

**TO:** Board of Zoning Appeals  
**FROM:** Cody Grodi, Zoning Inspector  
**SUBJECT:** April 12, 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**

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

## **NEW BUSINESS**

**APPLICATION, 08-21** – Amy Scully is requesting a zoning variance to install a garage. The property is located at 529 E. Second 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 applicant is requesting a variance that would allow for 7.4% of the lot size in accessory structures. The property owner would demolish the existing garage and construct a new garage that is five hundred twenty (520) square feet. The lot size is seven thousand thirty-nine (7039) square feet, which would allow, by Code, three hundred fifty-one (351) square feet of accessory structures.

## **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 lot is very narrow

limiting the size of accessory structures permitted. The new garage will be replacing a dilapidated garage that is non-conforming due to the closeness to the property line. The new garage will meet the required setbacks.

**APPLICATION, 09-21** – Todd Rehberg is requesting a zoning variance to keep a newly constructed pergola. The property is located at 651 Bridgeview Drive 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 allow for a pergola to remain in the rear yard. The proposed pergola will have a setback of three and a half (3 ½) feet from the side property line.

**Recommendation:**

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and F of Chapter 1275.02(c)(3). The pergola is located in a rear yard with a privacy fence. The setback of the pergola still allows for maintenance around the new structure.

**APPLICATION, 10-21** – Liz and Luke Batman are requesting two zoning variances to allow for a driveway to be installed. The property is located 326 W. Front Street and is zoned R-3 (Single Family Residential).

**NOTE:** *Chapter 1250.51(c)(2) Residential 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(b)(7) No portion of a driveway shall be closer than five (5) feet to a side or rear property line.*

1. The applicants are requesting a variance that would allow for the driveway to extend forty-four (44) feet in width along the alley.
2. The applicant is requesting to install a driveway that would be approximately one (1) foot off of the property line.

**Recommendation:**

1. The Zoning Inspector recommends denial of the variance, as the request does not meet enough of the conditions required to grant a variance. To allow for more off street parking our office would recommend that the property owners extend the length of the current parking area, instead of widening it. This recommendation would eliminate the need for the second variance request.
2. No recommendation provided.

**APPLICATION, 11-21** – Herbert Allen is requesting a zoning variance to install a shed. The property is located at 720 Hickory Street and is zoned R-3 (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 shed that will be located in the front yard.

**Recommendation:**

1. The Zoning Inspector recommends denial of the variance, as the request does not meet enough of the conditions required to grant a variance. There are no physical limitations that would prevent the shed from being placed in the determined rear yard. The shed will be highly visible as the proposed location is along Sandusky Street.

**APPLICATION, 12-21** – Pete Huffman is requesting a zoning variance that would allow for a six (6) foot fence to be installed in the side yard. The property is located at 600 Louisiana Avenue and is zoned R-3 (Single Family Residential).

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

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

1. The applicant is requesting a zoning variance for a six (6) foot fence to be placed in the side yard, past the midpoint of the structure. The privacy fence will line up with the front of the house.

**Recommendation:**

1. The Zoning Inspector recommends denial of the variance, as the request does not meet enough of the conditions required to grant a variance. There are no physical limitations that would prevent the privacy fence from being installed at the midpoint of the house. A four (4) foot fence would be allowed to be installed past the mid-point of that house. The four (4) foot fence could also be privacy to block views of Louisiana Avenue.

**OTHER BUSINESS**  
**ADJOURNMENT**

The next Board of Zoning Appeals meeting is scheduled for May 10, 2021 at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.