



City of Perrysburg

Division of Planning and Zoning

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February 27, 2015

TO: Board of Zoning Appeals
FROM: Julie Liebenthal, Zoning Inspector
SUBJECT: March 9, 2015 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Election of Chairman and Vice Chairman
Approval of November 10, 2014 Meeting Minutes
Administer Oath
Zoning Permit Obligation

ZONING EXCEPTION 01-15 — Richard Wehrle, on behalf of Retreat Associates requests one (1) zoning exception to permit the construction of a new residence. The subject property is a corner lot located at 3105 Chapel Creek Dr. and is zoned R1 (Single Family Residential). The requested exception would permit the applicant to construct a residence within the required 50' setback from the front property line (Hull Prairie Road side).

NOTE: 1230.01 *Intensity and Dimensional Standards*

R-1 Zoning:

Front Yard = 50'
Rear Yard = 60'
Side Yard Min = 10'
Side Yard Total = 25'
Min. Dwelling Size = 1,800 SF

1. The applicant is requesting a zoning exception to reduce the required front yard setback. The exception would permit the front yard along Hull Prairie Road to be 40', rather than the normally required 50'.

Recommendation:

1. The Planning and Zoning Administrator recommends denying the applicant's request. The requested exception is for the construction of an attached garage that would require the installation of an unnecessarily large and undesirable driveway configuration. It is the opinion of the Planning and Zoning Administrator that the applicant has failed to provide evidence of a

hardship and has based the application only on preference. There are several configurations for this home's layout that would provide a more desirable end result while permitting the proposed house with a relocated garage structure.

ADMINISTRATIVE APPEAL, 02-15 – Heidi Steinker of Beck Suppliers, Inc. requests one (1) administrative review concerning the interpretation and application of Ch. 1250.29 Sign Regulations. The subject property is located at 25570 Dixie Hwy. and is zoned C-4 (Highway Commercial).

NOTE: *Administrative Review: To hear and decide appeals where it is alleged by the applicant that there is an error in any order, requirement, permit, decision or refusal made by the Zoning Inspector or any other administrative official in carrying out or enforcing any provisions of this Zoning Code.*

Chapter 1250.30(a) Definitions: Area of Sign: The entire area enclosing the extreme limits of the message(s), comprised of writing, representation, emblem or any figures of similar character, together with any frame or other material or color forming an integral part of the display.

Table 1250.32(a) – Wall Sign: Maximum size 10% of façade up to 75 Square Feet

1. The applicant is seeking an administrative appeal regarding the interpretation of the size of the sign proposed to be placed upon the gas pump canopy.

Recommendation:

1. None provided.

ZONING VARIANCE, 03-15 – Randolph Katz on behalf of Midas Auto Service requests one zoning variance to permit parking within the required front yard. The subject property is located at 26420 N. Dixie Highway and is zoned C4 (Highway Commercial). This variance would permit the applicant to install ten 9' by 20' parking spaces within the first 50' of the front property line.

NOTE: *1230.02(i) Provisions governing interpretation and application of yard requirements*

No accessory use of structure, off-street parking facility or material or equipment storage shall be located in the required front yard without the approval of the Board of Zoning Appeals.

1. The applicant is requesting a zoning variance to permit the installation of ten 9' by 20' parking spaces within the required front yard setback.

Recommendation:

1. The Zoning Inspector recommends approval of the 10 parking spaces in the required front yard. This site is within the Corridor Overlay and is therefore required to provide a screen wall and landscaping to screen the view of the parking area.

OTHER BUSINESS

ADJOURNMENT