City of Perrysburg

Division of Planning and Zoning

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July 6, 2015

TO: Board of Zoning Appeals

FROM: Julie Liebenthal, Zoning Inspector

SUBJECT: July 13, 2015 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of June 8, 2015 Meeting Minutes
Administer Oath
Zoning Permit Obligation

ZONING VARIANCE, 11-15 – Laurie Huskisson of Melchior Building Company requests one (1) zoning exception to permit the construction of a new residence. The subject property is a corner lot located at 25827 Wood Creek Road and is zoned R1 (Single Family Residential). The requested exception would permit the applicant to construct a residence within the required 50' setback from the front property line along Reserve Drive.

NOTE: *1230.01 Intensity and Dimensional Standards*
R-1 Zoning:
Front Yard = 50'
Rear Yard = 60'
Side Yard Min = 10'
Side Yard Total = 25'
Min. Dwelling Size = 1,800 SF

1. The applicant is requesting a zoning exception to reduce the required front yard setback. The exception would permit the front yard along Reserve Drive to be 46'6", rather than the normally required 50'.

Recommendation:

1. The Planning and Zoning Administrator recommends approval of the zoning exception. As the lot is located on a corner, the building envelope is reduced. The distance requested is not substantial and does not interfere with the overall appearance of the neighborhood.

OTHER BUSINESS

ADJOURNMENT