



City of Perrysburg

Division of Planning and Zoning

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April 11, 2016

TO: Board of Zoning Appeals
FROM: Mark Easterling, Zoning Inspector
SUBJECT: April 11, 2016 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of March 14, 2016 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 10-16 – Tiffany Hyland is requesting one zoning variance to permit six (6') foot fence panels in her front yard. The property is a corner lot located at 240 E. Indiana Avenue, and is zoned "R-3" Single Family Residential. The requested variance would allow the applicant to keep the five unpermitted six (6) foot fence panels in her front yard.

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 permission to keep the existing unpermitted six (6) foot panel fences her front yard

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on the amount of traffic and the amount of noise generated by both cars and semi-trucks as the property does sit on a state route. The panels face the Sandusky and Indiana intersection towards Zoar Lutheran Church and would also provide additional privacy to the applicant. (Ch. 1275.02(c)(3) – B, C, D, F)

APPLICATION, 11-16 – Mark Wittich is requesting one zoning exception to permit rear yard setback relief. The property is located at 11724 Kingsgate Court, and is zoned “R-3” Single Family Residential. The requested exception would permit the applicant to construct a residence within the required thirty-five (35) foot setback from the rear property line.

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 reduce the required rear yard setback. The exception would permit the front yard setback to be reduced to twenty (20) feet, rather than the required thirty-five (35) feet.

Recommendation:

1. The Zoning Inspector recommends approval of the variance based on the fact the applicant had a massive fire forcing them to rebuild their home. The current property sits in a cul-de-sac, and the shape of the parcel does provide difficulty in design. The previous home sat approximately thirty-six feet from the rear property line, but the side and front setbacks did not meet the minimum required. The proposed layout would meet the requirements of the front and side setbacks without encroaching on the fifteen (15) foot utility easement in the rear. (Ch. 1275.02(c)(3) – A, C, D, F)

APPLICATION, 12-16 – Steve Wise is requesting three zoning variances to permit front and side setback relief. The properties are identified as parcel numbers Q61-000-901205004000, Q61-000-901205003000 (located along Water Street), and are zoned “P” Parks. The requested variances would permit the applicant to construct a structure within the required setbacks from the front and rear property lines. *Please note that the applicant has made additional requests of exceptions and variances that cannot be reviewed by the Board of Zoning Appeals.*

NOTE: *Chapter 1230.01 Intensity and Dimensional Standards:*

P Zoning:

Front Yard = 50’

Rear Yard = 75’

Side Yard Min = 20’

Side Yard Total = 50’

NOTE: *Chapter 1230.02(h): No building, structure, fence or planting shall be permitted closer than fifteen (15) feet from a public watercourse or drainage ditch as measured from the top of the slope. A means of access shall be provided to permit the movement of maintenance equipment along an unobstructed travel way on at least one (1) side of the watercourse or drainage ditch.*

1. The applicant is requesting a zoning variance to reduce the required front yard setback. The variance would permit the front yard setback to be reduced to three (3) feet, rather than the required fifty (50) feet.
2. The applicant is requesting a zoning variance to reduce the required side yard setback. The variance would permit the side yard setback to be reduced to two (2) feet, rather than the required twenty (20) feet.
3. The applicant is requesting a zoning variance to reduce the required setback distance to a public watercourse. The variance would permit the setback distance to a public watercourse to be five (5) feet rather than the required fifteen (15) feet.

Recommendation:

1. The Zoning Inspector recommends denial of the variance based on purposed setbacks from the street. Due to the slope of the parcel, the proposed building would prevent access to the road for government services and equipment. (Ch. 1275.02(c)(3) – A, C, F)
2. The Zoning Inspector recommends approval of the variance. The side setbacks do not infringe on neighboring properties, nor city properties or the city right of way. The setbacks would not interfere with access to the road. (Ch. 1275.02(c)(3) – A, D, C, F)
3. The Zoning Inspector recommends denial of the variance based on purposed setbacks from watercourse. The currently purposed setback of five (5) feet not only sits on a slope but also sits in a floodplain area. A distance this close to the watercourse in an active floodplain area poses both risk and hazard for the potential development.

OTHER BUSINESS
ADJOURNMENT