



City of Perrysburg

Division of Planning and Zoning

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January 30, 2019

Brodin L. Walters
Administrator
Mark Easterling
Deputy Administrator
Cody Grodi
Zoning Inspector
Heather Alfaro
Zoning Clerk

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: February 11, 2019 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of January 14, 2019 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 02-19 – Sara Halaoui and Scott Zink are requesting an administrative appeal concerning the interpretation and application of Chapter 1250.51(b)(8), pertaining to the stone driveway that has been installed. The property is located at 816 Louisiana Avenue and is zoned R-3 (Single Family Residential).

NOTE: Chapter 1275.02(e)(1) Appeals to the Board: Appeals to the Board of Zoning Appeals may be taken after the initial applications to the Zoning Inspector for permit or, where it is apparent that such application would be in vain and useless, appeals may be made by initial applications to the Board. In either event, the procedural provisions of this chapter shall apply and be followed.

NOTE: Chapter 1215.02 (62) Definitions: Driveway - Part of the passage located on private property that provides vehicular access as ingress and egress to and from a property fronting on a public or private street and including the apron connecting to the street.

NOTE: Chapter 1250.51(b)(8) Curb Cuts and Driveways: All portions of a driveway on private property shall be constructed of concrete, asphalt driveway pavers or similar dustless surface. In those instances where driveway pavers are utilized, a six inch (6") compacted depth of fine grade sand or screenings on top of six inches (6") of #411 stone shall be used for a total of twelve inches (12") of compacted base.

1. The applicants are requesting an administrative appeal on the interpretation and application of the material used for the installation of the new driveway. The Planning and Zoning Division has determined that a concrete driveway was removed and replaced with a stone driveway, which is a non-conforming material.

Recommendation:

1. No recommendation provided.

APPLICATION, 03-19 - Benjamin Marshall is requesting one zoning variance to keep an existing shed closer than five (5) feet to the side property line. The property is located at 929 Bexley Drive and is zoned R-3 (Single Family Residential).

NOTE: 1250.61(b) Accessory Buildings and Uses: Accessory buildings such as garages and utility buildings, may be located in a rear yard, provided that such buildings are separate from the main structure by at least ten (10) feet and are set back at least five (5) feet from the side and rear lot lines.

1. The applicant is requesting approval to keep the existing accessory structure within the side property five (5) foot setback. (Structure is approximately two (2) feet from the side property line.)

Recommendation:

1. The Deputy Administrator recommends approval based on meeting the criteria for variances B, C, D, and E of Ch. 1275.02(c)(3). Two (2) feet would still allow for the shed to be properly maintained without going onto the neighboring property, and structure location does not pose any safety or visibility concerns.

APPLICATION, 04-19 – Ohio CAT is requesting three zoning variances in order to construct a 7,397 square foot storage building, a 14,740 square foot accessory building, and install a six (6) foot fence in the front yard. The property is located at 13015 and 13017 Eckel Junction Road and is zoned I-2 (General Industrial).

NOTE: Chapter 1250.61(f) Accessory Buildings and Uses: The combined footprints of all accessory buildings on a lot shall not exceed the lesser of 5% of the lot size or 4,000 SF. However, the Board of Zoning Appeals may consider an exception to the maximum size requirement providing that the requested size does not exceed 8% of the lot size.

NOTE: Chapter 1250.42 Fences, Walls, Structural Screens, Hedges, and Screen Plantings:

	Max Height	
	Permitted	*Restricted
Front Yard	4'	6'
	*Requires BZA Approval	

1. The applicant is requesting a variance that would allow for the construction of an accessory structure (cold storage building) that would be 7,397 square feet in size. The code would only allow for an accessory structure that is 4,000 square feet.
2. The applicant is requesting a variance that would allow for the construction of an accessory structure (cold storage/ wash bay building) that would be 14,740 square feet in size. The code would only allow for an accessory structure that is 4,000 square feet.
3. The applicant is requesting a variance that would allow for the installation of a six (6) foot fence in the front yard.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, B, C, and D of Ch. 1275.02(c)(3). Although the cold storage building may exceed the 4,000 square footage maximum it is considerably under the 5% maximum. The cold storage building covers approximately 1.1% of the lot size.
2. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, B, C, and D of Ch. 1275.02(c)(3). Although the cold storage/ wash bay building may exceed the 4,000 square footage maximum it is considerably under the 5% maximum. The cold storage/ wash bay building covers approximately 1.4% of the lot size.
3. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, C, D, and F of Ch. 1275.02(c)(3). The variance would allow for added security on the property. The character of the neighborhood would not be altered as other businesses along Eckel Junction Road have six (6) foot fences in the front yard. The six (6) foot fence will be setback from the road approximately seventy-five (75) feet.

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for March 11, 2019 at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.