



Brodin L. Walters
Administrator
Mark Easterling
Deputy Administrator
Cody Grodi
Zoning Inspector
Heather Alfaro
Zoning Clerk

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

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: September 14, 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 August 10, 2020 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 33-20 – Michael Blake is requesting a zoning variance that would allow for a fence, with a height of six (6) feet, to be installed in the side yard. The property is located at 435 Edgewood Drive and is zoned R-3 (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 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 will line up with the neighbors existing six (6) foot fence and should not pose any line of sight issues.

APPLICATION, 34-20 – Aaron and Priscilla Bersee are requesting a zoning variance that would allow for a fence, with a height of six (6) feet, to be installed in the side yard. The property is located at 558 Clover Lane and is zoned R-3 (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 zoning variance for a six (6) foot fence to be placed in the side yard; fifteen (15) feet 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 should not pose any line of sight issues and will be setback from the front of the house by six (6) feet. A large shrub bush will also help to block the view of the fence from the street.

APPLICATION, 35-20 – Tom Kopp is requesting a zoning variance that would allow for a fence, with a height of six (6) feet, to be installed in the side yard. The property is located at 220 Hickory Street and is zoned R-3 (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 zoning variance for a six (6) foot fence to be placed in the side yard.

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 should not pose any line of sight issues and will replace an existing six (6) foot fence. Due to the layout of the house, the side yard is very large and would not allow for the fence to connect to the back corner of the house.

APPLICATION, 36-20 – Hess Carpentry, on behalf of Matt and Ellen Kang, is requesting two zoning variances that would allow for a fence, with a height of six (6) feet, to be installed in the side yard and would allow for a patio to be installed within the required setback. The property is located at 308 W. Front Street and is zoned R-3 (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		

NOTE: Chapter 1250.58(c) Patios and Swimming Pools: In all cases, swimming pools shall maintain a minimum setback of five (5) feet from a property line to any deck or patio.

1. The applicant is requesting a zoning variance for a six (6) foot fence to be placed in the side yard that is four (4) feet six (6) inches in front of the midpoint on the west side of the property and sixteen (16) feet in front of the midpoint on the east side of the property.

2. The applicant is requesting a zoning variance to allow for a patio to remain in its current location. The patio is setback one (1) foot four (4) inches off of the property line.

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 location of the six (6) foot fence is actually set farther back than the previous fence that was located there. There should not be any line of sight issues with traffic.

2. 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 patio will not be visible from neighboring properties as it is located within the six (6) foot privacy fence.

APPLICATION, 37-20 – David Nejman Jr. is requesting a zoning variance that would allow for the construction of a deck in the rear yard with a reduced setback. The property is located at 1330 Running Brook Drive 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'

1. The applicant is requesting a zoning variance to reduce the required rear yard setback. The deck would be installed twenty-nine (29) feet from the rear property line. It will meet all other setback requirements.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting criteria A, D, E, and F of Chapter 1275.02(c)(3). The layout of the deck cannot be altered much due to the underground utilities. The deck will not exceed past the line of the house on the side. Because of sloping in the rear yard, if granted a variance for the deck, the homeowner's rear yard would become more useable.

APPLICATION, 38-20 – Mark Wagner is requesting a zoning variance that would allow for the construction of a porch in the front yard with a reduced setback. The property is located at 203 E. Second Street and is zoned R-4 (Single Family Residential).

NOTE: Chapter 1230.01 Intensity and Dimensional Standards

R-4 Zoning:

Front Yard = 35'

Rear Yard = 30'

Side Yard Min = 6'

Side Yard Total = 16'

1. The applicant is requesting a zoning variance to reduce the required front yard setback. The porch would be installed eighteen (18) feet from the front property line. It will meet all other setback requirements.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting criteria A, C, D, and E of Chapter 1275.02(c)(3). The house itself is existing non-conforming. There is a porch already on the front of the house that will be removed. The new porch will only extend a few feet more towards the property line.

OTHER BUSINESS

ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for October 12, 2020 at 5:30 PM in the Municipal Building located at 201 W. Indiana Avenue.