



City of Perrysburg

Division of Planning and Zoning

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June 28, 2018

Brodin L. Walters
Administrator

Mark Easterling
Deputy Administrator

Cody Grodi
Zoning Inspector

Heather Alfaro
Zoning Clerk

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: July 9, 2018 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of June 11, 2018 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 23-18 – Sara Theis is requesting four (4) zoning variances to permit an addition onto the rear of the house that will encroach into the side yard setback, construction of a garage that will exceed the maximum square footage allowed by code, a driveway that will exceed the maximum width, and two curb cuts to allow for two (2) driveways. The property is located at 410 East Front 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 = 8'
Side Yard Total = 20'

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.

NOTE: Chapter 1250.51(c)(2) Curb Cuts and 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.

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 variance for an addition to be constructed on the rear of the house. The addition would be two (2) feet off of the western side property line, rather than the minimum eight (8) foot required setback.
2. The applicant is requesting a variance that would allow up to eight (8) percent of the lot size in accessory structures in order to install a garage that is proposed to be 24' x 27'6". The lot size is 8250 square feet, which would allow by code 412.5 square feet of accessory structures. The variance would allow for 660 square feet of accessory structures on the property.
3. The applicant is requesting a variance to install a driveway that would have a greater width than the maximum twenty-four (24) feet allowed. The applicant is seeking a variance that would allow for a forty (40) foot wide driveway.
4. The applicant is requesting a zoning variance that would allow for two (2) driveways to be installed on the property. The proposed driveway plan involves keeping the curb-cut off of East Front Street and extending the curb-cut off of the alley. Currently, the driveway is continuous from the front of the property to the rear. However a portion of the driveway will be removed, creating two separate driveways.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, and F of Ch. 1275.02(c)(3). The structure will not encroach into the side yard setback any more than the existing house. Due to the driveway being located on the eastern side of the house the addition can only be placed on the western side of the property as proposed.
2. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Ch. 1275.02(c)(3). The new garage will be a reduction to the detached garage that is currently present on the property. The neighborhood characteristic will not be altered as many of the surrounding garages exceed the five (5) percent square footage maximum.
3. The Zoning Inspector recommends denial of the zoning variance as it does not meet enough of the required criteria to grant a variance. The driveway could be installed at the maximum twenty-four (24) feet and would still allow for access to the new orientation of the garage.
4. The Zoning Inspector recommends denial of the variance as it does not meet enough of the required criteria to grant a variance. The curb cut off of East Front Street could be eliminated as it will not allow for access to the garage, and the driveway off of East Front Street will strictly be used as a parking area. There are other viable options that would not require a variance.

APPLICATION, 24-18 – Joseph Schmidt is requesting one (1) zoning variance to permit construction of a deck that will encroach into the rear yard setback. The property is located at 13926 Eckel Junction Road 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 reduce the minimum rear yard setback in order to construct a deck. The variance would permit the rear yard setback to be reduced to nineteen (19) feet, rather than the minimum thirty-five (35) feet required for a rear yard setback.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, and F of Ch. 1275.02(c)(3). The irregular shape of this lot makes it difficult to construct a deck on the rear of the house that would meet the rear yard setback.

APPLICATION, 25-18 Sandra Tank is requesting one (1) zoning variance to permit the construction of an addition onto the house that will encroach into the front yard setback. The property is located at 215 Meadowood and is zoned R-3 (Single Family Residential).

NOTE: Chapter 1230.01 Intensity and Dimensional Standards:
R-3 Zoning:

Front Yard (along Meadowood) = 26'
Front Yard (along Walnut) = 29'
Rear Yard = 35'
Side Yard = 6'

1. The applicant is requesting a variance to reduce the front yard setback, along Meadowood Drive, to construct a proposed addition. The variance would permit the front yard setback to be reduced to eighteen (18) feet, rather than the twenty-six (26) foot required minimum front yard setback.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, and F of Ch. 1275.02(c)(3). The addition will not encroach into the front yard setback any more than the existing house. Additionally, this lot is a corner lot and has two front yards.

APPLICATION, 26-18 – John and Angela McEwen are requesting one (1) zoning variance to allow the installation of an in-ground swimming pool in the side yard. The property is located at 3538 River Ridge Way and is zoned R-2 (Single Family Residential).

NOTE: Chapter 1250.58(c) Location of Swimming Pools: Swimming pools, whirlpools, hot tubs, or similar features shall be permitted in the rear yard or within the side yard if a variance is approved by the Board of Zoning Appeals. In all cases, swimming pools shall maintain a minimum setback of five (5) feet from a property line to any deck or patio and of fifteen (15) feet to the water's edge. In all cases, whirlpools, hot tubs or similar features shall maintain a minimum setback of five (5) feet from any property line. The allowable distance from a residence to the above features is subject to any applicable building codes. No such structures may be placed within recorded easements for any purpose.

1. The applicants are requesting a variance to install an in-ground swimming pool that will be partially located in the side yard.

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). There is an existing deck off the rear of the house and a large easement that runs along the rear property line. These two factors will strictly limit the location and size of the swimming pool in the rear yard. The proposed location of the swimming pool will be located behind the attached garage.

APPLICATION, 27-18 – Joseph Goodell is requesting three (3) zoning variances that would allow for the installation of one freestanding sign within the required setback, exceeding the maximum height permitted, and exceeding the maximum square footage permitted. The property is located at 115 West Front Street and is zoned C-1 (Neighborhood Commercial).

NOTE: *Chapter 1250.32(a) Permanent Signs Allowed:*

Freestanding/Ground Sign

Zoning District: C-1
Maximum Height: 6'
Maximum Size: 24 SF
Setback: 30'
Quantity: 1

1. The first requested variance would permit the applicant to install a permanent freestanding sign with a one (1) foot setback off of the property line, contrary from the minimum thirty (30) foot setback from the property line.
2. The second requested variance would permit the applicant to install a permanent freestanding sign that would be seven (7) feet in height, contrary from the maximum six (6) foot height restriction.
3. The third requested variance would permit the applicant to install a permanent freestanding sign thirty-eight (38) square feet in size, contrary from the maximum twenty-four (24) square feet restriction.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, C, D, and F of Ch. 1275.02(c)(3). Due to the location of the building, the required setback is impossible to meet as the building itself is not thirty (30) feet from the property line.
2. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, B, D, and E of Ch. 1275.02(c)(3). There is a wrought-iron fence along the property line that will make visibility of the sign difficult.
3. No recommendation provided.

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for August 13, 2018 at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.