



City of Perrysburg

Division of Planning and Zoning

201 West Indiana Avenue

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Brodin L. Walters
Administrator

Mark Easterling
Deputy Administrator

Cody Grodi
Zoning Inspector

Heather Alfaro
Zoning Clerk

January 31, 2018

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: February 12, 2018 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of January 8, 2018 Meeting Minutes
Administer Oath
Zoning Permit Obligation

NEW BUSINESS

APPLICATION, 04-18 – Robert Hall of Toledo Sign, on behalf of Cutting Edge Countertops, is requesting one zoning variance that would allow for the installation of a wall sign that would exceed the maximum square footage allowed. The property is located at 1300 Flagship Drive and is zoned PBP (Planned Business Park).

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

Wall Sign:

Zoning District: Planned Business Park
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 a permanent wall sign that is two hundred and twenty three (223) square feet, conflicting with the seventy-five (75) square foot maximum.

Recommendation:

1. No recommendation provided.

APPLICATION, 05-18 - Larissa Ortiz is requesting one zoning variance to permit the installation of an attached deck that would be constructed within the required front yard setback. The property is located at 621 Eckel Road 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 variance to reduce the required front yard setback. The variance would permit the homeowner to install a deck on the front of the house that would be seventeen feet (17') off the property line, rather than the required thirty-five feet (35').

Recommendation:

1. The Zoning Inspector recommends approval of the variance based on meeting the criteria for variances B, C, D, and E of Chapter 1275.02(c)(3). The house itself is nonconforming, as it is only twenty-five feet (25') off of the property line. The deck would extend from the front of the house an additional eight feet (8'). The deck is replacing a stairway that was rotting and unsafe. This variance would not alter the essential character of the neighborhood, as most houses on this street do not meet the required thirty-five foot (35') setback.

OTHER BUSINESS

ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for March 12, 2018 at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.