

TO: Board of Zoning Appeals

FROM: Cody Grodi, Zoning Inspector

SUBJECT: September 13, 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 August 9, 2021 Meeting Minutes
Approval of August 19, 2021 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 38-21 – Saba Home Builders is requesting a zoning variance in order to install a driveway. The property is located 539 Canterbury Boulevard and is zoned R-4 (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 will be installed no closer than (1) foot 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, 39-21 – National Illumination, on behalf of Starbucks, is requesting a zoning variance for a freestanding sign. The property is located at 26465 N. Dixie Highway and is zoned C-4 (Highway Commercial).

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

Corridor Overlay:

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 four (4) feet from the front property line.

Recommendation:

1. No recommendation provided.

APPLICATION, 40-21 – Zachary and Rebecca Molyet are requesting a zoning variance to keep a recently installed fence. The property is located at 836 Wood Sorrel Lane and is zoned R-4 (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 variance that would allow for a six (6) foot fence to be installed in the side yard past the midpoint of the house. The six (6) foot privacy fence is installed approximately nine (9) feet back from the front of the house.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, D, E, and F of Chapter 1275.02(c)(3). The side of the property is where the door to the rear yard is located. Running the fence to the midpoint of the house would place the fence through the middle of an existing patio.

APPLICATION, 41-21 – Laurie Avery is requesting a zoning variance to keep a recently installed fence. The property is located at 536 E. Front Street and is zoned R-3 (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 variance that would allow for a six (6) foot fence to be installed in the side yard past the midpoint of the house. The six (6) foot privacy fence is installed approximately ten (10) feet back from the front of the house.

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). Installing the fence at the midpoint of the property would divide the two air conditioning units. The homeowner is attempting to enclose both air conditioning units within the fenced in area.

APPLICATION, 42-21 – Jennifer Baranovich is requesting a zoning variance in order to keep a recently installed patio. The property is located at 707 Findlay Street and is zoned R-3 (Single Family Residential).

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 to keep an existing patio. The existing patio has been installed inches from the property line at the closet point.

Recommendation:

1. The Zoning Inspector recommends denial of the zoning variance as it does not meet enough of the criteria need to grant a variance. The patio in its current location poses a potential water issue to the neighbor's garage. Runoff water will likely be directed towards the neighbor's garage. The patio could have been installed with a larger setback so that it is not directly abutting the neighbor's property.

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for October 11th at 5:30 P.M. in the Municipal Building located at 201 West Indiana Avenue.