



City of Perrysburg

Division of Planning and Zoning

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April 26, 2013

TO: Board of Zoning Appeals
FROM: Brodin L. Walters, Deputy Planning and Zoning Administrator
SUBJECT: May 13, 2013 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of April 15, 2013 Meeting Minutes
Administer Oath
Zoning Permit Obligation

ZONING EXCEPTION, 10-13 – Todd Friesner requests one (1) zoning exception to permit the construction of a single-family residence within the required front yard setback. The subject property is located at 12242 Jefferson Street and is zoned R-4 (Single-Family Residential). The exception would permit the applicant to construct a residence within 20' of the front property line along Waters Edge Drive.

NOTE: 1230.01 *Intensity and Dimensional Standards*

R-4 Zoning:

Front Yard = 35'
Rear Yard = 30'
Side Yard Min = 6'
Side Yard Total = 16'
Min. Dwelling Size = 1,100 S.F.

1. The applicant is requesting a zoning exception to permit the construction of a residence 20' from the front property line along Waters Edge Drive, 15' closer than would otherwise be permitted.

Recommendation:

1. The Planning and Zoning staff recommends approval of the applicant's request. It is believed that the spirit and intent of the front yard setback requirement would be preserved despite the

15' setback reduction. This is a uniquely situation property that happens to be the last residential parcel of a subdivision that is surrounded by Planned Business Park zoning/uses. No negative impacts are foreseen in regards to this request.

ZONING VARIANCE, 11-13 – Kelly and Robert Berger request one (1) zoning variance to permit the construction of a driveway expansion within 5' of the side property line. The subject property is located at 26378 Fort Meigs Road and is zoned R-3 (Single-Family Residential). The exception would permit the applicant to construct a driveway along the southern side property line.

NOTE: 1230.02 *Provisions Governing Interpretation and Application of Yard Requirements.*

(g): Driveways. In all Residential Districts, driveways shall be a minimum of five (5) feet from the side and rear property lines. All driveways shall be improved with a concrete, asphalt, driveway paver or similar impervious and dustless surface.

NOTE: 1250.02 *General Parking Requirements.*

(l): The aggregate area of the driveway or defined parking area shall not exceed thirty-five percent (35%) of the front yard.

1. The applicant is requesting a zoning variance to permit the construction of a residential driveway up to the property line on the south side of the property. This is 100% relief from the otherwise required 5' setback.

Recommendation:

1. The Planning and Zoning staff recommends approval of the applicant's request. The subject property is the last residential parcel along Ft. Meigs Road before Rotary Park and the detention pond. There are no current or future neighbors to be impacted from the reduced setback, but care should be given as not to encroach beyond the property line during excavation or installation. Based on the variance criteria of Chapter 1275.02(c)(3) it is believed that criteria B, C, D and G would be satisfied.

OTHER BUSINESS

ADJOURNMENT