



City of Perrysburg

Division of Planning and Zoning

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January 28, 2013

TO: Board of Zoning Appeals
THRU: Thomas E. King, Planning and Zoning Administrator
FROM: Brodin L. Walters, Deputy Planning and Zoning Administrator
SUBJECT: February 11, 2013 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of January 14, 2013 Meeting Minutes
Administer Oath
Zoning Permit Obligation

ZONING VARIANCE, 02-13 - Pradeep Vij, President of Utopia Construction, Inc. requests a zoning exception and a variance to permit the construction of a single family residence. The subject property is located at 1558 N. Redhawk and is zoned R-3 (Single Family Residential) and has a prior Community Development Plan (CDP) which is an earlier version of the Planned Unit Development (PUD) overlay. The CDP was created to permit a zero lot line allowance to permit the construction of attached condos. This exception would permit the developer to construct separate single family residences with the less than required side yard and rear yard setbacks of the R-3 zoning district.

NOTE: *1230.01 Intensity and Dimensional Standards*

R-3 Zoning:

Front Yard = 35'
Rear Yard = 35'
Side Yard Min = 8'
Side Yard Total = 20'
Min. Dwelling Size = 1,200 SF

1. The applicant is requesting a zoning exception to reduce the required side yard setback which would permit two single family residences (1 per lot) rather than a connected condominium that would span two lots. The exception would permit the minimum side yard to be 6 feet and

the total of the two side yards approximately 12 feet, rather than the standard R-3 side yards of 8 feet minimum and 20 feet total.

2. The applicant is requesting a zoning variance to reduce the required rear yard setback which would permit the proposed residential structure to be located 11' from the rear property line.

****Recommendation:**

1. The Planning and Zoning staff recommends approval of the zoning exception based on the opinion that the character of the neighborhood would not be compromised and additionally the single family units would be a more preferable development.
2. The Planning and Zoning staff recommends approval of the zoning variance based on the fact that this plot plan is consistent with the existing homes in the neighborhood and the property abuts a significant common open space which provides ample setback from properties to the rear. (Ch. 1275.02(c)(3) – B, C, D, E)

**** This recommendation is consistent with two previous BZA applications (#4-12 on 6-20-2012 and #11-12 on 7-18-2012) which were identical requests and were approved.**

ZONING VARIANCE, 03-13 - Pradeep Vij, President of Utopia Construction, Inc. requests a zoning exception and a variance to permit the construction of a single family residence. The subject property is located at 1560 N. Redhawk and is zoned R-3 (Single Family Residential) and has a prior Community Development Plan (CDP) which is an earlier version of the Planned Unit Development (PUD) overlay. The CDP was created to permit a zero lot line allowance to permit the construction of attached condos. This exception would permit the developer to construct separate single family residences with the less than required side yard and rear yard setbacks of the R-3 zoning district.

NOTE: *1230.01 Intensity and Dimensional Standards*

R-3 Zoning:

Front Yard = 35'

Rear Yard = 35'

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Side Yard Total = 20'

Min. Dwelling Size = 1,200 SF

1. The applicant is requesting a zoning exception to reduce the required side yard setback which would permit two single family residences (1 per lot) rather than a connected condominium that would span two lots. The exception would permit the minimum side yard to be 6 feet and the total of the two side yards approximately 12 feet, rather than the standard R-3 side yards of 8 feet minimum and 20 feet total.
2. The applicant is requesting a zoning variance to reduce the required rear yard setback which would permit the proposed residential structure to be located 11' from the rear property line.

****Recommendation:**

1. The Planning and Zoning staff recommends approval of the zoning exception based on the opinion that the character of the neighborhood would not be compromised and additionally the single family units would be a more preferable development.
2. The Planning and Zoning staff recommends approval of the zoning variance based on the fact that this plot plan is consistent with the existing homes in the neighborhood and the property abuts a significant common open space which provides ample setback from properties to the rear. (Ch. 1275.02(c)(3) – B, C, D, E)

**** This recommendation is consistent with two previous BZA applications (#4-12 on 6-20-2012 and #11-12 on 7-18-2012) which were identical requests and were approved.**

ZONING EXCEPTION NO. 4-13 – John Sperry on behalf of “Lock-it-up Self Storage” requests one (1) exception of 12’6” which represents a 50% reduction in the required side yard setback of 25’ to allow for the installation of an additional rental-storage building.

NOTE: *In accordance with Chapter 1230.01 Intensity and Dimensional Standards, the required side yard for areas zoned Light Industrial (I1) the required side yard setback is 25’ or 50’ for combined side yard totals.*

1. The applicant is seeking a 12’6” side yard setback reduction in the form of an exception. (The BZA can grant a zoning exception of up to 12’6” which is 50% of the required side yard setback).

Recommendation:

It is recommended to approve the zoning exception of 12’6” to accommodate the proposed new storage building because it is an extension of an existing use and this same request was previously submitted as application #07-11 and approved on 6-15-2011.

OTHER BUSINESS

ADJOURNMENT