



City of Perrysburg

Division of Planning and Zoning

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August 4, 2014

TO: Board of Zoning Appeals
FROM: Brodin L. Walters, Planning and Zoning Administrator
SUBJECT: August 11, 2014 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of July 14, 2014 Meeting Minutes
Administer Oath
Zoning Permit Obligation

ZONING EXCEPTION, 20-14 – Frankie Pallitta of Out Door Living on behalf of his clients Tate and Melissa Miller requests one (1) zoning exception to permit the construction of a pergola at the rear of their home within the required rear yard setback. The subject property is located at 1966 Ottawa Lane and is zoned R-3 (Single Family Residential). This exception would permit the applicant to construct the proposed pergola 21' from the rear property line.

NOTE: 1230.01 *Intensity and Dimensional Standards*

R-3 Zoning:

Front Yard = 35'
Rear Yard = 35'
Side Yard Min = 8'
Side Yard Total = 12'

1. The applicant is requesting a zoning exception to permit the construction of a pergola 21' from the rear property line, which is 14' closer than would otherwise be permitted. The required rear yard setback is 35'.

Recommendation:

1. The Planning and Zoning Administrator recommends approval of this zoning exception subject to comments provided by neighbors prior to and/or during the hearing.

ADMINISTRATIVE APPEAL, 21-14 – Claudia Williams requests one (1) administrative appeal concerning the interpretation and application of Ch. 1250.29 Sign Regulations. The subject property is located at 629 W. South Boundary Street and is zoned C-4 (Highway Commercial).

NOTE: *Administrative Review: To hear and decide appeals where it is alleged by the applicant that there is an error in any order, requirement, permit, decision or refusal made by the Zoning Inspector or any other administrative official in carrying out or enforcing any provisions of this Zoning Code.*

1. The applicant is seeking an administrative appeal regarding the interpretation that the quantity of signs at the subject location is in excess of the permitted number of signs.

Recommendation:

1. None provided.

ZONING VARIANCE, 22-14 – Jeff Krabbenbos requests two (2) zoning variances to permit the construction of a residential addition within the required side and rear yard setbacks. The subject property is located at 1031 Lones Drive (Pilcher Addition, Inlot 1230) and is zoned R3 (Single-Family Residential). This variance would permit the construction of a residential addition 20” from the side property line and 6’3” from the rear property line.

NOTE: *1230.01 Intensity and Dimensional Standards*

R-3 Zoning:

Front Yard = 35’

Rear Yard = 35’

Side Yard Min = 8’

Side Yard Total = 12’

1. The applicant is requesting a zoning variance to construct an addition 20” from the side lot line, within the required setback.
2. The applicant is requesting a zoning variance to construct an addition 6’3” from the rear lot line, within the required setback.

Recommendation:

1. The Planning and Zoning Administrator recommends that any decision on this issue be made after ample opportunity for adjoining property owners to provide comment.
2. See above.

ADJOURNMENT