

BOARD OF ZONING APPEALS

February 10, 2020

The meeting was called to order at 5:30 p.m. by Chairman Rob Vela. Board members present were Niki Decker, Nathan Duricek, Brian Elmer, Rob Vela, and Becky Williams (5). Also present were Mark Easterling, Deputy Planning and Zoning Administrator, and Cody Grodi, Zoning Inspector.

APPROVAL OF MINUTES

Ms. Williams moved to approve the minutes of the January 13, 2020 meeting as written. Seconded by Mr. Vela. Ayes: Duricek, Elmer, Vela, and Williams (4). Nays: (0). Abstain: Decker (1).

Mr. Vela administered an oath to those that would be speaking at the meeting.

APPLICATION 04-20 – Jon Eckel, on behalf of the City of Perrysburg, is requesting three zoning variances to install an addition to the front of the building that would be within the front and side yard setbacks. The property is located at 140 W. Indiana Avenue and is zoned INS (Institutional).

NOTE: Chapter 1230.01 Intensity and Dimensional Standards

INS Zoning:

Front Yard = 50'

Rear Yard = 45'

Side Yard Min = 50'

Side Yard Total = 100'

1. The applicant is requesting a zoning variance for front yard setback relief that would reduce the front yard setback from fifty (50) feet to five (5) feet.
2. The applicant is requesting a variance for side yard setback relief that would reduce the side yard setback from fifty (50) feet to twenty-two (22) feet.
3. The applicant is requesting a variance for side yard setback relief that would reduce the side yard setback from fifty (50) feet to zero (0). Feet.

Recommendation:

1. No recommendation provided.

Mr. Easterling reviewed Application 04-20. Jon Eckel, Assistant to the City Administrator, and Tom Stuckey, Poggemeyer Design Group, were present on behalf of the application. Mr. Eckel stated that the history of this project dates back to three years ago, and originally started as a pergola off the alley in the rear of the building. He added that after talking with the seniors he learned that they are interested in a front viewing area of Indiana Avenue. Mr. Eckel said that he has talked with Fire Chief Rudy Ruiz and confirmed that there are no line of sight concerns with the addition to the front of the building. Mr. Stuckey added that the addition will look similar to the library, and that the best fit for this addition will be in the front of the building. He noted that the front and side yard setbacks will allow for an accessible and flexible floor plan, and that there will be a door on the north side of the addition for accessibility. Mr. Vela confirmed that the relief for the side yard setbacks are necessary due to the existing building. Ms. Williams asked if the parking spaces are staying,

and Mr. Stuckey confirmed that they are. Mr. Stuckey added that there will be trees and additional plantings along with the addition. Mr. Vela asked if any comments had been received from the neighbors, and Mr. Easterling stated that none had been received. Jim Hagen, 10741 Avenue Road, asked if the addition will be screened in or enclosed, and added that snow will impact a screened in addition. Mr. Stuckey stated that they will likely install conventional slider windows to the southern corner of the addition to accommodate the potential impact of snow. There were no further questions or concerns from the Board, nor the public. Ms. Williams moved to approve variances #1, #2, and #3 of Application 04-20, and finding C, D, F, and G of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Vela. Ayes: (5). Nays: (0).

APPLICATION 05-20 – Michael Barton is requesting a zoning variance to allow for the arborvitae screening wall to remain in the side yard. The property is located at 25960 Wood Creek Court and is zoned R-1 (Single Family Residential).

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

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

1. The applicant is requesting a zoning variance for a six (6) foot landscape screening wall to remain in the side yard.

Recommendation:

1. The Deputy Administrator recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, E of Chapter 1275.02(c)(3).

Mr. Easterling reviewed Application 05-20. Mr. Barton was present, and added that there had been existing vegetation from the previous homeowner, and that he just replaced those with a different species. Ms. Williams asked if any comments had been received from the neighbors, and Mr. Easterling stated that none had been received. Mr. Vela confirmed that Mr. Barton will maintain the trees at the six (6) foot fence restriction height. Mr. Elmer asked if the intent of the plantings ties in with the basketball hoop pole, and Mr. Barton agreed. There were no further questions or concerns from the Board, nor the public. Mr. Elmer moved to approve Application 05-20, and finding B, C, D, and E of Chapter 1275.02(c)(3) to be true. Seconded by Ms. Williams. Ayes: (5). Nays: (0).

There being no further business, the meeting adjourned at 5:47 p.m.

Respectfully submitted,

Heather Alfaro