



City of Perrysburg

Division of Planning and Zoning

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June 26, 2014

TO: Board of Zoning Appeals
FROM: Brodin L. Walters, Planning and Zoning Administrator
SUBJECT: July 14, 2014 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of June 9, 2014 Meeting Minutes
Administer Oath
Zoning Permit Obligation

ZONING VARIANCE, 17-14 – Joe Lawless requests one (1) zoning variance to permit the construction of a new attached garage. The subject property is located at 403 E. Sixth Street and is zoned R-3 (Single-Family Residential). The requested variance is for 10'5" which represents a 69% reduction in the required front yard setback of 15'. The average front yard setback of houses in the same block was determined to be less than 15'.

NOTE: *Provisions governing interpretation and application of yard requirements (1230.02(b)) Front Yard Exception. R-3 Districts, when fifty percent (50 %) of the developed frontage in one (1) block on one (1) side of the street has front yards that are greater or less than the minimum front yard required, any building to be erected thereon shall not project beyond the average of the existing front yards, except that a minimum front yard of fifteen (15) feet shall be maintained in all instances.*

1. The applicant is seeking a 10'5" front yard setback reduction in the form of a variance.

Recommendation:

1. It is recommended to approve the zoning variance of 10'5" to accommodate the construction of a new attached garage structure. Due to the large existing right-of-way along Maple Street there are no foreseeable negative impacts associated with this variance. (Ch. 1275.02(c)(3) criteria – C, D, E and G)

ZONING VARIANCE, 18-14 – Dan Stone (Van Horn Hoover & Associates) on behalf of George Kentris (Taco Bell) requests one (1) zoning variance to permit the construction of parking spaces in the required front yard as part of a proposed new Taco Bell restaurant. The subject property is located between Lincoln Blvd. and Gloria Street along N. Dixie Highway (SR25) and is zoned C4 (Highway Commercial). This variance would permit the construction of 21 parking spaces in the required front yard .

NOTE: 1230.01 *Intensity and Dimensional Standards*

C-4 Zoning:

Front Yard = 50'

Rear Yard = 30'

Side Yard Min = 10'

Side Yard Total = 20'

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 allow 21 (whole or partial), parking spaces to be installed in the required front yard. Permission is typically dependent upon the use of appropriate landscaping/screening.

Recommendation:

1. The Planning and Zoning Administrator recommends approval of the zoning variance. This property is within the SR25 Corridor Overlay and will be required to provide a screen wall along the SR25 frontage along with required landscaping and street trees. The areas along Gloria St. and Lincoln Blvd. are large enough to accommodate street trees and screening/landscaping which can be prescribed by the BZA and reviewed as part of the final site plan. (Ch. 1275.02(c)(3) – B, C, D, and G were found to be true)

ZONING VARIANCE, 19-14 – Jason Case on behalf of the Kroger Company requests one (1) zoning variance to permit the construction of parking spaces associated with a proposed new Kroger grocery store. The subject property is located at 27386 Carronade Drive and is zoned C3 (Community Shopping). This variance would permit the construction of 87 parking spaces in the required front yard.

NOTE: 1230.01 *Intensity and Dimensional Standards*

C-3 Zoning:

Front Yard = 50'

Rear Yard = 35'

Side Yard Total = 20'

NOTE: 1250.02(b) *Coverage Requirements (Streets)*

A landscape strip ten (10) feet in depth shall be located between the abutting right-of-way and the parking lot.

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 allow 87 (whole or partial), parking spaces to be installed in the required front yard. Permission is typically dependent upon the use of appropriate landscaping/screening.

Recommendation:

1. The Planning and Zoning Administrator recommends denying the requested zoning variance. The current and proposed parking lot layout fails to meet Chapter 1250.02(b) which requires a 10' landscape buffer along roadways. This requirement could be met by the applicant if the parking was not present in the current and proposed location. Some locations of front yard parking could accommodate the 10' landscape strip but the majority of the 87 parking spaces could not. Additionally, the Planning and Zoning code generally provides for generous minimum parking quantities and the applicant has proposed to exceed this minimum by adding an additional 171 parking spaces, which would suggest there is more than the necessary onsite parking without the referenced 87 spaces. (Ch. 1275.02(c)(3) – only criteria D was found to be true)

ADJOURNMENT