



City of Perrysburg

Division of Planning and Zoning

201 West Indiana Avenue
Perrysburg, Ohio 43551-1582
(419) 872-8060 • Fax (419) 872-8019
www.ci.perrysburg.oh.us

September 27, 2018

Brodin L. Walters
Administrator

Mark Easterling
Deputy Administrator

Cody Grodi
Zoning Inspector

Heather Alfaro
Zoning Clerk

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: October 8, 2018 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of September 10, 2018 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 42-18 – Allen Industries, on behalf of Mercy Health, are requesting two zoning variances that would allow for the installation of two (2) twelve (12) foot signs. The property is located at 12621 Eckel Junction Road and is zoned INS (Institutional Use).

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

INS/CO Zoning:

Setback: 10' from right-of-way
Maximum Height: 6'
Maximum Size: 48 SF

1. The applicant is requesting a variance that would permit the construction of a permanent freestanding sign with a height of twelve (12) feet along Eckel Junction Road.
2. The applicant is requesting a variance that would permit the construction of a permanent freestanding sign with a height of twelve (12) feet along North Dixie Highway.

Recommendation:

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

APPLICATION, 43-18 – David Dickinson is requesting two zoning exceptions to reduce the front yard setbacks. The property is located at 26030 Seminary Road and is zoned R-1 (Single Family Residential).

NOTE: *Chapter 1230.01 Intensity and Dimensional Standards:*
R-1 Zoning:

Front Yard = 50'
Rear Yard = 60'
Side Yard = 10'
Side Yard Total = 25'

1. The applicant is requesting a zoning exception to reduce the required front yard setback along Seminary Road. The exception would allow for the house to be built three and a half (3 ½) feet into the front yard setback.
2. The applicant is requesting a zoning exception to reduce the required front yard setback along Mission Hill Drive. The exception would allow for the house to be built nine (9) feet into the front yard setback.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. The distance requested is not substantial and does not interfere with the overall appearance. The predicament cannot be resolved feasibly through some method other than a variance.
2. The Zoning Inspector recommends approval of the zoning exception. The distance requested is not substantial and does not interfere with the overall appearance. The predicament cannot be resolved feasibly through some method other than a variance.

APPLICATION, 44-18 – Curtis Goodman is requesting a zoning variance that would allow for the installation of a four and a half (4 ½) foot fence in the front yard. The property is located at 101 Wellington Place and is zoned R-4 (Single Family Residential).

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

	Max Height	
	Permitted	*Restricted
Front Yard	4'	6'
Side Yard	4'	6'
*Requires BZA Approval		

1. The applicant is requesting a variance that would allow for the installation of a four and a half (4 ½) foot fence that would extend into the front yard. This lot is located on a corner and has two front yards.

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 variance is not substantial as it is only six (6) inches taller than what is permitted. The character of the neighborhood would not be altered as the homeowners association requires the fence height to be four and a half (4 ½) feet.

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for November 19, 2018 at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.