	4'	6'	8'	4'	6'	8'	4'	6'	8'
R-1-R-5	P	Z	*	P	Z	*	P	P	*

1. The applicant is requesting a zoning variance for a six (6) foot fence to be placed in the side yard past the midpoint of the structure.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, E of Chapter 1275.02(c)(3). The unit abuts a business and will provide additional privacy from traffic along Sandusky. Additionally, the fence is set back enough that it will not block the view from the street.

APPLICATION, 47-20 – Kevin Mariucci, on behalf of Groggy Properties LLC, is requesting a zoning variance to allow a fence with a height of six (6) feet to be installed in the side yard. The property is located at 700 West Boundary Street and is zoned I-2 (General Industrial).

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

Zoning District	Location & Maximum Height								
	Front Yard			Side Yard			Rear Yard		
	4'	6'	8'	4'	6'	8'	4'	6'	8'
R-1-R-5	P	Z	*	P	Z	*	P	P	*

1. The applicant is requesting a zoning variance for a six (6) foot fence to be placed in the side yard past the midpoint of the structure.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, E of Chapter 1275.02(c)(3). The fence would provide further screening of outside storage materials and allow for the protection of the same materials. The fence does not pose any visibility concerns.

OTHER BUSINESS

ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for November 9th, 2020 at 5:30 PM in the Municipal Building located at 201 W. Indiana Avenue.