



City of Perrysburg

Division of Planning and Zoning

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September 30, 2016

TO: Board of Zoning Appeals
FROM: Mark Easterling, Zoning Inspector
SUBJECT: October 10, 2016 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of September 12, 2016 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 35-16 – Gerald Kamaan is requesting two zoning variances to permit an accessory structure to remain within the side yard and within the five (5) foot setback. The property is located at 170 Aspen Drive and is zoned as R-4 (Single Family Residential).

NOTE: 1250.61(a) Accessory Buildings and Uses: 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.

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 approval to keep the existing accessory structure within the side yard five (5) foot set back (structure is currently approximately less than one (1) foot from the property line). The structure is being used to protect a boat from elemental damages.

Recommendation:

1. The Zoning Inspector recommends denial of the variances. The current structure is of poor quality, and it is my interpretation that there are other ways to abate the issue that would not require a variance.

APPLICATION, 36-16 – Slaske Building Company, on behalf of Brandon and Janee Ver Vaet, is requesting one zoning variance to permit an existing driveway to remain larger than 35% of the front yard. The property is located at 1015 Wilderness Court and is zoned as R-1 (Single Family Residential).

NOTE: *1250.02(l) Accessory Buildings and Uses:* Parking in residential districts shall not be permitted in any required front yard area or in the street side yard area of a corner lot except in a driveway or a defined parking area. The aggregate area of the driveway or defined parking area shall not exceed thirty-five percent (35%) of the front yard.

1. The applicant is requesting approval to keep the existing driveway, which is currently paved at approximately 48% of the total front yard. The applicant's request for the additional 13% is to provide relief from the lack of on street parking accessible to the property.

Recommendation:

1. No recommendation provided

APPLICATION, 37-16 – Jeffery Kaiser is requesting one zoning variance for front yard setback relief. The property is located at 63 Linden Lane and is zoned as R-2 (Single Family Residential).

NOTE: *Chapter 1230.01 Intensity and Dimensional Standards:*

R-2 Zoning:

Front Yard = 40'
Rear Yard = 40'
Side Yard Min = 10'
Side Yard Total = 25'

1. The applicant is requesting the variance as to allow for the expansion of an attached garage. He is requesting a zoning variance to reduce the required front yard setback. The variance would permit the front yard setback to be reduced to approximately six (6) inches, rather than the required forty (40) feet.

Recommendation:

1. The Zoning Inspector recommends approval of the variance based on the uniqueness and size of the lot as the dimensions leave minimal building space (Ch. 1275.02(c)(3) –A, C, D, F)

APPLICATION, 38-16 – Craig and Sarah Voltz are requesting one zoning exception for front yard setback relief. The property is located at 238 W. Second Street and is zoned as 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'

1. The applicant is requesting the exception as to allow for the widening of the existing porch into the front yard setback. The existing front porch sits at twelve (12) feet from the front property line, and the addition to that porch would not extend it further into the front yard. The average front yard setback for the properties on this street is approximately fifteen (15) feet. Therefore, the applicant would need approximately three (3) feet in relief.

Recommendation:

1. The Zoning Inspector recommends approval of the exception based on the uniqueness and size of the lot. The porch is not expanding any further and would therefore not add to the property's nonconforming status (Ch. 1275.02(c)(3) –B, C, D, F).

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ADJOURNMENT