



City of Perrysburg

Division of Planning and Zoning

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Mark Easterling
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Cody Grodi
Zoning Inspector
Heather Alfaro
Zoning Clerk

August 2, 2019

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: August 12th, 2019 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of June 10, 2019 Meeting Minutes
Approval of July 8, 2019 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 22-19 – Ravi and Susan Narra are requesting a zoning exception to reduce the rear yard setback in order to construct an addition. The property is located at 3651 Turtle Creek Drive 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 applicants are requesting an exception to reduce the required rear yard setback. The request would allow for the corner portion of the addition to be constructed two (2) feet into the building setback. The addition, at the closest corner, would be forty-eight (48) feet off of the property line instead of the required fifty (50) feet.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. Due to the angle of the house and the angle of the lot constructing an addition that would fall within the required setback would be difficult to meet. Most of the proposed addition does still fall within the rear yard building

setback, but again due to the angles of the house and the lot, a corner of the addition would be within the building setback.

APPLICATION, 23-19 – Jacob Miley, on behalf of First United Methodist Church, is requesting a zoning variance that would allow for the installation of an elevated patio that would be located within the required front yard setback. The property is located at 200 West Second Street and is zoned INS (Institutional Use).

NOTE: *Chapter 1230.01 Intensity and Dimensional Standards:*

INS Zoning:

Front Yard = 50'

Rear Yard = 50'

Side Yard Min = 50'

Side Yard Total = 100'

1. The applicant is requesting a variance that would permit the installation of an elevated patio that will be located within the front yard setback. The proposed patio would be an addition onto the existing non-conforming patio, which currently sits 12 feet 10 inches off the property line. The new patio will sit approximately 6 feet 1 inch off of the property line.

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(c)(3). The church anticipates large use for the patio and would like the increased size of the patio to be able to accommodate the use. The desired patio will still maintain a safe distance off of the sidewalk. There will also be landscaping between the patio and the sidewalk.

OTHER BUSINESS

ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for September 9th at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.