

TO: Board of Zoning Appeals

FROM: Cody Grodi, Zoning Inspector

SUBJECT: July 11, 2022 Meeting Agenda

This meeting is scheduled to take place in the Municipal Building, 201 W. Indiana Avenue, Perrysburg, Ohio.

AGENDA

5:30 PM: Call Meeting to Order
 Roll Call
 Approval of June 13, 2022 Meeting Minutes
 Administer Oath
 Zoning Permit Obligation

APPLICATION, 33-22 – Chuck and Linda Hablitzel are requesting a zoning variance to install a shed. The property is located at 26530 Fort Meigs Court and is zoned R-1 (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 applicants are requesting a zoning variance to allow for a shed to be constructed in the side yard.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, D, E, and F, of Chapter 1275.02(c)(3). The shed will replace an existing shed that is already located in the side yard. The house is set far back off of the road, due to this the rear yard is rather narrow when compared to other properties nearby. It would be difficult to fit the desired structure in the rear yard while trying to meet the other codified ordinance regulations pertaining to sheds.

APPLICATION, 34-22 – Thomas and Debra Brungard are requesting two zoning variances to keep a recently installed shed. The property is located at 620 Mulberry Street and is zoned R-3 (Single Family Residential).

NOTE: 1250.61(b) Accessory buildings, such as garages and utility buildings, may be located in a rear yard, provided that such buildings are separated 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: 1250.61(f) 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 applicants are requesting a variance that would allow them to place a shed three (3) feet off of the side property line.
2. The applicants are requesting a variance that would allow for 5.7% of the lot size in accessory structures. The property owner would place a shed that is thirty (30) square feet, this is in addition to an existing garage that is two hundred and forty (240) square feet.

Recommendation:

1. The Zoning Inspector recommends denial of the zoning variance request as it does not meet enough of the conditions needed to grant a variance. The property owners have other feasible options where the structure can be placed that would maintain the required setbacks.
2. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, C, D, and E of Chapter 1275.02(c)(3). The small lot size would not allow for anymore structures to be placed on the property. Currently, the current garage exceeds the maximum square footage allowed for the property.

APPLICATION, 35-22 – Patricia Spangler and Richard Jaques are requesting a zoning variance to install a shed. The property is located at 11911 Eckel Junction Road and is zoned R-3 (Single Family Residential).

NOTE: 1250.61(b) Accessory buildings, such as garages and utility buildings, may be located in a rear yard, provided that such buildings are separated 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 applicants are requesting a variance that would allow them to place a shed one (1) foot off of the side property line.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, D, E, and F of Chapter 1275.02(c)(3). Due to the location of the swimming pool and easements on the property, placement of the shed is extremely difficult. The property owners have looked at all other options available for location of the shed.

APPLICATION, 36-22 – Benjamin Chauncey Leu is requesting a zoning variance to allow for a driveway to be installed. The property is located at 653 Indian Wells Lane and is zoned R-3 (Single Family Residential).

NOTE: Chapter 1250.51(c)(2) Residential Driveways: Residential driveways shall be a minimum of ten (10) feet wide and a maximum of twenty-four (24) feet wide where it meets the curb, alley or street.

1. The applicant is requesting a variance that would allow for the driveway to extend twenty-nine (29) feet in width along the street.

Recommendation:

1. The Zoning Inspector recommends denial of the variance, as the request does not meet enough of the conditions required to grant a variance. The driveway width would be reduced by five (5) feet from its current width, and it will still allow for safe access in and out from the street. Reducing the width at the street won't reduce the amount of parking in the driveway. The homeowners will still get beneficial use from the driveway.

APPLICATION, 37-22 – Amanda Hiler is requesting a zoning variance to install a fence. The property is located at 1844 Lexington Drive 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 zoning variance to install a six (6) foot privacy fence in the front yard. The property has two front yards due to the lot having frontage on Lexington Drive and Fort Meigs Road.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Chapter 1275.02(c)(3). This property has two front yards, and the area that the property owner wants to install the six (6) foot fence is the area that is utilized as a rear yard. There is a ditch that will block the view of the fence from the road. There are no concerns of visibility issues with the proposed location of the fence.

APPLICATION, 38-22 – Sal Cusumano is requesting a zoning variance in order to construct an addition. The property is located at 244 W. Sixth 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 on the rear of the house. The addition will be set back ten (10) feet 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 addition will be in line with the house, and will not encroach into the front yard setback any more than the house.

APPLICATION, 39-22 – Matt Temby is requesting a zoning variance in order to install a parking lot. The property is located at 13107 Roachton Road and is zoned OS (Office and Service).

NOTE: Chapter 1250.19(a) Peripheral landscaping shall be required along any side of a parking lot that abuts property that is not a right-of-way.

1. The applicant is requesting a variance to install a parking lot zero (0) feet from the property line without a landscaping buffer.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, D, E, and G of Chapter 1275.02(c)(3). The parking lot will be a continuous parking lot, however this will be developed in two separate phases. Allowing the parking lot to be

installed on the lot line will allow for a better flowing parking lot when both phases are completed. Both properties are owned by the same owner.

APPLICATION, 40-22 – Nancy Heath is requesting a zoning variance to install a fence. The property is located at 28596 Woodland Avenue 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 zoning variance to install a six (6) foot privacy fence in the side yard, beyond the midpoint of the house. The six (6) foot fence will extend approximately six (6) feet in front of the midpoint of the house.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Chapter 1275.02(c)(3). Due to the location of the service door on the side of the house, installing the fence at the midpoint of the house would cause the side door to be located outside of the fenced in area. The property owners use this door to allow their dogs to come in and out of the house. The fence will only run along the side property lines. The owners will keep the split rail fence that runs to the house from the side property lines. There are no concerns of visibility issues with the proposed location of the fence.

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for August 8, 2022 at 5:30 P.M. in the Municipal Building located at 201 West Indiana Avenue.