



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
Deputy Administrator

Cody Grodi
Zoning Inspector

Heather Alfaro
Zoning Clerk

February 28, 2018

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: March 12, 2018 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of February 12, 2018 Meeting Minutes
Administer Oath
Zoning Permit Obligation

NEW BUSINESS

APPLICATION, 06-18 – John Conley is requesting two zoning variances that would allow him to construct an addition onto an existing accessory structure. A portion of the addition would be located within the front yard and the accessory structure would exceed the maximum square feet permitted. The property is located at 854 Mulberry Street and is zoned R-3 (Single Family Residential).

NOTE: Chapter 1250.61 (a) 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.

NOTE: Chapter 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 an exception that would allow him to construct a covered porch onto his existing accessory structure. A portion of the covered porch will extend into the front yard. This property has two front yards, as there is frontage on Mulberry and Findlay Street.

2. The applicant is requesting an exception that would allow him to have up to 5.65% of the lot size in an accessory structure in order to install a covered porch onto his existing accessory structure. This differs from the 5% maximum allowed by code. The accessory structure, with the desired covered porch, would total 1,008 square feet. The lot size is 17,859.6 square feet, which would allow by code 892.98 square feet of accessory structure.

Recommendation:

1. No recommendation provided.
2. No recommendation provided.

APPLICATION, 07-18 – Todd Janowiecki is requesting one zoning variance to permit a second driveway to be installed on the property. The property is located at 448 West Third Street and is zoned R-3 (Single Family Residential).

NOTE: *Chapter 1250.51(c)(3) Curb Cuts and Driveways:* Only one (1) access/curb-cut onto a public street shall be permitted.

1. The applicant is requesting a zoning variance that would allow for a second driveway to be installed, leading to a potential attached garage. Currently, there is a detached garage that has a driveway which has access from the alley and Mulberry Street.

Recommendation:

1. The Zoning Inspector recommends denial of the variance as it does not meet enough of the conditions needed to grant a variance. The Zoning Inspectors finds that A, B, E, F of Chapter 1275.02(c)(3) are not met, however C, D, and G of Chapter 1275.02(c)(3) are met. The design on the house could be altered so that the existing driveway could be used to gain access to a potential attached garage.

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for April 9, 2018 at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.