



City of Perrysburg

Division of Planning and Zoning

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September 1, 2016

TO: Board of Zoning Appeals
FROM: Mark Easterling, Zoning Inspector
SUBJECT: September 12, 2016 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of August 8, 2016 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 33-16 – Bradley and Brittany Patterson are requesting one zoning variance to permit an existing six (6') foot fence panel in their front yard. The property is a corner lot located at 3612 River Ridge Way and is zoned as R-2 Single Family Residential.

NOTE: 1250.42(a)(5) *Fences, Walls, Structural Screen, Hedges and Screen Plantings: For fencing purposes the side yard shall consist of the area between the front of the house to the midpoint of the side yard. Any portion of yard between the midpoint of the house and the rear façade of the home shall constitute a rear yard for fencing purposes only.*

1. The applicant is requesting permission to keep the existing unpermitted six (6) foot panel fence in their front yard.

Recommendation:

1. The Zoning Inspector recommends approval of the variance. The proposed fence location is approximately six (6) inches into the front yard and does not pose any safety/visibility concerns. Additionally, the fence is high quality and visually attractive (Ch. 1275.02(c)(3) –B, C, D, F)

APPLICATION, 34-16 – Don and Sandy Billmaier are requesting one zoning variance to permit rear yard setback relief. The property is located at 110 Wentworth Court and is zoned as 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 rear yard setback to allow the construction of a deck approximately ten (10) feet from the property line. The variance would permit the rear yard setback to be reduced to approximately ten (10) feet, rather than the required thirty (30) feet.

Recommendation:

1. The Zoning Inspector recommends approval of the variance. The property does not currently have any existing easements or rear yard restrictions. The rear yard is heavily wooded, and the yard features a common space that separates the property from White Road and there are no rear neighbors that would be impacted by the variance (Ch. 1275.02(c)(3) –C, D, E, F)

OTHER BUSINESS
ADJOURNMENT