



City of Perrysburg

Division of Planning and Zoning

201 West Indiana Avenue
Perrysburg, Ohio 43551-1582
(419) 872-8060 • Fax (419) 872-8019
www.ci.perrysburg.oh.us

Brodin L. Walters
Administrator

Mark Easterling
Zoning Inspector

Cody Grodi
Zoning Intern

Heather Alfaro
Zoning Clerk

March 30, 2017

TO: Board of Zoning Appeals
FROM: Mark Easterling, Deputy Administrator
SUBJECT: April 10, 2017 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of March 13, 2017 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 06-17 – Anne Yager on behalf of The Collaborative and Perrysburg Schools is requesting two zoning variances to allow the construction of two signs larger than the maximum of 48 SF. The property is located at 25480 Hull Prairie Road and is zoned “INS” (Institutional Uses).

NOTE: Chapter 1250.32(a) Permanent Signs Allowed:

INS Zoning:

Maximum Size: 48 SF

1. The requested variance would permit the applicant to install a permanent freestanding sign along Roachton Road with a size of approximately 70 SF.
2. The requested variance would permit the applicant to install a permanent freestanding sign along Hull Prairie Road with a size of approximately 70 SF.

Recommendation:

1. The Deputy Administrator recommends approval based on meeting the criteria for variances B, C, D, and E of Ch. 1275.02(3). Sign is of good quality, design, and matches the design and quality of other schools throughout the city.
2. The Deputy Administrator recommends approval based on meeting the criteria for variances B, C, D, and E of Ch. 1275.02(3). Sign is of good quality, design, and matches the design of other schools throughout the city.

APPLICATION, 07-17 – Ramesh Patel on behalf of Sunrise Hospitality, Inc. is requesting one variance to permit the construction of a building that is taller than otherwise permitted. The subject property is located on parcel #s; Q61-400-090105004000, Q61-400-090105005000 and Q61-400-090105001007 and all are zoned “C-4” (Highway Commercial).

NOTE: Chapter 1250.03 Maximum Building Height: The following provisions shall apply to buildings located in A1, C4, OS, I1, I2, INS and PBP zoning districts within the City of Perrysburg.

- (a) The Board of Zoning Appeals may grant a height variance for any portion of a building that is taller than the maximum permitted height specified in Chapter 1230 “Intensity & Dimensional Standards” providing the variance does not exceed 50% of the maximum height specified in Chapter 1230.
- (b) The height regulations of Chapter 1230 “Intensity & Dimensional Standards” shall not apply to communication towers, monuments, water/cooling towers, ornamental towers and spires, chimneys, silos, elevator bulkheads, smoke stacks, conveyors and other similar items as determined by the Planning & Zoning Administrator.

The chart below provides an example of the relief this code section could provide:

Zoning	Max Height (ft.)	Max BZA Approval (ft.)
C4	35	52.5

- 1. The applicant is requesting a height variance to allow a building that is 52’ 6” tall.
(Note: Application was previously approved 12/14/15 and has since expired. There were no changes made to this application)

Recommendation:

- 1. The Deputy Administrator recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Ch. 1275.02(3) and the surrounding land uses, setbacks to other buildings, streets, and property lines.

APPLICATION, 08-17 – Michael Karafa is requesting one zoning variance that would allow him to construct a six (6) foot fence in the side yard. The property is located at 201 E. Seventh Street, 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 variance to construct a six (6) foot fence and enclose his side yard.

Recommendation:

- 1. The Deputy Administrator recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, and F of Ch. 1275.02(3). Also, the uniqueness of this corner lot leaves this property with a small portion of rear yard.

APPLICATION, 09-17 – Andrew Peterson is requesting one zoning variance to permit the construction of an accessory structure within the front yard. The property is located at 26525 Ft. Meigs Court and is zoned as “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 approval to construct a garage (24' x 40') in the front yard of the property.

Recommendation:

1. The Deputy Administrator recommends approval of the zoning variance based on meeting the criteria for variances A, C, D, and F of Ch. 1275.02(3). This lot has a front yard on each side of the home leaving no place to construct an accessory structure.

APPLICATION, 10-17 – John Sperry on behalf of Thomas Dubose & Associates is requesting one zoning variance to permit the construction of a parking lot in the required front yards of the property. The property is located at 810 W. South Boundary Street and is zoned as “C-4” (Highway Commercial).

NOTE: 1230.02(g) Accessory Uses; Off Street Parking; Material Storage in Front Yard: No accessory use or structure, off-street parking facility or material or equipment storage shall be located in the required front yard without the approval of the Board of Zoning Appeals.

1. The applicant is requesting approval to construct 31 parking spaces in the required front yards of the property.

Recommendation:

1. The Deputy Administrator recommends denial of the variance which would allow for the applicant to construct 31 parking spaces within the front yard setback. The total parking required for this site is 88 spaces, and this plan shows 107. This site is also within the Corridor Overlay and is therefore required to provide a screen wall and landscaping to screen the view of the parking area. The current site plan does not show a screening wall and area for potential landscaping along the corridor. Per the recommendations of the Planning Commission, the subject property could potentially see a change in the parking layout should a screening wall and landscaping be required by Planning Commission.

APPLICATION, 11-17 – Jay and Susan Gardener are requesting one zoning variance to permit front yard setback relief. The property is located at 27575 W. River Road and is zoned R-1 Single Family Residential.

NOTE: Chapter 1230.01 Intensity and Dimensional Standards:

R-1 Zoning:

Front Yard = 50'

Rear Yard = 60'

Side Yard Min = 10'

Side Yard Total = 25'

1. The applicant is requesting a zoning exception to reduce the required front yard setback. The exception would permit the front yard setback to be reduced to twenty (20) feet, rather than the required fifty (50) feet.

Recommendation:

1. The Deputy Administrator recommends approval of the variance based on the uniqueness in location, size, and shape of the property limits the building requirements. By allowing the potential home to reduce the front yard setback to 20', it would allow the home to meet all other setback requirements. (Ch. 1275.02(c)(3) – A, C, D, F)

APPLICATION, 12-17 – William Sherman is requesting one zoning exception for side yard setback relief. The property is located at 4294 Morgan Lane and is zoned as 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 the exception for an existing addition attached deck and pergola to remain within the side yard setback. The deck and pergola sit approximately 5.5' feet from the side yard property line.

Recommendation:

1. The Deputy Administrator recommends approval of the exception subject to input provided by neighboring property owners prior to and/or during the meeting. The existing structure location does not pose any safety or visibility concerns.

OTHER BUSINESS
ADJOURNMENT