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June 26, 2020

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: July 13, 2020 Meeting Agenda

This meeting is scheduled to take place in the Municipal Building, 201 W. Indiana Avenue, Perrysburg, Ohio. The meeting will also be accessible through a teleconference dial-in number. In an effort to promote social distancing, the public or interested parties are welcome to listen to the meeting by dialing 866-866-2244, and then entering the Participant Code 8428504#

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of June 8, 2020 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 21-20 – Nick and Sarah Sochacki are requesting a zoning variance that would allow for a driveway to be installed with two access points. The property is located at 27896 White Road and is zoned R-2 (Single Family Residential).

NOTE: *Chapter 1250.51(c)(3) Curb Cuts and Driveways:* Only one (1) access/curb-cut onto a public street shall be permitted.

1. The applicant is requesting a zoning variance that would allow for a driveway with two access points to be installed. The proposed plan would allow for a “U” shaped driveway to be located in front of the house.

Recommendation:

1. The Zoning Inspector recommends denial of the variance as it does not meet enough of the conditions needed to grant a variance. There is a private driveway that leads to the garage and serves for vehicular access into the garage. A circular driveway with only one access point onto White Road would be allowed without a variance and is what the Planning and Zoning Division would recommend.

APPLICATION, 22-20 – Marty Thorp is requesting a zoning exception to allow for an addition to be installed within the side yard setback. The property is located at 343 Twinbrook Drive 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 exception for side yard setback relief that would reduce the minimum side yard setback from eight (8) feet to five (5) feet.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. Due to the lot shape any addition onto the house would be difficult as the lot is narrower closer to the road. The addition will be five feet from the property line near the front, however towards the back of the addition it is setback fourteen (14) feet off of the property line. The neighboring house is approximately fourteen (14) feet off of the property line. If the garage were to be standalone it would be allowed to be five (5) feet off of the property line, however because it is attached to the house it follows a different set of regulations.

APPLICATION, 23-20 – Zac and Cortney Nunn are requesting a zoning variance to install a shed that would exceed the maximum square footage allowed for accessory structures. The property is located at 238 W. Sixth Street and is zoned R-3 (Single Family Residential).

NOTE: Chapter 1250.61(f) Accessory Buildings and Uses: The combined footprints of all accessory buildings on a lot shall not exceed the lesser of 5% of the lot size or 4,000 SF. However, the Board of Zoning Appeals may consider an exception to the maximum size requirement providing that the requested size does not exceed 8% of the lot size.

1. The applicant is requesting a variance that would allow for 6.25% of the lot size in accessory structures. The property owners would install a shed that is 8' x 12', this is in addition to an existing detached garage that is 24' x 24'. The lot size is 10,890 square feet, which would allow, by code, 544 square feet of accessory structures. The variance would allow for 672 square feet of accessory structures on the property.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and F of Ch. 1275.02(c)(3). The shed is relatively small and will be enclosed within a privacy fence. It will keep the required setback from the side property line and will exceed the required setback from the rear property line.

APPLICATION, 24-20 – David Nejman Jr. is requesting a zoning exception to construct a deck off of the house within the rear yard setback. The property is located at 1330 Running Brook Drive 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 exception to reduce the required rear yard setback. The exception would permit the homeowner to construct a deck off of the home within the setback. The deck would be twenty-seven (27) feet off of the property line, rather than the required thirty-five (35) feet.

Recommendation:

1. The Zoning Inspector recommends denial of the zoning exception. This house is already closer to the rear property lines than the surrounding properties. I would recommend that a deck be installed in a manner that would square off the back of the house, but not extend past the farthest part of the current structure. Another option the property owners have is to install a standalone deck around the swimming pool. This type of deck would follow different guidelines and may be easier to fit on the property.

APPLICATION, 25-20 – Richard Thompson is requesting a zoning exception that would allow for the construction of an addition within the front yard setback. The property is located at 887 Walnut 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 exception to reduce the required front yard setback. The addition would be twenty-five (25) feet off of the property line, rather than the required thirty-five (35) feet.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. The front of the existing house does not currently meet the required front yard setback. The addition will line up with the front of the house and not extend anymore into the front yard setback than the current structure. The addition will meet all other setback requirements and does not pose any safety concerns.

APPLICATION, 26-20 – Jeffrey Schramm is requesting two zoning variances to construct a new garage with a reduced setback, and exceeding the maximum size. The property is located at 322 E. Seventh Street and is zoned R-3 (Single Family Residential).

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.*

NOTE: *Chapter 1250.61(f) Accessory Buildings and Uses: The combined footprints of all accessory buildings on a lot shall not exceed the lesser of 5% of the lot size or 4,000 SF. However, the Board of Zoning Appeals may consider an exception to the maximum size requirement providing that the requested size does not exceed 8% of the lot size.*

1. The applicant is requesting a zoning variance to construct a new garage in the location of the existing garage. The current structure sits approximately two (2) feet off of the property line and the new garage would sit two (2) feet off of the side property line.
2. The applicant is requesting a zoning variance to construct a garage that will exceed more than five (5) percent of the square footage of the lot. The proposed new garage is 480 square feet, eight (8) percent of the lot size.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, & F of Chapter 1275.02(c)(3). Due to the narrow size of the lot, meeting the required setback on the side while not pushing the garage into the front yard would be difficult. The structure will not come any closer to the property line than the garage that was previously there. Neighboring properties also have structures that are within a few feet off the property line.
2. The Zoning Inspector recommends approval of the zoning variance. The maximum five (5) percent would make it difficult for fitting a larger vehicle within the garage. Many garages in the neighborhood are of similar size to the proposed garage.

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for August 10th at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.