



City of Perrysburg

Division of Planning and Zoning

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February 28, 2013

TO: Board of Zoning Appeals
THRU: Thomas E. King, Planning and Zoning Administrator
FROM: Brodin L. Walters, Deputy Planning and Zoning Administrator
SUBJECT: March 11, 2013 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of February 11, 2013 Meeting Minutes
Administer Oath
Zoning Permit Obligation

ZONING EXCEPTION, 05-13 - Susan Haley requests one (1) zoning exception to permit the construction of an addition to a single family residence. The subject property is located at 28082 White Road and is zoned R-2 (Single Family Residential). This exception would permit the applicant to construct an addition within the required side yard setback of the R-2 zoning district.

NOTE: *1230.01 Intensity and Dimensional Standards*

R-2 Zoning:

Front Yard = 40'
Rear Yard = 40'
Side Yard Min = 10'
Side Yard Total = 25'
Min. Dwelling Size = 1,600 SF

1. The applicant is requesting a zoning exception to reduce the required side yard setback which would permit the proposed addition to encroach 3 feet into the side yard setback (west). The exception would permit the total side yard setback to be 22 feet rather than the required 25 feet.

Recommendation:

1. The Planning and Zoning staff recommends approval of the zoning exception. The waiver of 3 feet along the western side property line is not significant to this property or adjoining properties. Additionally, if granted the exception, the western side yard setback would be larger (by two feet) than the required minimum side yard setback of 10 feet.

OTHER BUSINESS

ADJOURNMENT