



City of Perrysburg

Division of Planning and Zoning

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March 31, 2014

TO: Board of Zoning Appeals
FROM: Brodin L. Walters, Planning and Zoning Administrator
SUBJECT: April 14, 2014 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of March 10, 2014 Meeting Minutes
Administer Oath
Zoning Permit Obligation

ZONING VARIANCE, 04-14 – Kyle Brodie (Brodie Optometry) requests one (1) zoning variance to permit off-street parking within the required front yard setback of his proposed new business. The subject property is located at 840 W. Boundary Street and is zoned C4 (Highway Commercial).

NOTE: 1230.01 *Intensity and Dimensional Standards*

C-4 Zoning:

Front Yard = 50'
Rear Yard = 30'
Side Yard Min = 10'
Side Yard Total = 20'

NOTE: 1230.02(i) *Provisions governing interpretation and application of yard requirements*

No accessory use of structure, off-street parking facility or material or equipments storage shall be located in the required front yard without the approval of the Board of Zoning Appeals.

1. The applicant is requesting a zoning variance to allow 9 parking spaces to be installed in the required front yard. Permission is typically dependent upon the use of appropriate landscaping/screening.

Recommendation:

1. The Planning and Zoning Administrator recommends approval of the zoning variance. This property is within the SR25 Corridor Overlay and will be required to provide a screen wall along the SR25 frontage along with required landscaping and street trees in accordance with the attached plan. (Ch. 1275.02(c)(3) – B, C, D, F and G were found to be true).

ZONING EXCEPTION, 05-14 – Syd Rogers requests one (1) zoning exception to permit the construction of a second main building on a zoning lot. The subject property is located at 120-122 W. Indiana Avenue and is zoned C2 (Central Business).

NOTE: 1210.10(e) *Compliance with District Regulations*

Every building or structure hereafter erected or structurally altered shall be located on a lot as herein defined, and in no case shall there be more than one main building on one lot, except as provided in Section 1275.02(b)(6).

1. The applicant is requesting a zoning exception to permit a second main building on an existing zoning lot.

Recommendation:

1. The Planning and Zoning Administrator recommends approval of the zoning exception provided that final site plans do not differ significantly from the attached plan. Significant differences shall include changes that result in the building becoming more than 5' larger in any single direction.

OTHER BUSINESS

ADJOURNMENT