

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: April 21, 2022 Meeting Agenda

This meeting is scheduled to take place in the Municipal Building, 201 W. Indiana Avenue, Perrysburg, Ohio.

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of March 14, 2022 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 10-22 – Christopher and Cynthia Lipinski are requesting a zoning variance in order to install a fence. The property is located at 191 Birchcrest Drive and is zoned R-3 (Single Family Residential).

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

R1 - R5 Zoning: 4' Maximum in Front Yard
4' Maximum in Side Yard
6' Maximum in Rear Yard

1. The applicant is requesting a zoning variance that would allow for a six (6) foot fence to be installed in the front yard.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Chapter 1275.02(c)(3). The six (6) foot fence will replace an existing four (4) foot fence. The property is a corner lot and has two front yards.

APPLICATION, 11-22 – Sarah Smith is requesting a zoning exception in order to keep an existing addition. The property is located at 3349 Chasenwood Way 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 an exception to keep a recently installed open air porch that is built within the rear yard setback. The structure is thirty-four (34) feet from the rear property line.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. The structure does not pose any foreseeable issues. The structure meets all other setback requirements.

APPLICATION, 12-22 – Tim Quilter is requesting a zoning exception in order to keep an existing addition. The property is located at 444 E. Fifth 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 an exception to keep a recently installed addition that is built within the rear yard setback. The structure is thirty-two (32) feet from the rear property line.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. The structure does not pose any foreseeable issues. The structure meets all other setback requirements.

APPLICATION, 13-22 – Farooq and Grace Afridi are requesting a zoning variance to install a garage. The property is located at 102 Walnut Street and is zoned R-3 (Single Family Residential).

NOTE: *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 variance that would allow for 8% of the lot size in accessory structures. The property owner would demolish an existing garage and construct a new garage that is eight hundred and seventy-one (871) square feet. The lot size is ten thousand eight hundred and ninety (10,890) square feet, which would allow, by Code, five hundred forty-four (544) square feet of accessory structures.

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). The garage will allow for more off street parking. The variance will allow for the current deteriorating garage to be upgraded.

APPLICATION, 14-22 – Charles and Rhonda Grimm are requesting two new zoning variances to install a swimming pool and a fence. The property is located at 28210 Simmons Road and is zoned R-1 (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.

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

R1 - R5 Zoning: 4' Maximum in Front Yard
4' Maximum in Side Yard
6' Maximum in Rear Yard

1. The applicant is requesting a variance to install an in-ground swimming pool that will be located in the side yard.
2. The applicant is requesting a variance to install a six (6) foot fence in the side yard, beyond the midpoint of the house.

Recommendation:

1. The Zoning Inspector recommends denial of the variance. The variance request does not meet enough of the factors needed for a variance. The lot has ample room to allow for a pool to remain in the rear yard.

2. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Chapter 1275.02(c)(3). The fence sits one hundred and thirty-five (135) feet off of the road.

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for May 9, 2022 at 5:30 P.M. in the Municipal Building located at 201 West Indiana Avenue.