City of Perrysburg

Division of Planning and Zoning

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Brodin L. Walters
Administrator

Mark Easterling
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Cody Grodi
Zoning Inspector

Heather Alfaro
Zoning Clerk

May 30, 2018

TO: Board of Zoning Appeals

FROM: Cody Grodi, Zoning Inspector

SUBJECT: June 11, 2018 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of May 14, 2018 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 20-18 – Michele Rice is requesting one zoning variance to permit a newly installed gazebo that is two (2) feet off of the rear property line. The property is located at 888 Bexley Drive 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 approval to keep the existing accessory structure within two (2) feet of the property line.

Recommendation:
1. The Deputy Administrator recommends approval of the zoning variance. The existing structure location does not pose any safety or visibility concerns. The request meets the criteria for a variance based on B, C, D, and F of Chapter 1275.02(c)(3).

APPLICATION, 21-18 – Dennis Blubaugh & Andre Criner are requesting one zoning variance to permit a six (6) foot fence in a front yard. The property is a corner lot located at 348 West Front 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 applicants are requesting a variance that would allow for them to construct a six (6) foot fence that starts in the rear yard and extends approximately three (3) feet into the front yard.

Recommendation:

1. The Deputy Administrator recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and F of Ch. 1275.02(3). The new fence would provide additional screening from Pine Street that was once provided by trees that were removed.

APPLICATION, 22-18 – James Mackiewicz is requesting two (2) zoning variances to permit the construction of a new residential house. The requested variances would permit the applicant to construct a single family home within the required front and rear yard setbacks. The property is located at 224 Cherry Street and is zoned R-3 (Single Family Residential).

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

Front Yard = 15'
Rear Yard = 35'
Side Yard = 6'
Side Yard Total = 12'

1. For the first zoning variance, the applicant is requesting a reduction of the front yard setback. The variance would permit the front yard setback to be six (6) feet, rather than the required fifteen (15) foot setback.

2. For the second zoning variance, the applicant is requesting a reduction of the rear yard setback. The variance would permit the rear yard setback to be twenty-two (22) feet, rather than the required thirty-five (35) foot setback.

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). The lot area is non-conforming, which makes constructing a house that meets the setbacks and dwelling size minimum difficult.

2. 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). The lot area is non-conforming, which makes constructing a house that meets the setbacks and dwelling size minimum difficult.

APPLICATION, 19-18 (REVISED) – Barney's Real Estate Investment, LLC is requesting one zoning variance to construct a new building within the required front yard setback. The property is located at 26475 North Dixie Highway and is zoned C-4 (Highway Commercial).

NOTE: *Chapter 1230.01 Intensity and Dimensional Standards:*
C-4 Zoning:
Front Yard = 50'
Rear Yard = 30'
Side Yard Min = 10'
Side Yard Total = 20'

1. The applicant is requesting a zoning variance to reduce the required front yard setback. The variance would permit the front yard setback to be reduced to forty-two (42) feet, rather than the required fifty (50) feet.

Recommendation:

1. The Zoning Inspector recommends denial of the variance as it does not meet enough of the conditions needed to grant a variance. The length of the property is long enough to allow the building to be constructed at the required fifty (50) feet and still allow for the rear yard setback to be met. The purposed rear yard setback is ninety-nine (99) feet, while C-4 zoning only requires a thirty (30) foot rear yard setback. The property will still achieve beneficial use without a variance. Additionally, the adjacent parcels meet the required front yard setback and because of this the character of the area may be altered, if this variance were to be granted.

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for July 9, 2018 at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.