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February 27, 2020

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: March 9, 2020 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of February 10, 2020 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 06-20 – Eduardo Restrepo is requesting a zoning variance that would allow for the installation of a 4 ½ foot fence in the front yard. The property is located at 109 Waverly Point Road and is zoned R-4 (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 the installation of a 4 ½ foot fence that would extend into the front yard. This lot is located on a corner and has two front yards.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Ch. 1275.02(c)(3). The variance is not substantial as it

is only six (6) inches taller than what is permitted. The character of the neighborhood would not be altered as the homeowners association requires the fence height to be four and a half (4 ½) feet.

APPLICATION, 07-20 – Matt Uhl, on behalf of Yark Chevrolet, is requesting two zoning variances that would allow for the installation of two new wall signs that would both exceed the maximum square footage allowed. The property is located at 26997 N. Dixie Highway and is zoned C-4 (Highway Commercial).

NOTE: *Chapter 1250.32(a) Permanent Signs Allowed:*

Wall Sign:

Zoning District: CO

Maximum Size: 10% of façade up to 75 SF

Quantity: 1 per façade up to 3

1. The requested variance would permit the applicant to install one permanent wall sign that is 124.5 square feet, exceeding the seventy-five (75) square foot maximum. This sign will be located on the front façade facing N. Dixie Highway.
2. The requested variance would permit the applicant to install one permanent wall sign that is 160.5 square feet, exceeding the seventy-five (75) square foot maximum. This sign will be located on the south façade of the building.

Recommendation:

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

APPLICATION, 08-20 – Hess Carpentry, on behalf of Matt and Ellen Kang, is requesting two zoning variances that would allow for a driveway to exceed the maximum width and to be installed within the required setback from the side property line. The property is located 308 W. Front Street and is zoned R-3 (Single Family Residential).

NOTE: *Chapter 1250.51(c)(2) Residential Driveways:* Residential driveways shall be a minimum of ten (10) feet wide and a maximum of twenty-four (24) feet wide where it meets the curb, alley or street.

NOTE: *Chapter 1250.51(b)(7)* No portion of a driveway shall be closer than five (5) feet to a side or rear property line.

1. The applicant is requesting a variance that would allow for the driveway to extend across the entire length of the property. The driveway width would be approximately seventy-two (72) feet.
2. The applicant is requesting to install a driveway that would be approximately one (1) foot off of the property line.

Recommendation:

1. The Zoning Inspector recommends approval of the variance, with the condition that the driveway not exceed more than twelve (12) feet beyond the garage. If approved with this condition the request would meet the criteria for a variance based on meeting criteria C, D, E, and F of Chapter 1275.02(c)(3). The driveway in front of the garage is not long enough to accommodate a vehicle. The recommended driveway would allow for one (1) car to be parked parallel to the garage. If additional parking is needed, on-street parking is available on Cherry Street. The recommended driveway would also eliminate the need for the second variance request.

2. No recommendation provided.

APPLICATION, 09-20 – Otterbein Perrysburg is requesting two zoning exceptions in order to construct an addition off of the rear of two buildings . The property is located at 3529 Rivers Edge Drive and is zoned R-M (Multiple Family Residential).

NOTE: Chapter 1230.01 Intensity and Dimensional Standards

R-M Zoning:

Front Yard = 25'

Rear Yard = 30'

Side Yard Min = 15'

Side Yard Total = 30'

1. The applicant is requesting a zoning exception to encroach five (5) feet into the required side yard setback. This would put the addition on House E ten (10) feet from the property line.
2. The applicant is requesting a zoning exception to encroach four (4) feet six (6) inches into the required side yard setback. This would put the addition on House D ten (10) feet six (6) inches from the property line.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. The addition would not compromise the overall look of the neighborhood. Neighboring properties also have large rear yards so a detriment should not occur.
2. The Zoning Inspector recommends approval of the zoning exception. The addition would not compromise the overall look of the neighborhood. Neighboring properties also have large rear yards so a detriment should not occur.

OTHER BUSINESS
ADJOURNMENT

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