



Brodin L. Walters
Administrator
Mark Easterling
Deputy Administrator
Cody Grodi
Zoning Inspector
Heather Alfaro
Zoning Clerk

City of Perrysburg

Division of Planning and Zoning

201 West Indiana Avenue
Perrysburg, Ohio 43551-1582
(419) 872-8060 • Fax (419) 872-8019
www.ci.perrysburg.oh.us

May 28, 2020

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: June 8, 2020 Meeting Agenda

This meeting is scheduled to take place in the Municipal Building, 201 W. Indiana Avenue, Perrysburg, Ohio. The meeting will also be accessible through at teleconference dial-in number. In an effort to promote social distancing, the public or interested parties are welcome to listen to the meeting by dialing 866-866-2244, and then entering the Participant Code 8428504#

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of March 9, 2020 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 08-20 (Revisited) – Hess Carpentry, on behalf of Matt and Ellen Kang, is requesting two zoning variances that would allow for a driveway to exceed the maximum width and to be installed within the required setback from the side property line. The property is located 308 W. Front Street and is zoned R-3 (Single Family Residential).

NOTE: *Chapter 1250.51(c)(2) Residential 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.

NOTE: *Chapter 1250.51(b)(7)* No portion of a driveway shall be closer than five (5) feet to a side or rear property line.

1. The applicant is requesting a variance that would allow for the driveway to extend across the entire length of the property. The driveway width would be approximately seventy-two (72) feet.

2. The applicant is requesting to install a driveway that would be approximately one (1) foot off of the property line.

Recommendation:

1. The Zoning Inspector recommends approval of the variance, with the condition that the five (5) foot green space buffer run along the entire property line, all the way to the alley. If approved with this condition the request would meet the criteria for a variance based on meeting criteria C, D, E, and F of Chapter 1275.02(c)(3). The driveway in front of the garage is not long enough to accommodate a vehicle. The recommended driveway would allow for multiple cars to be parked parallel to the garage. The driveway width would also be smaller than the existing driveway width. The recommended driveway would also eliminate the need for the second variance request.

APPLICATION, 10-20 – Martin and Trudy Nagy are requesting a zoning variance to allow a driveway to be constructed with a width exceeding twenty-four (24) feet. The property is located at 619 Eckel Road and is zoned R-3 (Single Family Residential).

NOTE: *Chapter 1250.51(c)(2) Residential 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 applicants are requesting a variance that would allow for the driveway to be a width of twenty-nine (29) feet, in order to be able to park a RV in the 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. The driveway width could transition from twenty-nine (29) feet to twenty-four (24) feet before crossing over into the city right-of-way.

APPLICATION, 11-20 – Randy and Susan Parker are requesting a zoning variance to install a shed in the front yard. The property is located at 27155 West River Road and is zoned R-1 and S-1 (Single Family Residential and Scenic and Open Space).

NOTE: *1250.61(a) Accessory Buildings and Uses:* 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 variance to install a shed that will be located in the front yard.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, D, E, and F of Ch. 1275.02(c)(3). Due to the slope in the rear yard, placing the shed would be challenging. The portion after the slope is zoned S-1, which does not allow for any buildings to be constructed in that area. Additionally, the location proposed is wooded which will help to conceal the shed and limit the views of the shed from the street and neighboring properties.

APPLICATION, 12-20 – Ryan & Sara Ebright are requesting a zoning variance to allow a fence with a height of six (6) feet in the front yard. The property is located at 602 Walnut 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 zoning variance for a six (6) foot fence that is five (5) feet from the sidewalk.

Recommendation:

1. The Deputy Administrator recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, E of Chapter 1275.02(c)(3).

APPLICATION, 13-20 – Derek and Heidi Meyer are requesting a zoning variance to allow for a deck to be installed within the side yard setback. The property is located at 885 Mulberry Street 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 variance for side yard setback relief that would reduce the minimum side yard setback from eight (8) feet to four (4) feet.

Recommendation:

1. The Deputy Administrator recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, E of Chapter 1275.02(c)(3). The deck does not extend any further into the setback than the primary structure already is. The garage portion sits four (4) feet from the property line.

