



# 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](http://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

July 31, 2013

**TO:** Board of Zoning Appeals  
**FROM:** Brodin L. Walters, Planning and Zoning Administrator  
**SUBJECT:** August 12, 2013 Meeting Agenda

### AGENDA

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5:30 PM: Call Meeting to Order  
Roll Call  
Approval of July 8, 2013 Meeting Minutes  
Administer Oath  
Zoning Permit Obligation

**ZONING EXCEPTION, 25-13** – Charles Reynolds (Reynolds Construction) requests one (1) zoning exception to permit the construction of a new residence. The subject property is located at 27135 W. River Road and is split zoned R1 (Single Family Residential) and S1 (Scenic and Open Space). The requested exception would permit the applicant to construct a residence with a 35' setback from the front property line.

**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 to be 35', rather than the normally required 50'.

### **Recommendation:**

1. The Planning and Zoning Administrator recommends approval of the zoning exception based on the topography of the land and the similar setback already enjoyed by neighboring properties.

**ZONING EXCEPTION, 26-13** – Michelle Self and Bill Bentley request one (1) zoning exception to permit the construction of an addition to the rear of their home. The subject property is located at 13812 Otusso Drive and is zoned R2 (Single Family Residential). This exception would permit the applicant to construct a deck and an addition to the rear of their home, within the required 40' rear yard setback.

**NOTE:** 1230.01 *Intensity and Dimensional Standards*

R-2 Zoning:

Front Yard = 40'

Rear Yard = 40'

Side Yard Min = 10'

Side Yard Total = 25'

1. The applicant is requesting a zoning exception to reduce the required rear yard setback for a sunroom and deck addition. The exception would permit the rear yard to be 32', rather than the normally required 40'.

**Recommendation:**

1. The Planning and Zoning Administrator recommends approval of the zoning exception. The reduced setback would still remain outside of the drainage and utility easement (D.U.E.) and would not allow any structure to be unusually close to adjacent properties.

**ZONING VARIANCE, 27-13** – Randolph Katz on behalf of Midas Auto Service requests one (2) zoning variances to reduce the required amount of off-street parking and to permit parking within the required front yard. The subject property is located at 26420 N. Dixie Highway and is zoned C4 (Highway Commercial). These variances would permit the applicant to park cars within the first 50' of the front property line and allow for less than the required number of off-street parking spaces.

**NOTE:** 1250.02(r) *The number of off-street parking spaces required for the uses located in and permitted in C-1, C-3, C-4 and INS districts may be reduced up to thirty-three percent (33%) of the total required, provided that the following:*

*(1) The number of off-street parking spaces required for the use or uses exceed fifteen.*

*(2) The applicant shall submit an acceptable site plan showing that an adequate reserve of land is set aside for additional parking spaces, so that the total depicted on the plan is adequate to meet the requirements under 1250.03 of this Chapter. The plan shall indicate the reserve area so that all dimensional requirements as to spaces, aisles and other applicable requirements of this Chapter can be met. The reserve area shall not be used for water retention, for required greenbelts or as the location for replacement trees or other deciduous or evergreen trees required by this Chapter. The landscape plan submitted for the site shall include a plan for the reserve area.*

*(3) The City has determined that the applicant has submitted substantial evidence showing that the parking needs of the specific occupant will be less than would be required by this Chapter.*

*(4) The property owner shall execute an agreement prepared by the City Law Director requiring the construction of the additional spaces within one hundred and eighty (180) days of notification that the City has determined a need exists for such spaces. The agreement shall run with the land, be binding upon successors and assigns and shall be recorded with the County Recorder.*

*(5) A permit for change of occupancy shall not be issued until the City has reevaluated the need for parking by the new occupant relative to the number of spaces required by this Chapter.*

**NOTE:** 1250.03(c)(r) *Required Off-Street Parking – Business and Commercial*

Oil Change and Lubrication Station: One (1) for each employee plus reserve parking spaces equal in number to three (3) times the maximum capacity of service stalls provided at the facility.

**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 permit the installation of 16 parking spaces within the required front yard setback.
2. The applicant is requesting a zoning variance to provide less than the required off-street parking spaces. The applicant shows 25 parking spaces for an 8 bay service shop. The code requires 24 parking spaces plus one for each employee. Currently the applicant only meets this requirement if he has 1 employee. The employee numbers will need to be obtained from the applicant.

**Recommendation:**

1. The Planning and Zoning Administrator recommends approval of the 16 parking spaces in the required front yard. This site is within the Corridor Overlay and is therefore required to provide a screen wall and landscaping to screen the view of the parking area.
2. The Planning and Zoning Administrator recommends approval of the reduction in required off-street parking spaces. The applicant has provided a traffic summary that shows a very low volume use. Additionally the large site provides the opportunity for additional parking area if it is determined in the future that additional area is necessary.

**OTHER BUSINESS**

**ADJOURNMENT**