

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: February 8, 2021 Meeting Agenda

This meeting is scheduled to take place in the Municipal Building, 201 W. Indiana Avenue, Perrysburg, Ohio. The meeting will also be accessible through a teleconference dial-in number.

In an effort to promote social distancing, the public or interested parties are welcome *to listen to the meeting* by dialing 1-866-866-2244, and then entering the Participant Code 9628415#

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Election of Chairperson
Election of Vice Chairperson
Approval of January 11, 2021 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 02-21 – Tim and Emily Davis are requesting two zoning variances to construct an addition. The property is located at 434 W. Third Street 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 applicants are requesting a zoning variance to build an addition onto the existing house. The addition will be one (1) foot off of the front property line.
2. The applicants are requesting a variance to build an addition onto the existing house. The addition will be five (5) feet off of the side property line.

Recommendation:

1. The Zoning Inspector recommends denial of the zoning variance, as the request does not meet enough of the conditions required to grant a variance. The house already sits closer to the front property line than the neighboring properties. The current house sits at two (2) feet from the property line; granting a variance for this addition will put the house a matter of inches from the property line. An addition could be built within the required setbacks if located on the back of the structure.
2. The Zoning Inspector recommends denial of the zoning variance, as the request does not meet enough of the conditions required to grant a variance. The distance between this house and the neighboring house will be extremely close, if a variance is issued. Safety concerns would arise if this structure was built any closer to the side property line than where it currently stands. An addition could be built within the required setbacks if located on the back of the structure.

APPLICATION, 03-21 – Lisa Graves is requesting two zoning variances to install a shed. The property is located at 209 W. Seventh Street 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.*

NOTE: *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.*

1. The applicant is requesting a zoning variance to construct a shed in the rear yard. The proposed shed will have a setback of two (2) feet from the side property line.
2. The applicant is requesting a variance that would allow for 7.1% of the lot size in accessory structures. The property owners would install a shed that is forty-eight (48) square feet, this is in addition to an existing detached garage that is two hundred eighty (280) square feet. The lot size is four thousand six hundred forty-seven (4,647) square feet, which would allow, by Code, two hundred thirty-two (232) square feet of accessory structures. The variance would allow for three hundred twenty-eight (328) square feet of accessory structures on the property.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Chapter 1275.02(c)(3). The shed is relatively small and will prevent lawn equipment from being stored outside. The shed will be located on an existing concrete slab.
2. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and F of Chapter 1275.02(c)(3). The lot is smaller than most of the neighboring properties. In order to prevent lawn equipment from being

stored outside, the extra accessory structure space will allow for the lawn equipment to be stored safely inside.

APPLICATION, 04-21 – Steve and Kim Dane are requesting a zoning variance to allow for a new house to be constructed. The property is located at 315 E. Sixth Street 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 applicants are requesting a zoning variance to construct a new house with a reduced rear yard setback. The attached garage would be installed at twenty-five (25) feet off of the rear property line.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Chapter 1275.02(c)(3). The attached garage will be in line or set farther back than the other garages in the neighborhood. It will not alter the character of the neighborhood.

APPLICATION, 05-21 – James Randolph is requesting four zoning variances to allow for a new house to be constructed. The property is located at 229 W. Sixth Street 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 construct a house with a reduced front yard setback. The request for the front yard setback is one (1) inch off of the property line.
2. The applicant is requesting a zoning variance to construct a house with a reduced side yard setback. The side yard setback variance request is for two (2) feet off of the property line.
3. The applicant is requesting a zoning variance to construct a house with a reduced side yard setback. The side yard setback variance request is for two (2) feet off of the property line.
4. The applicant is requesting a zoning variance to construct a house with a reduced rear yard setback. The request for the rear yard setback is twenty (20) feet off of the property line.

Recommendation:

1. The Zoning Inspector recommends denial of the zoning variance, as the request does not meet enough of the conditions required to grant a variance. None of the surrounding homes sit this close to the property line. Constructing a house so close to the front property line is substantial.
2. The Zoning Inspector recommends denial of the zoning variance, as the request does not meet enough of the conditions required to grant a variance. The distance between the proposed house and the neighboring houses pose not only a safety concern, but maintenance concerns as well.
3. The Zoning Inspector recommends denial of the zoning variance, as the request does not meet enough of the conditions required to grant a variance. The distance between the proposed house and the neighboring houses pose not only a safety concern, but maintenance concerns as well.
4. The Zoning Inspector recommends denial of the zoning variance, as the request does not meet enough of the conditions required to grant a variance. The depth of the lot is one hundred sixty-five (165) feet, which would allow for a house to be constructed, and the rear yard setback to be met.

APPLICATION, 06-21 – Jason Isaacs is requesting two zoning variances to install a shed and a patio. The property is located at 876 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.*

NOTE: *Chapter 1250.58(c) Patios and Swimming Pools: In all cases, swimming pools shall maintain a minimum setback of five (5) feet from a property line to any deck or patio.*

1. The applicant is requesting a zoning variance to keep an existing shed in the rear yard. The existing shed has a setback of four (4) feet from the rear property line.
2. The applicant is requesting a zoning variance to keep an existing patio. The existing patio has been installed three (3) feet off the side property line at the closet point.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Chapter 1275.02(c)(3). The sheds location does not pose any foreseeable issues. Maintenance behind the shed is still manageable.
2. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and F of Chapter 1275.02(c)(3). The location of the patio does not pose any foreseeable issues.

APPLICATION, 07-21 – Michels Corporation is requesting a zoning variance to install a fence. The property is located at 26933 Eckel Road and is zoned I-2 (General Industrial).

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

Zoning District	Location & Maximum Height								
	Front Yard			Side Yard			Rear Yard		
	4'	6'	8'	4'	6'	8'	4'	6'	8'
I1	P	Z	*	P	Z	*	P	P	Z
I2	P	Z	*	P	P	Z	P	P	Z

1. The applicant is requesting a zoning variance to install an eight (8) foot fence in the rear of the property.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, D, E, and F of Chapter 1275.02(c)(3). The property owners want to use the property for outdoor storage. Outdoor storage is a Special Approval Use with one of the requirements being that the property owner must install an eight (8) foot fence along abutting residential properties. Without the variance the business would not be able to use this land.

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for March 8th at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.