



City of Perrysburg

Division of Planning and Zoning

201 West Indiana Avenue

Perrysburg, Ohio 43551-1582

(419) 872-8060 • Fax (419) 872-8019

www.ci.perrysburg.oh.us

Brodin L. Walters
Administrator
Planning and Zoning

Julie Liebenthal
Zoning Inspector
Planning and Zoning

Mary Jo Sutton
Zoning Clerk
Planning and Zoning

August 29, 2014

TO: Board of Zoning Appeals
FROM: Julie Liebenthal, Zoning Inspector
SUBJECT: September 8, 2014 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of August 11, 2014 Meeting Minutes
Administer Oath
Zoning Permit Obligation

ZONING EXCEPTION, 23-14 – Ralph Slaske (Slaske Building Company) requests one (1) zoning exception to permit the construction of a new residence. The subject property is a corner lot located at 25486 Wood Creek and is zoned R1 (Single Family Residential). The requested exception would permit the applicant to construct a residence within the required 50' setback from the front property line (High Meadow Lane side).

NOTE: *1230.01 Intensity and Dimensional Standards*

R-1 Zoning:

Front Yard = 50'

Rear Yard = 60'

Side Yard Min = 10'

Side Yard Total = 25'

Min. Dwelling Size = 1,800 SF

1. The applicant is requesting a zoning exception to reduce the required front yard setback. The exception would permit the front yard along High Meadow Lane to be 45.52', rather than the normally required 50'.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. The distance requested is insignificant to the overall plot plan and a majority of the home does comply with the normal setback of 50'. According to the plan only a small portion of the residence encroaches into the front yard setback due to the indentation created by the entrance boulevard.

ZONING VARIANCE, 24-14 - Robert Bailey of DGL Consulting Engineers, on behalf of Schuetz Container, requests one (1) zoning variance to permit the construction of 26 parking spaces located within the required front yard. The subject property is located at 2105 S. Wilkinson Way, immediately north of Roachton Rd., west of Jennison Drive and is zoned I-2 (General Industrial). This variance would permit the construction of parking spaces in the required front yard.

NOTE: 1230.01 *Intensity and Dimensional Standards*

I-2 Zoning:

Front Yard = 60'

Rear Yard = 40'

Side Yard Total = 50'

NOTE: 1250.20(a) *Coverage Requirements (Streets)*

landscaping shall be required along any side of a parking lot that abuts the right of way of any street, road or highway.

NOTE: 1250.20(b) *Coverage Requirements (Streets)*

A landscape strip ten (10) feet in depth shall be located between the abutting right-of-way and the parking lot.

NOTE: 1230.02(i) *Provisions governing interpretation and application of yard requirements*

No accessory use of structure, off-street parking facility or material or equipments storage shall be located in the required front yard without the approval of the Board of Zoning Appeals.

1. The applicant is requesting a zoning variance to allow 26 (whole or partial), parking spaces to be installed in the required front yard. Permission is typically dependent upon the use of appropriate landscaping/screening.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance, provided sufficient landscaping is placed between the right of way and the proposed parking lot. The property is located in an industrially zoned district, and as such may require additional parking. The property is within close proximity to the Levis Commons Planned Business Park, therefore arrangements for landscaping enhancements should be made conditional for approval of this variance. The area between the property line and edge of extreme portion of parking lot encroachment is large enough to accommodate landscaping, which can be prescribed by the BZA and reviewed as part of the final site plan. (Ch. 1275.02(c)(3) – B, C, D, and G were found to be true)

ZONING EXCEPTION, 25-14 – Don Nesper requests one (1) zoning exception to permit the construction of a front porch addition to an existing residence. The subject property is located at 450 Hickory Street and is zoned R-3 (Single-Family Residential).

NOTE: 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 exception to reduce the required front yard setback. The exception would permit the front yard to be 7.75', rather than the permitted 15' minimum within a developed block of existing homes that encroach into the standard 35' front yard setback. The average setback was determined to be 13.68'.

NOTE: 1230.02(b) Front Yard Exception

When fifty percent (50%) of the developed frontage in one (1) block on one (1) side of the street has front yards that are greater or less than the minimum front yard required, any building to be erected thereon shall not project beyond the average of the existing front yards, except that a minimum front yard of fifteen (15) feet shall be maintained in all instances.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. The applicant aims to improve the character of the house in a neighborhood with abutting homes located at similar setbacks.

ADJOURNMENT