



City of Perrysburg

Division of Planning and Zoning

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August 29, 2019

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: September 9, 2019 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of July 8, 2019 Meeting Minutes
Approval of August 12, 2019 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 24-19 – Nick Steeb is requesting a zoning variance to construct an accessory structure that exceeds the maximum square footage permitted. The property is located at 878 Hickory Street and is zoned R-3 (Single Family Residential).

NOTE: 1250.61(f) Accessory Buildings and Uses: The combined footprints of all accessory buildings on a lot shall not exceed the lesser of 5% of the lot size or 4,000 SF. However, the Board of Zoning Appeals may consider an exception to the maximum size requirement providing that the requested size does not exceed 8% of the lot size

1. The applicant is requesting a variance to construct a garage that will 5% of the lot size. The proposed garage would be 1,800 square feet. The maximum size that would be permitted by code is 1,155 square feet. The requested size for that garage is 7.8% of the lot size.

Recommendation:

1. The Zoning Inspector recommends denial of the zoning variance, as the request does not meet enough of the conditions required to grant a variance. The property will still have beneficial use, as the 5% maximum square footage will allow for a large garage still to be built. Although the garage will be located in the rear of the property behind the house, it may alter the character of the neighborhood, as the garage will be larger than many of the houses on the street.

APPLICATION, 25-19 – James Randolph is requesting four zoning variances to reduce the front, rear, and both side yard setbacks in order to construct a house. The property is located at 229 W. Sixth 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 zoning variance to construct a house that would encroach into the front yard setback. The request for the front yard setback is one (1) foot off of the property line.
2. The applicant is requesting a zoning variance to construct a house that would encroach into the side yard setbacks. Both side yard setback variance requests are for two (2) feet off of the property line.
3. The applicant is requesting a zoning variance to construct a house that would encroach into the rear yard setback. The request for the rear yard setback is twenty (20) feet off of the property line.

Recommendation:

1. The Zoning Inspector recommends approval of the variance request based on meeting criteria A, C, D, and F of Chapter 1275.02(c)(3). Currently, the property has only a non-conforming garage on the land. If a house were to be built, the garage does not leave much room for a house to fit within the required front yard setback. Other houses nearby also have setbacks that are only a few feet off of the property line.
2. The Zoning Inspector recommends denial of the zoning variance, as the request does not meet enough of the conditions required to grant a variance. The distance between the proposed house and the neighboring houses pose not only a safety concern, but maintenance concerns as well.
3. The Zoning Inspector recommends denial of the zoning variance, as the request does not meet enough of the conditions required to grant a variance. The depth of the lot is one hundred sixty-five (165) feet, which would allow for a house to be constructed, and the rear yard setback to be met. The property would still have beneficial use without a variance.

APPLICATION, 26-19 – Melchior Building Company, on behalf of Ahmad Al-Jaber and Hala Ghazal, is requesting a zoning exception to reduce the front yard setback. The property is located at 26240 Hull Prairie Road and is zoned R-1 (Single Family Residential).

NOTE: Chapter 1230.01 Intensity and Dimensional Standards

R-1 Zoning:

Front Yard = 45'

Rear Yard = 50'

Side Yard Min = 10'

Side Yard Total = 25'

1. The applicant is requesting a zoning exception to construct a house that would be located within the front yard setback. The request would allow the house to be built thirty-five (35) feet off of the property line.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. There is a large drainage easement that is present on the property. The rear yard does slope into a creek. The variance would allow for the house to be constructed outside of the sloping area and give the homeowners outdoor space.

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for September 16th at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.