



# City of Perrysburg

## Division of Planning and Zoning

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September 1, 2017

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

**TO:** Board of Zoning Appeals  
**FROM:** Mark Easterling, Deputy Administrator  
**SUBJECT:** September 11, 2017 Meeting Agenda

### AGENDA

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5:30 PM: Call Meeting to Order  
Roll Call  
Approval of August 14, 2017 Meeting Minutes  
Administer Oath  
Zoning Permit Obligation

**APPLICATION, 34-17** – James & Kathleen Detwiler are requesting one zoning variance that would allow them to keep the existing six (6) foot fence in their front yard. The property is located 565 E. Seventh 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 applicants are requesting a variance that would allow for them to keep the existing six (6) foot fence in the front yard.

### **Recommendation:**

1. The Deputy Administrator recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and F of Ch. 1275.02(3). The new fence replaced a six (6) foot fence that had been in existence since 1985. The fence is of good quality and does not pose any safety concerns.

**APPLICATION, 35-17** – Barry Muller is requesting one zoning variance to construct an attached concrete patio in the side yard setback. The property is located at 919 Locust Street 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 100% variance to reduce the minimum side yard setback to zero (0) feet so that he may construct a concrete patio where a wooden one was removed.

**Recommendation:**

1. The Deputy Administrator recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Ch. 1275.02(3). The patio is replacing a wooden patio of the same dimension. I would further recommend that the patio be kept at least one (1) foot from the property line barring no opposition from the adjacent neighbor.

**APPLICATION, 36-17** – Steven Mitchell is requesting two zoning variances that would allow him to keep the recently replaced driveway. The property is located at 28190 Simmons Road, and is zoned R-4 (Single Family Residential).

**NOTE:** *Chapter 1250.51(c)(3) Curb Cuts and Driveways:* Only one (1) access/curb-cut onto a public street shall be permitted.

**NOTE:** *Chapter 1250.51(c)(3) Curb Cuts and Driveways:* The total area of a driveway shall not exceed thirty-five percent (35%) of the area of the front yard located on private property.

1. The applicant is requesting a zoning variance that would allow for two curb cuts to remain installed.
2. The applicant is requesting a zoning variance that would allow for his driveway to occupy forty-eight percent (48%) of his front yard

**Recommendation:**

1. No recommendation provided.

**APPLICATION, 37-17** – Jason Mack is requesting one zoning variance that would allow him to construct a six (6) foot fence in his front yard. The property is a corner lot located at 1090 Westbrook 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 variance that would allow for him to construct a six (6) foot fence ten (10) feet into the front yard.

**Recommendation:**

1. The Deputy Administrator recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and F of Ch. 1275.02(3). The new fence would provide additional screening from both the City property and the arterial street (W. South Boundary).

**APPLICATION, 38-17** – David and Mary Heather Munger are requesting one zoning variance that would allow them to construct a six (6) foot fence in the side yard. The property is located at 443 West 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 |             |

1. The applicants are requesting a variance to construct a six (6) foot fence, which would run along the eastern property line, from the rear yard and continue into the side yard.

**Recommendation:**

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and F of Ch. 1275.02(3). The new six (6) foot fence will replace a non-conforming chain link fence in the same location.

**APPLICATION, 39-17** – David and Mary Heather Munger are requesting two zoning variances. The first variance would allow them to construct a six (6) foot fence in the front yard. The second variance would allow them to install an in-ground swimming pool in their side yard. The property is located at 425 West 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) Location of Swimming Pools: Swimming pools, whirlpools, hot tubs, or similar features shall be permitted in the rear yard or within the side yard if a variance is approved by the Board of Zoning Appeals. In all cases, swimming pools shall maintain a minimum setback of five (5) feet from a property line to any deck or patio and of fifteen (15) feet to the water's edge. In all cases, whirlpools, hot tubs or similar features shall maintain a minimum setback of five (5) feet from any property line. The allowable distance from a residence to the above features is subject to any applicable building codes. No such structures may be placed within recorded easements for any purpose.

1. The applicants are requesting a variance to construct a six (6) foot fence, which would run along a portion of the front property line.
2. The applicants are requesting a variance to install an in-ground swimming pool in the side yard.

**Recommendation:**

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, B, C, and D of Ch. 1275.02(3). The new six (6) foot fence will be located behind existing landscaping and will give the applicants additional privacy from traffic.
2. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, B, D, and F of Ch. 1275.02(3). Due to the grading in the rear yard, placing the pool in the rear yard would pose challenges. The rear yard has a steep slope, whereas the side yard is relatively flat.

**OTHER BUSINESS**  
**ADJOURNMENT**