



City of Perrysburg

Division of Planning and Zoning

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Cody Grodi
Zoning Inspector

Heather Alfaro
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May 30, 2019

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: June 10, 2019 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of April 8, 2019 Meeting Minutes
Approval of May 13, 2019 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 15-19 – Caleb Holz is requesting a zoning variance to install a second curb-cut on the property. The property is located at 28282 White Road and is zoned R-2 (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 that would allow for a driveway with two curb-cuts to be installed. The purposed plan would allow for a curb-cut off of White Road that would be approximately fifty-six feet away from the existing driveway at the street. The new driveway would then tie into the existing driveway creating a horseshoe shaped driveway.

Recommendation:

1. The Zoning Inspector recommends denial of the variance as it does not meet enough of the conditions needed to grant a variance. In place of a second curb-cut, a turn-around driveway could be installed if the safety when backing out of the driveway is of concern. The application states multiple times that the request for the second curb-cut is due to business trailers, however the Perrysburg Codified Ordinances states that home occupations should have no exterior storage, the business should be conducted wholly indoors, there shall be no additional parking demand or increase in traffic, and that no equipment shall be used which creates noise and vibrations that are inconsistent with the residential uses.

APPLICATION, 16-19 – Jeffrey Schramm is requesting two zoning variances to construct a new garage with a reduced setback, and exceeding the maximum size. The property is located at 322 E. Seventh Street 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.*

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.*

1. The applicant is requesting a zoning variance to construct a new garage in the location of the existing garage. The current structure sits approximately two (2) feet off of the property line and the new garage would sit two (2) feet off of the side property line.
2. The applicant is requesting a zoning variance to construct a garage that will exceed more than five (5) percent of the square footage of the lot. The current structure is 420 square feet, and the proposed new garage is 480 square feet, eight (8) percent of the lot size.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, & F of Chapter 1275.02(c)(3). Due to the narrow size of the lot meeting the required setback on the side while not pushing the garage into the front yard would be difficult. The structure will not come any closer to the property line than the current garage. Neighboring properties also have structures that are within a few feet off the property line.
2. The Zoning Inspector recommends approval of the zoning variance. The maximum five (5) percent would make it difficult for fitting a larger vehicle within the garage. Many garages in the neighborhood are of similar size to the proposed garage.

APPLICATION, 17-19 – Amber and Adam Hastings are requesting a zoning exception to reduce the front yard setback in order to install a deck off the front of the house. The property is located at 175 Birchcrest Drive 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 applicants are requesting a zoning exception to reduce the required front yard setback. The exception would permit the homeowner to install a deck off the front of the house. The deck would be twenty-four (24) feet off of the property line, rather than the required thirty-five (35) feet.

Recommendation:

1. The Zoning Inspector recommends approval of the exception. The house itself is only at thirty four (34) feet off the property line. The deck would be replacing a similar sized concrete slab that is currently in front of the front door. The new deck will allow for safer access to the front door then the previous porch and stairs.

APPLICATION, 18-19 – DGL Consulting Engineers are requesting seven zoning exceptions that would allow for the installation of seven driveways exceeding the maximum width. The site is located at 24736 Five Point Road and is zoned RM (Multiple Family Residential).

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.*

1. The applicant is requesting a variance to install seven driveways, exceeding the maximum twenty-four (24) feet, which would serve fourteen units. Six of the seven driveways would have a width of 26.25 feet, while the one driveway not located in the cul-de-sac would have a width of 30.67 feet.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. Due to the configuration of the buildings the driveways are angled and meet near the street. The buildings in the cul-de-sac are closer to each other than the rest of the development.

APPLICATION, 19-19 – Phillip Szalkowski is requesting one zoning variance that would allow him to exceed the maximum width for a residential driveway. The property is located at 12070 Eckel Junction Road and is zoned R-3 (Single Family Residential).

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.*

1. 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 driveway would be a re-installation of a previous non-conforming driveway that had a width of thirty-six (36) 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 Ch. 1275.02(c)(3). The driveway will be a direct replacement of what was previously there. The new driveway would meet up with the pre-existing curb-cuts. Due to the speed and traffic on Eckel Junction Road the driveway width will allow for an easier turn in and out for the homeowner.

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for July 8th at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.