

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: June 14, 2021 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 1-866-866-2244, and then entering the Participant Code 9628415#

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of March 8, 2021 Meeting Minutes
Approval of May 10, 2021 Meeting Minutes
Election of Chairperson
Administer Oath
Zoning Permit Obligation

APPLICATION, 21-21 – Karen Dufrane Baidel is requesting a zoning variance for the setback of an accessory structure on the property. The property is located at 1833 Eaglecrest Road 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.*

1. The applicant is requesting a zoning variance to allow for a shed to remain in the rear yard. The shed will have a setback of one (1) foot from the side 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 property has an easement along the back property line that would cause the shed to be placed a minimum of eight (8) feet off of the rear property line. This property is a corner lot and has two front yards.

APPLICATION, 22-21 – Jennifer Castorena is requesting a zoning variance to exceed the maximum height of a fence in a side yard. The property is located at 209 W. Sixth Street 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 for a six (6) foot fence to be placed in the side yard, past the midpoint of the structure. The fence will be set back a few feet from the front of the house.

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. A four (4) foot fence will still prevent easy access to the windows since the owners are concerned about privacy.

APPLICATION, 23-21 – Jeffrey Holtgrieve is requesting two zoning variances that would allow for a second driveway to be installed on the property. The property is located 563 W. Seventh Street and is zoned R-3 (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.

NOTE: *Chapter 1250.51(b)(7)* No portion of a driveway shall be closer than five (5) feet to a side or rear property line.

1. The applicant is requesting a zoning variance that would allow for him to keep the driveway that has been installed along the alley. The property owner already has a driveway off of Seventh Street.
2. The applicant is requesting a zoning variance that would allow him to keep the driveway in its current location. The driveway has been installed two (2) feet off of the property line.

Recommendation:

1. The Zoning Inspector recommends denial of the variance as it does not meet enough of the conditions needed to grant a variance. On street parking is permitted directly in front of the property on W. Seventh. Additionally, vehicles can also be permitted to park in the City Right-of-Way as long as they are parked parallel to the road and within the first ten (10) feet off the road.
2. No recommendation.

APPLICATION, 24-21 – Cameron Schuette is requesting a zoning variance to exceed the maximum height of a fence permitted in a side yard and a front yard. The property is located at 203 Quail Road 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 that would allow for a six (6) foot fence to be installed in the side yard past the midpoint of the house.
2. The applicant is requesting a zoning variance that would allow for a six (6) foot fence to be installed in the front yard.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting criteria for variances B, C, D, and E of Chapter 1275.02(c)(3). Due to this property being a corner lot, the area directly behind the house is the side yard. There is a patio located in this area that would create difficulties if the fence were to go only to the midpoint of the house.
2. The Zoning Inspector is recommending denial of the zoning variance as it does not meet enough of the conditions required to grant a variance. The fenced in yard area will not shrink substantially, if the property owner were to run the fence along the start of the rear yard.

APPLICATION, 25-21 – Edwin and Jane Nagle are requesting a zoning variance to install a driveway that exceeds the maximum width allowed. The property is located at 16149 Normandy Road and is zoned R-1 (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 applicants are requesting a variance that would allow for them to replace their current driveway. The driveway width is twenty-six (26) feet and seven (7) inches.

Recommendation:

1. The Zoning Inspector recommends approval of the variance based on meeting criteria for variances B, C, D, and E of Chapter 1275.02(c)(3). The applicants would have been permitted to install the driveway had they contacted our office for a pre-inspection prior to tearing out the driveway. The property owners are not looking to modify the footprint of the driveway, they are wanting to install a new driveway that will be identical to what was there previously.

APPLICATION, 26-21 – Daniel Knorek is requesting two zoning variances to exceed the maximum height of a fence permitted in a side yard and to install a patio within the required setback of the property line. The property is located at 620 Cherry Street 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

NOTE: Chapter 1250.58(c) Patios and Swimming Pools: In all cases, decks and patios shall maintain a minimum setback of five (5) feet from any property line.

1. The applicant is requesting a zoning variance to keep a six (6) foot fence that has been installed in the side yard past the midpoint of the house.
2. The applicant is requesting a zoning variance to keep a patio that has been installed closer than five (5) feet to the property lines.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting criteria for variances B, C, D, and E of Chapter 1275.02(c)(3). The house is setback from the road about ninety (90) feet, with the fence being installed an additional fourteen (14) feet from the front of the house.
2. The Zoning Inspector recommends approval of the zoning variance based on meeting criteria for variances B, C, D, and E of Chapter 1275.02(c)(3). The patio is located behind a privacy fence. The patio was installed less than one (1) foot from the required five (5) feet off of the property line.

APPLICATION, 27-21 – Scott and Kimberly Fenneken are requesting a zoning variance to install a driveway that exceeds the maximum width allowed. The property is located at 25794 Edinborough Circle and is zoned R-1 (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 applicants are requesting a variance that would allow for a driveway to be installed with a width of thirty-four (34) feet from the street to the garage.

Recommendation:

1. No recommendation provided.

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for July 12th at 5:30 P.M. in the Municipal Building located at 201 West Indiana Avenue.