



# City of Perrysburg

## Division of Planning and Zoning

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August 30, 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:** September 10, 2018 Meeting Agenda

### AGENDA

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5:30 PM: Call Meeting to Order  
Roll Call  
Approval of August 13, 2018 Meeting Minutes  
Administer Oath  
Zoning Permit Obligation

**APPLICATION, 34-18** – Christino and Jason Moreno are requesting a zoning variance that would allow for the installation of a six (6) foot fence in the side yard. The property is located at 528 Plum 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 install a six (6) foot fence past the midpoint of the house.

### **Recommendation:**

1. The Zoning Inspector recommends denial of the zoning variance as it does not meet enough of the criteria to grant a variance. The predicament can be feasibly resolved through another method other than a variance. The six (6) foot fence could transition into a four (4) foot fence at the mid-point of the house, if the property owner desires to extend the fence to the front of the house.

**APPLICATION, 35-18** – Katy Pannell is requesting two zoning variances to permit the installation of a shed on the property. The requested variance would permit the applicant to install the shed within the required setback and locate a portion of the shed within the side yard. The property is located at 610 Hickory Street and is zoned R-3 (Single Family Residential).

**NOTE: 1250.61(a) Accessory Buildings and Uses:** No accessory building or uses shall be located in any front or side yard setback except under unusual circumstances where such activity will not conflict with the intent and purposes of this Zoning Code or where enforcement would result in extreme hardship. Either exception shall require approval of the Board of Zoning Appeals.

**NOTE: 1250.61(b) Accessory Buildings and Uses:** Accessory buildings such as garages and utility buildings, may be located in a rear yard, provided that such buildings are separate from the main structure by at least ten (10) feet and are set back at least five (5) feet from the side and rear lot lines.

1. The applicant is requesting a variance to install a shed that will be partially located within the side yard. The rest of the shed will be located in the rear yard.
2. The applicant is requesting a variance to place a shed within the five (5) foot setback from the property lines. The shed would be placed within one (1) foot of the side property line and within two (2) feet from the rear property line.

**Recommendation:**

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, and F of Chapter 1275.02(c)(3). The lot is particularly small and the lots in this neighborhood are typically much larger. The side yard that the shed will be located in abuts an alley, it will not be abutting a direct neighbor. Additionally, the shed is located within a privacy fence, obscuring the view from any public street or alley.
2. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, and F of Chapter 1275.02(c)(3). Due to the location of the house and the shallowness of the lot, managing to place the shed with the required ten (10) feet from the house, while also maintaining the five (5) foot setback off the property lines is very challenging.

**APPLICATION, 36-18** – Richard Puhl is requesting two zoning variances to permit a driveway that will exceed the maximum width and will create a second curb cut. The property is located at 132 East Fifth Street and is zoned R-4 (Single Family Residential).

**NOTE: Chapter 1250.51(c)(2) Curb Cuts and Driveways:** Residential driveways shall be a minimum of ten (10) feet wide and a maximum of twenty four (24) feet wide where it meets the curb, alley or street.

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

1. The applicant is requesting a variance to install a driveway that would have a greater width than the maximum twenty-four (24) feet allowed. The applicant is seeking a variance that would allow for a twenty-eight (28) foot wide driveway.
2. The applicant is requesting a zoning variance that would allow for a second driveway to be installed on the property. The proposed driveway would allow access to the garage from the alley. The existing driveway is off of Fifth Street and allows access to a different garage on the property.

**Recommendation:**

1. The Zoning Inspector recommends denial of the zoning variance as it does not meet enough of the required criteria to grant a variance. The driveway could be installed at the maximum twenty-four (24) feet and would still allow for access to the garage.
2. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, and F of Chapter 1275.02(c)(3). The property owner has installed a stone

driveway that must be removed due to City regulations. Removal of this driveway will eliminate access to the garage. In order to allow access to the garage, the Zoning Inspector would recommend a second curb cut.

**APPLICATION 37-18** – Perry Sandlin is requesting two zoning variances that would allow for the installation of a driveway exceeding the maximum width allowed for a residential driveway and for an addition that would be within the front yard setback. The property is located at 1000 East Boundary 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 = 8'  
Side Yard Total = 20'

**NOTE:** *Chapter 1250.51(c)(2) Curb Cuts and Driveways: Residential driveways shall be a minimum of ten (10) feet wide and a maximum of twenty four (24) feet wide where it meets the curb, alley or street.*

1. The applicant is requesting a variance for an addition to be constructed onto the house to allow for an attached garage. The addition would be four (4) feet off of the property line that runs parallel to Orchard Street and nineteen (19) feet off of the property line that runs parallel with East Boundary Street, rather than the minimum thirty five (35) foot required setback.
2. The applicant is requesting a variance to install a driveway that would have a greater width than the maximum twenty-four (24) feet allowed. The applicant is seeking a variance that would allow for a thirty-five (35) foot wide driveway.

