

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: June 13, 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 May 9, 2022 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 25-22 – Ryan Drewes is requesting a zoning variance to install a garage. The property is located at 560 Candyce Court and is zoned R-3 (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 applicant is requesting a zoning variance to allow for a garage to be constructed partially 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 garage will be placed at the back of the driveway. Due to a portion of the house that sticks out farther than the rest of the house, the garage will be located partially in the side yard. The garage will meet all other regulations pertaining to the structure.

APPLICATION, 26-22 – Fredericka Hudak is requesting a zoning variance to construct a garage. The property is located at 713 Louisiana Avenue and is zoned R-3 (Single Family Residential).

NOTE: *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 6.6% of the lot size in accessory structures. The property owner would construct a garage that is six hundred and seventy six (676) square feet, this is in addition to an existing shed that is one hundred and sixty (160) square feet.

Recommendation:

1. 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 the desired garage size. Currently, there is not a garage on the property. The garage will allow for the owner to store and protect her property.

APPLICATION, 27-22 – Marion Newman and Ruby Bell are requesting a zoning variance to install a driveway. The property is located at 544 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.*

1. The applicant is requesting a zoning variance to allow for a second driveway to be installed on the property.

Recommendation:

1. The Zoning Inspector recommends denial of the zoning variance as it does not meet enough of the criteria need to grant a variance. The property already has a driveway from the street to a garage. On street parking is permitted along the street and parking in the City right-of-way is permitted given it is in following with the Police Ordinances.

APPLICATION, 28-22 – Brian and Breanna Wahl are requesting a zoning variance to install a fence. The property is located at 707 Louisiana 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 for a six (6) foot fence to be placed in the front yard. The fence will be installed twenty (20) feet into the front yard and run the length of one hundred and fifteen (115) feet.

Recommendation:

1. The Zoning Inspector recommends denial of the zoning variance as it does not meet enough of the conditions needed to grant a variance. The property owners can place a four (4) foot fence anywhere on their property. I would recommend that the fence transition from six (6) feet to four (4) feet once it crosses into the front yard. This will allow the property owners to utilize this area and if privacy is of concern a stockade style of fencing would be recommended. The character of the neighborhood could be altered as no other properties nearby have fences that extend into the front yard.

APPLICATION, 29-22 – Ron and Marylin Metti are requesting a zoning variance to install a fence. The property is located at 805 Ashbury Drive and is zoned R-2 (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 house. The fence would extend six (6) feet beyond the midpoint.

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 is a corner lot, due to the positioning of the house, the back of the house is actually the side yard. Six (6) feet beyond the midpoint into the side yard is not substantial.

APPLICATION, 30-22 – Belinda Longmore is requesting a zoning variance to construct a shed. The property is located at 140 E. Second Street and is zoned C-2 (Central Business).

NOTE: *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 5.8% of the lot size in accessory structures. The property owner would construct a shed that is forty eight (48) square feet, this is in addition to an existing garage that is five hundred and seventy six (576) square feet.

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). The size of the current garage already exceeds the 5% maximum. The property was used for commercial purposes, however the new owners plan on using it for residential purposes. The shed will allow for storage and protection of lawn tools.

APPLICATION, 31-22 – Kate MacPherson is requesting two zoning variances to install a water garden and a fence. The property is located at 501 E. Second Street and is zoned R-3 (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.

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 variance to install a water garden that will be located in the side yard.
2. 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 house. The fence would line up with the front of the house.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances D, E, F, and G of Chapter 1275.02(c)(3). The rear yard of the property has a large driveway that utilizes a large percentage of the rear yard space. The water garden will meet the required setback off of the property line.

2. The Zoning Inspector recommends denial of the variance, as the request does not meet enough of the conditions required to grant a variance. The character of the neighborhood could be altered as other homes adjacent to the property do not have six (6) foot fences that go to the front of the house. A four (4) foot fence would meet the requirements for fencing around water features.

APPLICATION, 32-22 – Toledo Sign Company is requesting a zoning variance in order to install a sign. The property is located at 830 W. South Boundary Street and is zoned C-4 (Highway Commercial).

NOTE: *Chapter 1250.33(a) Permanent Freestanding Signage*

C-4 Zoning District:

Maximum Height: 10'

Maximum Size: 72 Square Feet

Location: 10' Setback

Quantity: 1 per Street Frontage

1. The applicant is requesting a variance to install a freestanding sign. The sign will be setback four (4) feet off of the 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). Due to a gas line that runs in the front of the property, placing the sign at the required setback would put the sign over the gas line.

OTHER BUSINESS

ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for July 11, 2022 at 5:30 P.M. in the Municipal Building located at 201 West Indiana Avenue.