



City of Perrysburg

Division of Planning and Zoning

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April 25, 2019

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: May 13, 2019 Meeting Agenda

AGENDA

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

APPLICATION, 11-19 – Whiteford Kenworth is requesting one zoning variance in order to install a six (6) foot fence in the side yard. The property is located at 12650 Eckel Junction Road and is zoned I-1 (Light Industrial).

NOTE: *Chapter 1250.42 Fences, Walls, Structural Screens, Hedges, and Screen Plantings:*

	Max Height	
	Permitted	*Restricted
Front Yard	4'	6'
	*Requires BZA Approval	

1. The applicant is requesting a variance that would allow for the installation of a six (6) foot fence past the midpoint of the structure in the side yard.

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 variance would allow for added security on the property. The character of the neighborhood would not be altered as other businesses along Eckel Junction Road have six (6) foot fences not only in the side yard, but also in the front yard.

APPLICATION, 12-19 – Frederick Kotula is requesting one zoning variance and a zoning exception in order to reconfigure a second driveway on the property. The property is located at 422 W. Fifth Street 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.*

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 variance to eliminate a second driveway and install a new one located behind the house. The current second driveway sits on the side of the house and runs parallel with the alley.
2. The applicant is requesting a zoning exception that would allow for a second driveway with a width of thirty (30) feet. The code allows for a maximum of twenty-four (24) 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 Chapter 1275.02(c)(3). Parking along the alley has become a safety concern for the property owner, especially during the winter months. With the parking area being located behind the house, the safety concern would be reduced.
2. The Zoning Inspector recommends denial of the zoning exception. I would recommend a smaller parking area that could then flare out to twenty-four (24) feet at the alley. This will still allow for vehicles to park on the second driveway and no longer have to park along the alley.

APPLICATION, 13-19 – Mark and Lorie Deszell are requesting two zoning variances to construct an addition onto the existing accessory structure. The property is located at 945 Mulberry 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 applicants are requesting a zoning variance to construct an addition off of the existing accessory structure. The current structure sits approximately two (2) feet off of the property line and the addition would run the same distance off of the property line.
2. The applicants are requesting a zoning variance to construct an accessory structure addition that will exceed more than 5% of the square footage of the lot. The current structure is 440 square feet and the proposed addition is 800 square feet making the overall size of the structure 1,240 square feet, 7.6% 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). The structure will not come any closer to the property line than the current accessory structure. Neighboring properties also have accessory structures that fall within the required five foot setback.

2. The Zoning Inspector recommends denial of the zoning variance. The maximum 5% would still allow the property owners to almost double the size of their current accessory structure. The request is substantial as the property owners are requesting to triple the size of the accessory structure. Almost all neighboring properties do not have accessory structures that exceed the 5% maximum.

APPLICATION, 14-19 – James Barath is requesting one zoning variance to permit the installation of an accessory structure in the front yard. The property is located at 300 Rutledge Court and is zoned R-2 (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. Either exception shall require approval of the Board of Zoning Appeals.

1. The applicant is requesting a variance to install a treehouse in a tree that is located in the front yard. This property is a corner lot and thus has two front yards.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for a variance B, D, E, & G of Chapter 1275.02(c)(3). The tree house being located in a front yard will not pose a visibility issue as it will not be located on the ground. The homeowner only has this option for the installation of a treehouse, the other trees on the property are located on the property line.

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for June 10th at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.