



City of Perrysburg

Division of Planning and Zoning

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February 28, 2019

Brodin L. Walters
Administrator
Mark Easterling
Deputy Administrator
Cody Grodi
Zoning Inspector
Heather Alfaro
Zoning Clerk

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: March 11, 2019 Meeting Agenda

AGENDA

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

APPLICATION, 05-19 – Matthew and Tiffany Laney are requesting a zoning exception in order to construct an addition that would extend into the front yard setback. The property is located at 1745 Kettle Run Boulevard and is zoned 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 a zoning exception to reduce the required front yard setback. The exception would permit the homeowner to install an addition off of the garage that would be twenty-two (22) feet off of the property line, rather than the required thirty-five (35) feet. This is a corner lot and has two front yards.

Recommendation:

1. The Zoning Inspector recommends approval of the exception. Due to this lot being located on a corner, it poses a unique issue due to the two required front yard setbacks. The addition will still maintain approximately sixty-five (65) feet from Fort Meigs Road. With the addition, there will still be access to the ditch on both sides.

APPLICATION, 06-19 – Homestead Developers are requesting a zoning exception to reduce the front yard setback on forty-seven (47) primary buildings. The property is located at 24736 Five Point Road and is zoned RM (Multiple Family Residential).

NOTE: Chapter 1230.01 Intensity and Dimensional Standards

RM Zoning:

Front Yard = 25'

Rear Yard = 30'

Side Yard Min = 15'

Side Yard Total = 30'

1. The applicant is requesting a zoning exception to reduce the required front yard setback. The exception would permit the developers to install forty-seven (47) buildings with a seventeen and a half (17 ½) foot setback, rather than the required twenty-five (25) foot setback.

Recommendation:

1. The Zoning Inspector recommends denial of the exception. Vehicular parking in the driveways may become problematic, as vehicles will most likely be forced to park over the sidewalks due to the front yard setback relief. This is a new development and the arrangement of the units can be laid out so that the required twenty-five (25) foot setback is being met. With a twenty-five (25) foot setback the lot would still have a beneficial use. There is no evident uniqueness about this lot that would show reason for an exception. Additionally, the Falls at Rivers Edge, which will connect with this development has a setback of twenty-five (25) feet. The character of the neighborhood would be altered as the new development would not be consistent with the existing neighborhood.

OTHER BUSINESS

ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for April 8th at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.