

TO: Board of Zoning Appeals

FROM: Cody Grodi, Zoning Inspector

SUBJECT: August 9, 2021 Meeting Agenda

This meeting is scheduled to take place in the Municipal Building, 201 W. Indiana Avenue, Perrysburg, Ohio. The public or interested parties are welcome *to listen to the meeting* by dialing 1-866-866-2244, and then entering Code: 9628415#.

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of June 14, 2021 Meeting Minutes
Election of Chairperson
Administer Oath
Zoning Permit Obligation

APPLICATION, 28-21 – James Chandler is requesting a zoning variance for the location of an accessory structure. The property is located at 2013 Kenton Trail and is zoned R-3 (Single Family Residential).

NOTE: 1250.61(a) 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 zoning variance to construct a pavilion that will be partially located in the front yard. The majority of the pavilion will be located in the rear yard, however two (2) feet of the structure will be located in the front yard.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, and F of Chapter 1275.02(c)(3). The property has a thirty (30) foot drainage easement in the rear yard, which no structure can be placed in. With the addition of a new pool and shed, finding a location for the pavilion is difficult due to this lot being a corner lot.

APPLICATION, 29-21 – Nicholas Pflieghaar is requesting a zoning variance to construct a new porch. The property is located at 121 Cherry Street and is zoned R-3 (Single Family Residential).

NOTE: Chapter 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 variance to build a porch on the front of the house, which will be within the required front yard setback. The porch will not be built any closer to the property line than the current porch, however it will be wider than the current one.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, B, C, and D of Chapter 1275.02(c)(3). This property is located in the older part of town. The house itself does not meet the current front yard setbacks. The porch will not come any closer to the property line, however since the applicant is widening the footprint of the porch, it would be required that the new porch meet today's zoning setbacks.

APPLICATION, 30-21 – Perrysburg Heritage LLC is requesting a zoning variance in order to keep a recently installed deck. The property is located 407 W. Front Street and is zoned R-3 (Single Family Residential).

NOTE: Chapter 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 variance to keep a deck that has been installed at the rear of the property. The deck is located nine (9) feet off the rear property line.

Recommendation:

1. No recommendation provided.

APPLICATION, 31-21 – Eric Risner is requesting a zoning variance to construct a garage addition. The property is located at 715 Hickory Street and is zoned R-3 (Single Family Residential).

NOTE: Chapter 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 variance to construct an addition off of the attached garage. The garage will be set back twenty five (25) feet and four (4) inches off of the front property line.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, and F of Chapter 1275.02(c)(3). The property owner has considered other options that would not require a variance. However, due to the house placement on the lot, the other options are not feasible. The addition will allow for storage of items so that they can be stored out of sight from neighbors.

APPLICATION, 32-21 – Julian Verdugo is requesting a zoning variance in order to keep a fence that has been installed. The property is located at 242 Queensland Boulevard and is zoned R-3 (Single Family Residential).

NOTE: Chapter 1250.42 Fences, Walls, Structural Screens, Hedges, and Screen Plantings:

R1 - R5 Zoning: 4' Maximum in Front Yard

4' Maximum in Side Yard

6' Maximum in Rear Yard

1. The applicant is requesting a variance that would allow for a six (6) foot fence to remain past the midpoint of the house. The six (6) foot privacy fence has been installed in line with the front of the house.

Recommendation:

1. No recommendation provided.

APPLICATION, 34-21 – James Scheff is requesting a zoning variance for the location of an accessory structure. The property is located at 1919 Lexington Drive and is zoned R-3 (Single Family Residential).

NOTE: 1250.61(a) 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 zoning variance to place a shed in the side yard of the property.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, and F of Chapter 1275.02(c)(3). The property has two different eight (8) foot utility easements in the rear and side yards, which no structure can be placed in. This lot is a corner lot.

APPLICATION, 35-21 – Douglas Kinder is requesting a zoning variance to install a fence. The property is located at 644 Beverly Court and is zoned R-3 (Single Family Residential).

NOTE: *Chapter 1250.42 Fences, Walls, Structural Screens, Hedges, and Screen Plantings:*

R1 - R5 Zoning: 4' Maximum in Front Yard
4' Maximum in Side Yard
6' Maximum in Rear Yard

1. The applicant is requesting a variance that would allow for a six (6) foot fence to be installed in the side yard past the midpoint of the house. The six (6) foot privacy fence will be installed in line with the front of the house.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, and F of Chapter 1275.02(c)(3). This property is a corner lot with high visibility to the side yard.

APPLICATION, 36-21 – Aaron Schoen, on behalf of Carronade Park, is requesting a zoning variance for an entrance sign. The property is located at Parcel Q61-400-090302001005 and is zoned RM (Multi-Family Residential).

NOTE: *Chapter 1250.32(a) Permanent Signs Allowed:*
RM Zoning:

Maximum Height: 6'
Maximum Size: 32 SF
Setback: 25' from property line

1. The applicant is requesting a variance that would permit the construction of a permanent freestanding sign with a reduced setback from the front property line.

The freestanding sign is proposed to have a setback of fourteen (14) feet from the front property line.

Recommendation:

1. No recommendation provided.

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for September 13th at 5:30 P.M. in the Municipal Building located at 201 West Indiana Avenue.