

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: October 11, 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 September 13, 2021 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 43-21 – Megan and Rashad Mason are requesting a zoning variance in order to keep a recently installed accessory structure. The property is located at 227 Meadowood 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 applicants are requesting a zoning variance to allow for a recently constructed garage to remain in the rear yard. The garage has been installed three (3) feet from the side property line.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, C, D, and F of Chapter 1275.02(c)(3). The garage has been built in the same location as the old garage that was there. Accessory structures within the vicinity are also built closer than five feet to the property line.

APPLICATION, 44-21 – J&J Fence is requesting a zoning variance in order to keep a recently installed fence. The property is located at 1120 Valley Bluff Drive and is zoned R-2 (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 A, B, C, and D of Chapter 1275.02(c)(3). The property is a corner lot with three front yards. The area where the six (6) foot fence is located is on the back side of the house, which abuts 795. Also, the area where the fence is installed sits lower than the road.

APPLICATION, 45-21 – Jimmy Lewis is requesting a zoning variance in order to keep a recently installed driveway. The property is located 1107 Hunting Creek Drive and is zoned R-1 (Single Family Residential).

NOTE: Chapter 1250.51(b)(7) No portion of a driveway shall be closer than five (5) feet to a side or rear property line.

1. The applicant is requesting a zoning variance that would allow for a driveway to be installed within the required five (5) foot setback from the side property line. The driveway has been installed (3) feet off of the property line.

Recommendation:

1. The Zoning Inspector recommends denial of the variance as it does not meet enough of the conditions needed to grant a variance. This property is not subject to any physical restraints as this is a new construction project. There are other options that can be explored in order to install a driveway.

APPLICATION, 46-21 – Toledo Sign Company, on behalf of Perrysburg First United, is requesting a zoning variance for a freestanding sign. The property is located at 200 W. Second Street and is zoned INS (Institutional).

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

Maximum Height: 6'
Maximum Size: 48 SF
Setback: 10' from property line

1. The applicant is requesting a variance that would permit the construction 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, 47-21 – Balance Perrysburg LLC is requesting a zoning variance in order to keep a recently installed wall sign. The property is located at 26520 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 keep a wall sign that is eighty-nine (89) square feet, exceeding the seventy-five (75) square foot maximum.

Recommendation:

1. No recommendation provided.

APPLICATION, 48-21 – Teresa Kranjec is requesting a zoning exception to allow for a house to be constructed. The property is located at 1002 Wilderness Court and is zoned R-1 (Single Family Residential).

NOTE: Chapter 1230.01 Intensity and Dimensional Standards

R-1 Zoning:

Front Yard = 45'

Rear Yard = 50'

Side Yard Min = 10'

Side Yard Total = 25'

1. The applicant is requesting a zoning exception to construct a new house with a reduced rear yard setback. The house will be forty-seven (47) feet off of the rear yard property line.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception request. The house will be located on a corner lot making the placement of the structure difficult. The exception request is not substantial as the owners only want to build within the first three (3) feet of the required setback.

APPLICATION, 49-21 – Brianna and Klaus Hunger are requesting a zoning variance to install a shed. The property is located at 519 Hickory Street and is zoned R-3 (Single Family Residential).

NOTE: *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 applicants are requesting a variance that would allow for 5.55% of the lot size in accessory structures. The property owner would demolish an existing shed and construct a new shed that is one hundred and ninety-two (192) square feet. This will be in addition to an existing garage that is five hundred and sixty (560) square feet. The lot size is thirteen thousand five hundred and fifty (13,550) square feet, which would allow, by Code, six hundred seventy-seven (677) square feet of accessory structures.

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 proposed amount of square footage for accessory structures will not be substantial from what is permitted by Code.

APPLICATION, 50-21 - Sean Nester and Nadeem Moghal are requesting an administrative appeal concerning the interpretation and application of Chapter 1215.02 and Chapter 1230.01 pertaining to the definition of single family residence as it pertains to an attached accessory structure. The property is located at 4005 McCallister Drive and is zoned R-1 (Single Family Residential).

NOTE: .

1215.02(64)(A): One-Family Dwelling. A building designed exclusively for and occupied exclusively by one (1) family.

1215.02(64)(B): Two-Family Dwelling. A building designed exclusively for occupancy by two (2) families living independently of each other in their own dwelling unit.

1250.061(c): Where an accessory building or structure is physically attached to a main building it shall be subject to and must conform to all regulations of this Chapter applicable to main buildings.

1250.061(e): The second story of an accessory building may be used for storage only and no part of such building shall be made habitable.

1. The applicants are requesting an administrative appeal for the denial of a zoning permit based on our interpretation of a one-family dwelling. The Planning and Zoning Division has determined that the (future) use of the structure would classify as a two-

family dwelling or multiple-family based on the layout and details of the plans submitted. This would be an independent living facility that is still attached to the main structure.

Recommendation:

1. No recommendation provided.

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for November 8th at 5:30 P.M. in the Municipal Building located at 201 West Indiana Avenue.