



City of Perrysburg

Division of Planning and Zoning

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March 27, 2019

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: April 8, 2019 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of March 11, 2019 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 07-19 – David Brooks is requesting a zoning variance to install a shed in the front yard. The property is located at 137 Carolin Court 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, along Findlay Street. This property is located on a corner and thus has street frontage on Findlay Street and Carolin Court.

Recommendation:

1. The Zoning Inspector recommends denial of the zoning variance. The request does not meet enough of the conditions required to grant a variance. The property will still have beneficial use, as the shed will be allowed to remain where it currently stands. There are also other locations within the rear yard where the shed could be relocated. The variance is substantial as the shed would be located along a collector street, with many residential properties nearby. The characteristic of the neighborhood would be altered as the shed would be located farther into the front yard than the residential structures along Findlay Street.

APPLICATION, 08-19 – Elias Cash is requesting a zoning variance to reduce the side yard setback in order to construct an addition. The property is located at 617 West Boundary Street and is zoned R5 (Two Family Residential).

NOTE: Chapter 1230.01 Intensity and Dimensional Standards

R5 Zoning:

Front Yard = 25'

Rear Yard = 30'

Side Yard Min = 6'

Side Yard Total = 16'

1. The applicant is requesting a zoning variance to construct an addition. The proposed addition would be two (2) feet from the side property line.

Recommendation:

1. The Zoning Inspector recommends denial of the zoning variance. The request does not meet enough of the conditions required to grant a variance. The distance from the property line to the proposed addition will not provide enough room for maintenance without infringing onto the neighboring property. Although some of the houses within this block may be closer to the property line than six feet, none of the homes come as close to the property line as two (2) feet. The lot width may not be as wide as the current lot width requirements, however there are other alternatives that would still allow for the construction of an addition. Reducing the size of the addition on the side of the house or relocating the addition into the rear yard would still give the property owner beneficial use of the property.

APPLICATION, 09-19 – Mark Long is requesting a zoning exception to keep an existing shed closer to the side property line than the required five feet. The property is located at 129 Birchdale Road and is zoned R-4 (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 approval to keep the existing accessory structure within the side property five (5) foot setback. The structure is located three (3) feet from the side property line.

Recommendation:

1. The Zoning Inspector recommends denial of the zoning exception. The placement of the shed can be resolved through another method other than a variance. Denial of the variance will still allow the homeowner to place the shed elsewhere on the property within the zoning regulations.

APPLICATION, 10-19 – Mark Schrock is requesting a zoning variance that would allow for the installation of a six (6) foot fence in the side yard. The property is located at 710 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 variance that would allow for them to install a six (6) foot fence past the midpoint of the house.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, F of Chapter 1275.02(c)(3). Due to the orientation of the house and this being a corner lot, the back of the house is located in the side yard. Without a variance the homeowner would not be able to run the fence along the back side of the house.

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for May 13th at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.