



City of Perrysburg

Division of Planning and Zoning

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August 1, 2016

TO: Board of Zoning Appeals
FROM: Mark Easterling, Zoning Inspector
SUBJECT: August 8, 2016 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of July 11, 2016 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 29-16 – Josh and Katherine Stagner are requesting one zoning variance to permit the installation of a six (6') fence in his side yard. The property is located at 901 Walnut Street and is is zoned as R-3 Single Family Residential.

NOTE: 1250.42(a)(5) *Fences, Walls, Structural Screen, Hedges and Screen Plantings: For fencing purposes the side yard shall consist of the area between the front of the house to the midpoint of the side yard. Any portion of yard between the midpoint of the house and the rear façade of the home shall constitute a rear yard for fencing purposes only.*

1. The applicant is requesting permission to install a 6' tall fence along the side of his residence that extends beyond the midpoint of said residence by six (6) feet.

Recommendation:

1. The Zoning Inspector recommends approval of the variance. The proposed fence location does not pose any safety/visibility concerns. Additionally, the fence is high quality and visually attractive (Ch. 1275.02(c)(3) –B, C, D, F)

APPLICATION, 30-16 – Paul LeCompte is requesting two zoning variances to permit an existing accessory structure to remain in his side yard and within five (5) feet of the rear property line. The accessory structure is located at 445 West Fifth Street and is zoned as 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.

NOTE: 1250.61(b) Accessory Buildings and Uses: Accessory buildings such as garages and utility buildings, may be located in a rear yard, provided that such buildings are separate from the main structure by at least ten (10) feet and are set back at least five (5) feet from the side and rear lot lines.

1. The applicant is requesting approval to keep the existing accessory structure within the side yard.
2. The applicant is requesting approval to keep the existing accessory structure within the side yard five (5) foot set back. (Structure is currently approximately one (1) foot from the property line.)

Recommendation:

1. The Zoning Inspector recommends approval of the variance. The existing structure location does not pose any safety or visibility concerns (Ch. 1275.02(c)(3) –B, C, D, F)
2. The Zoning Inspector recommends approval of the variance subject to input provided by neighboring property owners prior to and/or during the meeting. The existing structure location would not cause any future issues with maintenance or repairs. (Ch. 1275.02(c)(3) –B, C, D, F)

APPLICATION, 31-16 – Paul LeCompte is requesting two zoning variance to permit an existing patio to remain in his side yard and within five (5) feet of the rear property line. The patio is located at 445 West Fifth Street and is zoned as 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.

NOTE: 1250.61(b) Accessory Buildings and Uses: Accessory buildings such as garages and utility buildings, may be located in a rear yard, provided that such buildings are separate from the main structure by at least ten (10) feet and are set back at least five (5) feet from the side and rear lot lines.

1. The applicant is requesting approval to keep the existing patio structure within the side yard.
2. The applicant is requesting approval to keep the existing patio within the side yard five (5) foot set back. (Patio is currently approximately six (6) inches from the property line.)

Recommendation:

1. The Zoning Inspector recommends approval of the variance. The existing structure location does not pose any safety or visibility concerns. (Ch. 1275.02(c)(3) –B, C, D, F)
2. The Zoning Inspector recommends approval of the variance subject to input provided by neighboring property owners prior to and/or during the meeting. (Ch. 1275.02(c)(3) –B, C, D, F)

APPLICATION, 32-16 – Robert Friedley is requesting one zoning variance to permit an addition to the existing accessory structure in the side yard of the property. The accessory structure and is located at 12983 Five Point Road and is zoned as R-2 (Single Family Residential).

The requested variance would permit the applicant to construct an addition to the existing accessory structure in the side yard.

NOTE: 1250.61(b) *Accessory Buildings and Uses*

Accessory buildings such as garages and utility buildings, may be located in a rear yard, provided that such buildings are separate from the main structure by at least ten (10) feet and are set back at least five (5) feet from the side and rear lot lines.

1. The applicant is requesting approval to construct an addition to the accessory structure that would extend into the side yard.

Recommendation:

3. The Zoning Inspector recommends approval of the variance. Although the addition to the accessory structure will be constructed in the side yard, it still meets the minimum setback requirements from the residence and the property line. (Ch. 1275.02(c)(3) –B, C, D, F)

OTHER BUSINESS
ADJOURNMENT