

TO: Board of Zoning Appeals

FROM: Mark Easterling, Deputy Administrator

SUBJECT: May 10, 2021 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 a 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 1-866-866-2244, and then entering the Participant Code 9628415#

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of March 8, 2021 Meeting Minutes
Approval of April 12, 2021 Meeting Minutes
Administer Oath
Zoning Permit Obligation

NEW BUSINESS

APPLICATION, 13-21 – Scot Kreienkamp is requesting a zoning variance to construct a deck addition. The property is located at 1103 Running Brook Drive and is zoned R-1 (Single Family Residential).

NOTE: Chapter 1230.01 Intensity and Dimensional Standards

R-1 Zoning:

Front Yard = 45'
Rear Yard = 50'
Side Yard Min = 10'
Side Yard Total = 25'

1. The applicant is requesting a zoning variance to build an addition onto the existing deck. The addition will be twenty (20) feet off of the front property line.

Recommendation:

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

deck addition will not extend any further toward the property than the deck that currently exists.

APPLICATION, 14-21 – Chad & Courtney Wagner are requesting a zoning variance to construct a shed. The property is located at 25643 Wood Creek Road and is zoned R-1 (Single Family Residential).

NOTE: 1250.61(a) *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 applicants are requesting a zoning variance to build a shed that extends approximately six (6) feet into the front yard.

Recommendation:

1. The Deputy Administrator recommends approval of the variance of the zoning variance based on meeting the criteria for variances B, C, D, and F of Chapter 1275.02(c)(3). The applicant's home is a corner lot with mostly front yard and the shed is mostly located in the rear yard. In addition, the easements on the property would prevent them from placing the structure in other locations within the yard.

APPLICATION, 15-21 – The City of Perrysburg Fire Division is requesting a zoning variance to install a privacy fence. The property is located at 26100 Ft. Meigs Road and is zoned INS (Institutional Uses).

NOTE:

	Location & Maximum Height								
Zoning District	Front Yard			Side Yard			Rear Yard		
	4'	6'	8'	4'	6'	8'	4'	6'	8'
INS	P	Z	*	P	Z	*	P	P	Z

1. The applicant is requesting a zoning variance to build a six (6) foot fence past the midpoint of the primary building.

Recommendation:

1. No recommendation provided.

APPLICATION, 16-21 – Ashley Balester is requesting a zoning variance to construct a pergola. The property is located at 310 Elm Street and is zoned C-2 (Central Business).

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.*

1. The applicant is requesting a zoning variance to build a pergola that would be placed at approximately six (6) inches from the property line.

Recommendation:

1. The Deputy Administrator recommends approval of the variance of the zoning variance based on meeting the criteria for variances A, C, D, and e of Chapter 1275.02(c)(3). The applicant's property is zoned C-2 which has no setbacks; therefore, it does not setback any further than the primary structure or the neighboring building. Also, this patio addition will allow for the business (Local Roots) to operate and meet State mandated COVID restrictions.

APPLICATION, 17-21 – Curtis Carpenter is requesting a zoning variance to install a privacy fence. The property is located at 2209 Coe Court and is zoned R-3 (Single Family Residential).

NOTE: .

Zoning District	Location & Maximum Height								
	Front Yard			Side Yard			Rear Yard		
	4'	6'	8'	4'	6'	8'	4'	6'	8'
R-1-R-5	P	Z	*	P	Z	*	P	P	*
RM	P	*	*	P	P	*	P	P	Z

1. The applicant is requesting a zoning variance to build a six (6) foot fence past the midpoint of the primary building.

Recommendation:

1. The Deputy Administrator recommends approval of the variance of the zoning variance based on meeting the criteria for variances B, C, D, and F of Chapter 1275.02(c)(3). The request is not substantial and would allow for the yard to be fenced in a manner that would allow for their dog not to jump the fence.

APPLICATION, 18-21 – Christopher Jones is requesting a zoning variance to build an addition on to his shed. The property is located at 422 East Indiana Avenue 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.

1. The applicant is requesting a zoning variance to build an addition onto an existing shed that is closer than five (5) feet to the property line.

Recommendation:

1. The Deputy Administrator recommends approval of the variance of the zoning variance based on meeting the criteria for variances A, C, D, and e of Chapter 1275.02(c)(3). The additional portion of the shed would not be in violation; therefore, the shed would not be moving any closer to the property line than what is already existing. There are no safety or visibility concerns.

APPLICATION, 19-21 – Betty J. Overton is requesting a zoning exception to construct a deck. The property is located at 221 Pine 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 build a deck in the side yard within the required side yard setback. The deck would be approximately five (5) feet from the property line.

Recommendation:

1. The Deputy Administrator recommends approval. The deck as it stand is no closer to the property line than the previously constructed patio. The location has no visibility or safety concerns, and allows for enough space for continued maintenance.

APPLICATION, 20-21 – Sean Nester, on behalf of Sean Patrick Builders LLC, is requesting an administrative appeal concerning the interpretation and application of Chapter 1215.02 and Chapter 1230.01 pertaining to the definition of single family residence as it pertains to an attached accessory structure. The property is located at 4005 McCallister Drive and is zoned R-1 (Single Family Residential).

NOTE: .

1215.02(64)(A): One-Family Dwelling. A building designed exclusively for and occupied exclusively by one (1) family.

1215.02(64)(B): Two-Family Dwelling. A building designed exclusively for occupancy by two (2) families living independently of each other in their own dwelling unit.

1250.061(c): Where an accessory building or structure is physically attached to a main building it shall be subject to and must conform to all regulations of this Chapter applicable to main buildings.

*1250.061(e): The second story of an accessory building may be used for storage only and **no part of such building shall be made habitable.***

1. The applicant is requesting an administrative appeal for the denial of a zoning permit based on our interpretation of a one-family dwelling. The Planning and Zoning Division has determined that the (future) use of the structure would classify as a two-family dwelling or multiple-family based on the layout and details of the plans submitted. This would be an independent living facility that is still attached to the main structure.

Recommendation:

1. No recommendation

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for June 14, 2021 at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.