



# City of Perrysburg

## Division of Planning and Zoning

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June 1, 2015

**TO:** Board of Zoning Appeals  
**FROM:** Julie Liebenthal, Zoning Inspector  
**SUBJECT:** June 8, 2015 Meeting Agenda

### AGENDA

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5:30 PM: Call Meeting to Order  
Roll Call  
Approval of May 11, 2015 Meeting Minutes  
Administer Oath  
Zoning Permit Obligation

**ZONING VARIANCE, 07-15** – Connie Brand requests one (1) zoning variance to permit the construction of a 6' fence in a residential side yard. The subject property is located at 500 Cherry Street and is zoned R-3 (Single-Family Residential).

**NOTE:** 1250.42(a)(5) *Fences, Walls, Structural Screen, 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.

1. The applicant is requesting permission to install a 6' tall fence along the side of her residence that extends beyond the midpoint of said residence.

#### **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, D and G would be satisfied.

**ZONING VARIANCE, 08-15** – Christopher Jones, on behalf of Patrice Spitzer, requests one (1) zoning variance to permit the construction of a 6' fence in a residential side yard. The subject property is located at 570 E. Front Street and is zoned R-3 (Single-Family Residential).

**NOTE:** 1250.42(a)(5) *Fences, Walls, Structural Screen, 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.

1. The applicant is requesting permission to install a 6' tall fence along the side of her residence that extends beyond the midpoint of said residence.

**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, D and G would be satisfied.

**ZONING VARIANCE, 09-15** – Craig and Amy Reiter request one (1) zoning variance to permit the construction of a shed in a residential front yard. The subject property is located at 451 E. Front Street and is zoned R-1 (Single Family Residential).

**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.

1. The applicant is requesting permission to install a shed in the front yard of the property. The proposed shed is to be placed on the Easterly portion of the property, directly behind a row of foliage.

**Recommendation:**

1. It is recommended to approve the applicant's request as the property is a significant distance from the main road and said shed will not be visible from public view. Based on the variance criteria of Chapter 1275.02(c)(3) it is believed that criteria B, C, D, E, F and G would be satisfied.

**ZONING VARIANCE, 10-15** - Troy Barman of Lewandowski Engineers, on behalf of Mercy Medical Center requests a zoning variance to exceed the 45' allowable height limit within an Institutional (INS) zoning district. This variance would permit the applicant to construct a building of up to a maximum height of 52' which is 15% more than the permitted height. The subject property is located at 12621 Eckel Junction Rd and is zoned INS (Institutional).

**NOTE:** 1230.01 *Intensity and Dimensional Standards*

INS Zoning:

Maximum Height = 45'

**NOTE:** 1230.03(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 Ch. 1230 "Intensity & Dimensional Standards" providing the variance does not exceed 50% of the maximum height specified in Ch. 1230.*

1. The applicant is requesting a zoning variance to exceed the maximum height requirement within the zoning district. The additional height (7') reflects a 15% increase.

**Recommendation:**

1. The Zoning Inspector recommends approval of the zoning variance based on the fact that a large portion of the overall roofline would remain at 46'. Additionally, the proposed 7' height increase does not appear to be significant to the area or its surroundings. Based on the variance criteria of Chapter 1275.02(c)(3) it is believed that criteria B, C, D, E, F and G would be satisfied.

**OTHER BUSINESS**

**ADJOURNMENT**