



City of Perrysburg

Division of Planning and Zoning

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June 2, 2017

TO: Board of Zoning Appeals
FROM: Mark Easterling, Deputy Administrator
SUBJECT: June 12, 2017 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of May 8, 2017 Meeting Minutes
Approval of May 25, 2017 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 18-17 – David Bish is requesting one zoning variance that would allow him to construct a six (6) foot fence in the front yard. The property is located at 737 Mulberry Street, and is zoned “R-3” Single Family Residential.

NOTE: *Chapter 1250.42 Fences, Walls, Structural Screens, Hedges, and Screen Plantings:*

	Max Height	
	Permitted	*Restricted
Front Yard	4'	6'
Side Yard	4'	6'
*Requires BZA Approval		

1. The applicant is requesting a variance to construct a six (6) foot fence and enclose a portion of a front yard (which is in the rear of the home).

Recommendation:

1. The Deputy Administrator recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, and F of Ch. 1275.02(3). Also, the uniqueness of this corner lot leaves the applicant with no rear yard and would not completely enclose the yard in the rear of the home.

APPLICATION, 19-17 – Joy Roberts is requesting one zoning variance that would allow her to construct a six (6) foot fence in her side yards. The property is located at 2181 Coe Court, and is zoned “R-3” Single Family Residential.

NOTE: *Chapter 1250.42 Fences, Walls, Structural Screens, Hedges, and Screen Plantings:*

	Max Height	
	Permitted	*Restricted
Front Yard	4'	6'
Side Yard	4'	6'
	*Requires BZA Approval	

1. The applicant is requesting a variance to construct a six (6) foot fence and fully enclose the side yards on both sides of the home.

Recommendation:

1. The Deputy Administrator recommends approval of the variance based on meeting the criteria for variances B, C, D, and F of Ch. 1275.02(3). The proposed fence location does not pose any safety/visibility concerns. Additionally, the fence is high quality and visually attractive and would allow for additional screening from pool area.

APPLICATION, 20-17 – Mark Becker on behalf of Mark Becker DDS is requesting a zoning variance that would allow the installation of one free standing sign within the thirty (30) foot setback from the front property line. The property is located at 116 W. Second Street and is zoned as C-2 (Central Business).

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

C-2 Zoning:

Setback: 30' from right-of-way

1. The requested variance would permit the applicant to install a permanent freestanding sign with a 1.5 foot setback from the public right-of-way.

Recommendation:

1. No recommendation provided.

APPLICATION, 21-17 – Mercy Health Systems is requesting one variance to permit the construction of a building that is taller than otherwise permitted. The subject property is located 12621 Eckel Junction Road zoned “INS” (Institutional Uses).

NOTE: *Chapter 1250.03 Maximum Building Height:* The following provisions shall apply to buildings located in A1, C4, OS, I1, I2, INS and PBP zoning districts within the City of Perrysburg.

- (a) The Board of Zoning Appeals may grant a height variance for any portion of a building that is taller than the maximum permitted height specified in Chapter 1230 “Intensity & Dimensional Standards” providing the variance does not exceed 50% of the maximum height specified in Chapter 1230.
- (b) The height regulations of Chapter 1230 “Intensity & Dimensional Standards” shall not apply to communication towers, monuments, water/cooling towers, ornamental towers

and spires, chimneys, silos, elevator bulkheads, smoke stacks, conveyors and other similar items as determined by the Planning & Zoning Administrator.
The chart below provides an example of the relief this code section could provide:

Zoning	Max Height (ft.)	Max BZA Approval (ft.)
INS	45	67.5

1. The applicant is requesting a height variance to allow a building that is fifty-two (52) feet tall.

Recommendation:

1. The Deputy Administrator recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Ch. 1275.02(3) and the surrounding land uses, setbacks to other buildings, streets, and property lines.

APPLICATION, 22-17 – Michael Eckhart is requesting an administrative appeal concerning the interpretation and application of Chapter 1250.61(f) pertaining to total accessory structures not exceeding the maximum of 5% of square footage of the lot size. The property is located at 993 Pine Street and is zoned R-3 Single Family Residential.

NOTE: Chapter 1275.02(e)(1) Appeals to the Board: Appeals to the Board of Zoning Appeals may be taken after the initial applications to the Zoning Inspector for permit or, where it is apparent that such application would be in vain and useless, appeals may be made by initial applications to the Board. In either event, the procedural provisions of this chapter shall apply and be followed.

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 square feet.

1. The applicant is requesting an administrative appeal on the interpretation of 5% of his lot size. The applicant has two adjoined lots totaling 13503.6 square feet. The maximum for all accessory structures allowed for his property would therefore be 675.18 square feet. The applicant currently has an accessory structure on the property that is approximately 525SF and would like to construct an addition on to the structure that would put him over the maximum square footage allowed for his property.

Recommendation:

1. No recommendation provided.

APPLICATION, 23-17 – Christopher & Beth Bayes are requesting one zoning exception to permit rear yard setback relief. The property is located at 28612 Woodland Avenue 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 exception to reduce the required rear yard setback. The exception would permit the rear yard setback to be reduced to 23' 4", rather than the required thirty-five (35) feet.

Recommendation:

1. The Deputy Administrator recommends approval of the exception. The applicant would like the addition to be able to make the home wheelchair and handicap accessible through the kitchen and ramps on and leading to the rear entrance.

APPLICATION, 24-17 – Peter Demczuk is requesting two zoning variances to permit the installation of a landscape screen of spruce trees and arborvitaes in the front and rear yards. The property is located at 3 Maple Street and is zoned as R-1 (Single Family Residential).

NOTE: 1250.42(a)(3) Fences, Walls, Structural Screens, Hedges, and Screen Plantings: The height and location of a fence, wall, structural screen, hedge or screen planting shall conform to the style/dimensional chart.

NOTE: 1250.42(a)(4) Fences, Walls, Structural Screens, Hedges, and Screen Plantings: Fences, walls, structural screens, hedges and screen plantings shall include all structures, shrubs, plantings or trees used to separate, enclose, screen or demarcate a boundary.

NOTE: 1250.42(a)(5) Fences, Walls, Structural Screens, Hedges, and Screen Plantings: For fencing purposes the side yard shall consist of the area between the front of the house to the midpoint of the side yard. Any portion of yard between the midpoint of the house and the rear façade of the home shall constitute a rear yard for fencing purposes only.

	Max Height	
	Permitted	*Restricted
Front Yard	4'	6'
Side Yard	4'	6'
*Requires BZA Approval		

1. The applicant is requesting a zoning variance to plant a series of spruce trees in the rear yard to act as a plant screening wall.
2. The applicant is requesting a zoning variance to plant a series of arborvitaes in the front yard that would act as a plant screen wall.

Recommendation:

1. The Deputy Administrator recommends denial of the variance. The spruce trees would not be able to be held and maintained at the height maximum for screens and fences of six (6) feet and does not meet enough of the conditions needed to grant a variance.
2. The Deputy Administrator recommends approval of the variance based on meeting the criteria for variances C, D, E, and F of Ch. 1275.02(3) with the condition that the bushes be maintained at a height no higher than six (6) feet. The proposed plan offers an alternative to privacy fencing that is visually attractive.

OTHER BUSINESS
ADJOURNMENT