**Recommendation:**

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, D, E, and F of Chapter 1275.02(c)(3). This lot is particularly smaller than the surrounding neighborhood lots. The house, as it currently sits, is legal non-conforming as it does not meet the thirty-five (35) foot setback. The addition will not bring the house any closer to the East Boundary Street property line than the current house. Due to the large City right-of-way along Orchard Street, the requested addition will still sit approximately thirty-nine (39) feet off of the road.
2. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, and F of Chapter 1275.02(c)(3). The current driveway, which has two curb-cuts will be eliminated. The new driveway will be twenty-four (24) wide at the street and will not expand to the requested thirty-five (35) feet until after the sidewalk.

**APPLICATION, 38-18** – Shannon Frick is requesting a zoning variance that would allow for the installation of a six (6) foot fence in the side yard. The property is located at 617 Louisiana Avenue 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 the installation of a six foot fence that would exceed past the midpoint of the house.

**Recommendation:**

1. The Zoning Inspector recommends denial of the zoning variance as it does not meet enough of the criteria to grant a variance. The predicament can be feasibly resolved through another method other than a variance. The six (6) foot fence could transition into a four (4) foot fence at the midpoint of the house, if the property owner desires to extend the fence past the midpoint. If privacy is of concern the six (6) foot fence could stop before the midpoint of the house.

**APPLICATION, 39-18** – James Seibold is requesting a zoning variance to install a shed in the front yard. The property is located at 27149 West River Road and is zoned R-1 and S-1 (Single Family Residential and Scenic and Open Space).

**NOTE: 1250.61(a) Accessory Buildings and Uses:** No accessory building or uses shall be located in any front or side yard setback except under unusual circumstances where such activity will not conflict with the intent and purposes of this Zoning Code or where enforcement would result in extreme hardship. Either exception shall require approval of the Board of Zoning Appeals.

1. The applicant is requesting a variance to install a shed that will be located in the front yard

**Recommendation:**

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, D, E, and F of Ch. 1275.02(c)(3). Due to the slope in the rear yard, placing the shed would be challenging. The portion after the slope is zoned S-1, which does not allow for any buildings to be constructed in that area. Additionally, the location proposed is heavily wooded which will conceal the shed and limit the views of the shed from the street and neighboring properties.

**APPLICATION 40-18** – Jennifer and Ellsworth Shriver are requesting one zoning variance that would allow for the installation of a driveway exceeding the maximum width allowed for a residential driveway. The property is located at 26278 Carrington Boulevard and is zoned R-1 (Single Family Residential).

**NOTE: Chapter 1250.51(c)(2) Curb Cuts and Driveways:** Residential driveways shall be a minimum of ten (10) feet wide and a maximum of twenty four (24) feet wide where it meets the curb, alley or street.

1. The applicant is seeking a variance that would allow for a thirty-two (32) foot wide driveway. A pre-inspection was never requested for the existing non-conforming driveway prior to being removed.

**Recommendation:**

1. The Zoning Inspector recommends denial of the zoning variance. The driveway would still be functional if it were to be installed at twenty-four (24) feet in the City right-of-way and then flare to the desired thirty-two (32) feet once the driveway crosses the property line. There are other reasonable options for the driveway other than a variance.

**APPLICATION, 41-18** – Jenny Pflieger, on behalf of Pflieger, is requesting a zoning variance that would allow for the installation of a freestanding sign within the required setback. The property is located at 140 West Front Street and is zoned OS (Office and Service).

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

Freestanding/Ground Sign

Zoning District: OS  
Maximum Height: 6'  
Maximum Size: 48 SF  
Setback: 10'  
Quantity: 1

1. The applicant is requesting a variance that would permit the installation of a permanent freestanding sign with a one (1) foot setback off of the property line, instead of the minimum ten (10) foot setback from the property line.

**Recommendation:**

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, D, E, and F of Ch. 1275.02(c)(3). Due to the location of the building, the required setback leaves one (1) foot of area to place the sign.

**OTHER BUSINESS**  
**ADJOURNMENT**

The next Board of Zoning Appeals meeting is scheduled for October 8, 2018 at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.