



City of Perrysburg

Division of Planning and Zoning

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July 26, 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: August 13, 2018 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of May 14, 2018 Meeting Minutes
Approval of July 9, 2018 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 28-18 – David Crimmins is requesting an administrative appeal concerning the interpretation and application of Chapter 1250.51(b)(9), pertaining to pavers being located in the City right-of-way. The property is located at 110 Taylors Mill Circle and is zoned R-3 (Single Family Residential).

NOTE: *Chapter 1275.02(e)(1) Appeals to the Board:* Appeals to the Board of Zoning Appeals may be taken after the initial applications to the Zoning Inspector for permit or, where it is apparent that such application would be in vain and useless, appeals may be made by initial applications to the Board. In either event, the procedural provisions of this chapter shall apply and be followed.

NOTE: *Chapter 1215.02 (62) Definitions: Driveway - Part of the passage located on private property that provides vehicular access as ingress and egress to and from a property fronting on a public or private street and including the apron connecting to the street.*

NOTE: *Chapter 1215.02(161): Right-of-Way - The lines determining the limit of ownership of a street, place or alley. For purposes of setbacks, this includes right-of-way easements. The limits of street right-of-way include lands on each side of the street travel surface to abutting property or parcel lines.*

NOTE: *Chapter 1250.51(b)(9) Curb Cuts and Driveways: Any portion of a driveway within the public right-of-way shall be constructed of six-inch plain concrete on a four-inch stone base or two-inch asphalt on a four-inch stone base. Pavers are not permitted.*

1. The applicant is requesting an administrative appeal on the classification of driveways and pavers made by the Planning and Zoning Division. The applicant has recently installed pavers as part of the driveway, which extends into the City right-of-way.

Recommendation:

1. No recommendation provided.

APPLICATION, 29-18 – Homes by Josh Doyle, on behalf of Anand and Jaya Patel, are requesting one (1) zoning exception to permit the construction of a new residential house. The requested exception would permit the applicant to construct a house within the required rear yard setback. The property is located at 1012 Wilderness Court and is zoned R-1 (Single Family Residential).

NOTE: *Chapter 1230.01 Intensity and Dimensional Standards:*
R-1 Zoning:

Front Yard = 50'
Rear Yard = 60'
Side Yard = 10'
Side Yard Total = 25'

1. The applicant is requesting an exception to reduce the rear yard setback. The exception would permit the rear yard setback to be forty-eight (48) feet and four (4) inches, rather than the minimum rear yard setback of sixty (60) feet.

Recommendation:

1. The Zoning Inspector recommends denial of the zoning exception. This is a new construction house and the layout of the house can be altered to meet the setback requirements. There is an ample amount of room in the side yard setbacks that would allow for the same amount of square footage to fit within the setback requirements. Beneficial use of the property is still achievable without an exception.

APPLICATION, 30-18 – Susan and Grant Garn are requesting a zoning variance to install a gazebo in the front yard. The property is located at 1030 Louisiana Avenue 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.

1. The applicant is requesting a variance to install a gazebo that will be located within the driveway on the landscaped island.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Ch. 1275.02(c)(3). The gazebo will not pose any detriment to neighboring properties as it will be set forty-five (45) feet off of the side property line and fifty-seven (57) feet from the front property line. Additionally, the location proposed is heavily wooded which will conceal the gazebo and limit the views of the gazebo from the street or neighboring properties.

APPLICATION, 31-18 – Steve and Mary Ruhe are requesting one zoning variance that would allow for the installation of a six (6) foot fence in the side yard. The property is located at 233 East Fifth 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 two (2) six (6) foot panels (approximately ten feet) in the side yard.

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. There is still beneficial use of the property without the variance.

APPLICATION 32-18 – Randolph Meyers is requesting one (1) 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 240 East Front Street and is zoned R-3 (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 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 an approximate sixty-four (64) foot wide driveway.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance with the condition that the driveway be reduced to forty (40) feet in width. There is currently a stone driveway off of the alley that allows for access to the garage. Only forty (40) feet of curb cut would be necessary for the purpose of a driveway, anything behind that would be excessive. If the condition is attached to the request, I would find that B, C, D, and E of Ch. 1275.02(c)(3) are met. The footprint of the existing stone driveway will not be expanding, instead it will be changing from stone to brick pavers and concrete or asphalt when located in the City right-of-way.

APPLICATION, 33-18 – April Shaneck is requesting one (1) zoning variance that would allow for the installation of a six (6) foot fence in the front yard. The property is located at 865 Little Creek and is zoned R-4 (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 (6) foot fence in the front yard. The property has two front yards as it is located on a corner lot.

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 by installing the six (6) foot fence straight back from the corner of the house. There could be potential issues with the clear vision zone at the street intersection due to the six (6) foot fence being installed in the front yard.

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for September 10, 2018 at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.