



City of Perrysburg

Division of Planning and Zoning

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May 30, 2013

TO: Board of Zoning Appeals
FROM: Brodin L. Walters, Deputy Planning and Zoning Administrator
SUBJECT: June 10, 2013 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of May 13, 2013 Meeting Minutes
Administer Oath
Zoning Permit Obligation

ZONING VARIANCE, 12-13 – Tim Gruber on behalf of Ridge Stone Builders requests one (1) zoning variance to permit the construction of a single-family residence within the required rear yard setback. The subject property is located at 1863 Watermill Lane and is zoned R-2 (Single-Family Residential). The variance would permit the applicant to construct a residence 9.88' from the rear property.

NOTE: 1230.01 *Intensity and Dimensional Standards*

R-2 Zoning:

Front Yard = 40'
Rear Yard = 40'
Side Yard Min = 10'
Side Yard Total = 25'
Min. Dwelling Size = 1,600 S.F.

1. The applicant is requesting a zoning exception to permit the construction of a residence 9.88' from the rear property line, which is 30.12' closer than would otherwise be permitted.

Recommendation:

1. The Planning and Zoning staff recommends approval of the applicant's request. This is a uniquely situation property along a cul-de-sac that is significantly challenged by a deep ravine that divides the property and limits the building envelope. Although the amount of relief being

sought is substantial, the proposed location for the residence would not interfere with established drainage and utility easements, nor would it be unusually close to existing residences. Based on the variance criteria of Chapter 1275.02(c)(3) it is believed that criteria C, D, F and G would be satisfied.

ZONING VARIANCE, 13-13 – Hal Munger requests one (1) zoning variance and one (1) zoning exception to permit the construction of a new single-family residence. The subject property is located at 120 Locust Street and is zoned R-3 (Single-Family Residential). The variance would permit the applicant to construct a new residence 12' from the rear property line and 12' from the front property line (Locust Street side).

NOTE: 1230.01 *Intensity and Dimensional Standards*

R-3 Zoning:

Front Yard = 35'

Rear Yard = 35'

Side Yard Min = 8'

Side Yard Total = 20'

Min. Dwelling Size = 1,200 S.F.

NOTE: 1230.02(b) *Provisions Governing Interpretation and Application of Yard Requirements*

Front Yard Exception. In "R-2", "R-3" or "R-4" Districts, when fifty percent (50%) of the developed frontage in one (1) block on one (1) side of the street has front yards that are greater or less than the minimum front yard required, any building to be erected thereon shall not project beyond the average of the existing front yards, except that a minimum front yard of fifteen (15) feet shall be maintained in all instances.

1. The applicant is requesting a zoning variance to permit the construction of a new residence 12' from the rear property line, which is 23' closer than would otherwise be permitted.
2. The applicant is requesting a zoning exception to permit the construction of a new residence 12' from the front property line, which is 3' closer than would otherwise be permitted. The planning & zoning code always for the calculation of the front yard setback to change based on the average setback of a block (1 side of the same block: west Locust Street from Front Street to Second Street). In accordance with this code provision (Ch the average setback of the block is less than 15' therefore the house could be built with a 15' front yard setback without action by the Board of Zoning Appeals.

Recommendation:

1. It is recommended to approve the applicant's request. The subject property is unique in that it is approximately 66' x 65' or 4,290 SF and is contained within the City of Perrysburg's Historic District. The current structure was built between 1920 and 1940 and the current placement of the structure has blended well with the neighborhood. The proposed residence does not require significant changes in the setbacks of the existing residence and is therefore not likely to create any practical or aesthetic issues. Additionally, it is important to note that additional approval by the Historic Landmarks Commission will be necessary before construction can be approved. Based on the variance criteria of Chapter 1275.02(c)(3) it is believed that criteria A, B, C, D, F and G would be satisfied.
2. See recommendation #1.

ZONING VARIANCE, 14-13 – Matt Smith and Dennis Beaver request one (1) zoning variance to permit the construction of a 6' high fence in a commercial front yard. The subject property is located at 25680 N. Dixie Highway and is zoned C-4 (Highway Commercial).

NOTE: 1250.42 *Fences, Walls and Structural Screens*

6' Structural Screens are permitted in commercial front yards with the approval of the Board of Zoning Appeals.

1. The applicant is requesting permission to install a 6' tall fence around the existing 20' x 40' patio on the south side of their tenant space. This property has 2 front yards since it is a corner lot with frontage on Harold Street and SR25.

Recommendation:

1. It is recommended to approve the applicants' request. Based on the variance criteria of Chapter 1275.02(c)(3) it is believed that criteria B, C, D and G would be satisfied.

ZONING VARIANCE, 15-13 – Kirk Rudolph requests one (1) zoning variance to permit the construction of a 6' high fence in a residential side yard. The subject property is located at 556 E. Seventh Street and is zoned R-3 (Single Family Residential).

NOTE: 1250.42 *Fences, Walls and Structural Screens*

6' Structural Screens are permitted in residential side yards with the approval of the Board of Zoning Appeals.

1. The applicant is requesting permission to install a 6' tall fence along in both side yards of the property. The proposed fencing includes 32' of 6' tall fencing in the western side yard and 19' of 6' tall fencing in the eastern side yard.

Recommendation:

1. It is recommended to approve the applicant's request. Based on the variance criteria of Chapter 1275.02(c)(3) it is believed that criteria B, C, F and G would be satisfied.

ZONING EXCEPTION, 16-13 – John DeFoe requests one (1) zoning exception to permit the construction of a single-family residence with a front porch that is within the required front yard setback. The subject property is located at 3299 Chapel Creek Drive and is zoned R-1 (Single Family Residential). This exception would permit the applicant to construct the front porch 49' from the front property line.

NOTE: 1230.01 *Intensity and Dimensional Standards*

R-1 Zoning:

Front Yard = 50'

Rear Yard = 60'

Side Yard Min = 10'

Side Yard Total = 25'

Min. Dwelling Size = 1,800 S.F.

1. The applicant is requesting a zoning exception to permit the construction of a residential front porch 49' from the front property line, which is 1' closer than would otherwise be permitted.

Recommendation:

1. It is recommended to approve the applicant's request. The amount of relief sought is insignificant and nearly undetectable. No negative impacts are foreseen.

OTHER BUSINESS

ADJOURNMENT