



City of Perrysburg

Division of Planning and Zoning

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January 27, 2017

TO: Board of Zoning Appeals
FROM: Mark Easterling, Deputy Administrator
SUBJECT: February 13, 2017 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of January 9, 2017 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 3-17 – Jeffrey & Sherry Doecker are requesting one zoning variance to keep the existing landscape screen in their front yard. The property is a corner lot located at 2897 Woods Edge Rd. and is zoned as R-3 (Single Family Residential).

NOTE: 1250.42(a)(3) *The height and location of a fence, wall, structural screen, hedge or screen planting shall conform to the style/dimensional chart.*

NOTE: 1250.42(a)(4) *Fences, walls, structural screens, hedges and screen plantings shall include all structures, shrubs, plantings or trees used to separate, enclose, screen or demarcate a boundary.*

NOTE: 1250.42(a)(5) *Fences, Walls, Structural Screen, Hedges and Screen Plantings: For fencing purposes the side yard shall consist of the area between the front of the house to the midpoint of the side yard. Any portion of yard between the midpoint of the house and the rear façade of the home shall constitute a rear yard for fencing purposes only.*

Zoning District	Front Yard		Side Yard	
	4'	6'	4'	6'
R-1 - R-5	P	Z	P	Z

P = Permitted, Z = Requires BZA Approval

1. The applicants are requesting permission keep the existing Arborvitae bushes in their front yard in which the size and density of the bushes would create a landscape screen.

Recommendation:

1. The Deputy Administrator recommends denial of the variance. While there may be a guarantee of continuous maintenance from the home owner to keep the height to a maximum of six feet, there is no guarantee from future home owners. The current hardship also shows that the problem is self-created and does not meet enough of the conditions needed to grant a variance. (Ch. 1275.02(c)(3) –C, D, E).

OTHER BUSINESS

ADJOURNMENT