APPLICATION, 14-20 – Michael & Kellie Johnson are requesting a zoning variance to allow for a swimming pool to be installed within the side yard setback. The property is located at 103 Miamis 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.

1. The applicant is requesting a variance to install an in-ground swimming pool that will be located in the side yard.

Recommendation:

1. The Deputy Administrator recommends denial of the variance. Although the property is a unique corner lot, the variance request does not meet enough of the factors needed for a variance. Although the desired location would place the pool behind the house, the lot has ample room (approximately forty (40) feet) to allow for a pool to remain outside of the easement. The location would also allow for a six (6) foot privacy fence for additional privacy and security should the pool be located in the permissible yard.

APPLICATION, 15-20 – Heather English, on behalf of Allen Industries, is requesting two zoning variances that would allow for the installation of one (1) freestanding sign with increased height and size. The property is located at 12418 Williams Road and is zoned I-1 (Light Industrial).

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

I-1 Zoning:

Maximum Height: Equal to or less than 10'

Maximum Size: 72 SF

Setback: 25' from property line

OR

Maximum Height: Equal to or less than 25'

Maximum Size: 48 SF

Setback: 50' from property line

1. The applicant is requesting a variance that would permit the construction of a permanent freestanding sign in the rear of the property along I-475 with a height of approximately twenty-nine (29) feet and nine (9) inches.

2. The applicant is requesting a variance that would permit the construction of a permanent freestanding sign in the rear of the property along I-475 at approximately one hundred (100) square feet.

Recommendation:

1. No recommendation provided.
2. No recommendation provided.

APPLICATION, 16-20 – Brian Hufford, on behalf of Diane Leyland is requesting a zoning exception to construct a primary structure addition within the rear yard setback. The property is located at 617 Locust Street 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 homeowner construct an addition off of the home within setback. The deck would be twenty-nine (29) feet off of the property line, rather than the required thirty-five (35) feet.

Recommendation:

1. The Deputy Administrator recommends approval of the exception. The home currently sits at thirty-three (33) feet from the rear property line, meets all other setback requirements, and does not pose any safety concerns.

APPLICATION, 17-20 – Lori Kwiatkowski, on behalf of Four Seasons Physique, is requesting a zoning variance that would allow for the installation of a sign exceeding the maximum square footage. The property is located at 122 W. South Boundary Street and is zoned I-1 (Light Industrial).

NOTE: Chapter 1250.32(a) Permanent Signs Allowed:

C-3 Zoning:

Maximum Size: 10% of facade

1. The applicant is requesting a variance that would permit the construction of a permanent wall sign that is thirty (30) square feet, or eleven (11) percent of the square footage of the façade.

Recommendation:

1. No recommendation provided.

APPLICATION, 18-20 – Nathan and Tara Zechman are requesting a zoning variance that would allow for the construction of an addition within the front yard setback. The property is located at 1001 Mulberry Street 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 variance to reduce the required front yard setback. The addition would be seventeen (17) feet off of the property line, rather than the required thirty-five (35) feet.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, and F of Ch. 1275.02(c)(3). The front of the existing house does not currently meet the required front yard setback. The addition will meet all other setback requirements and does not pose any safety concerns.

APPLICATION, 19-20 – Chris and Stacie LaFaso are requesting a zoning variance to allow a fence with a height of six (6) feet in the front yard. The property is located at 1580 Elk 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 zoning variance for a six (6) foot fence to be placed in the location of the current four (4) foot fence. The property is a corner lot.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, E of Chapter 1275.02(c)(3). The fence should not pose any difficulty with the visual line of sight at the nearest intersection.

APPLICATION, 20-20 – Rubeye Wise is requesting a zoning variance to allow a fence with a height of six (6) feet in the front yard and side yard. The property is located at 106 Heilman Avenue and is zoned R-1 (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 zoning variance for a six (6) foot fence to be placed in the side yard and front yard. The property is a corner lot.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, E of Chapter 1275.02(c)(3). The fence should not pose any difficulty with the visual line of sight at the nearest intersection.

OTHER BUSINESS

ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for July 13th at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.