



City of Perrysburg

Division of Planning and Zoning

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Mark Easterling
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Cody Grodi
Zoning Inspector

Heather Alfaro
Zoning Clerk

December 31, 2019

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: January 13, 2020 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Election of Chairperson
Election of Vice Chairperson
Approval of October 14, 2019 Meeting Minutes
Approval of November 18, 2019 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 01-20 – Pete Scarborough is requesting a zoning exception to install a deck off the front of the house that would be within the front yard setback. The property is located at 170 Edgewood Drive 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 exception to reduce the required front yard setback. The exception would permit the homeowner to install a deck off the front of the house that would be built within the front yard setback. The deck would be twenty (20) feet off of the property line, rather than the required thirty-five (35) feet.

Recommendation:

1. The Zoning Inspector recommends approval of the exception. The deck would be replacing a concrete porch that was deteriorating. The new deck will allow for safer access to the front door than the previous porch. The setback of the new deck will only be three (3) feet closer to the property line than the previous concrete porch.

APPLICATION, 02-20 – Joe Diancla, on behalf of Mercy Health, is requesting a zoning variance that would allow for the installation of a wall sign that would exceed the maximum square footage requirement. The property is located at 12621 Eckel Junction Road and is zoned INS (Institutional Use).

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

Wall Sign:

Zoning District: INS

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 one permanent wall sign that is 194.72 square feet, exceeding the seventy-five (75) square foot maximum. This sign will be located on the façade that faces I-475.

Recommendation:

1. No recommendation provided.

APPLICATION, 03-20 – Dave Schmaltz is requesting a zoning variance to construct a new garage with a reduced setback. The property is located at 1005 Locust 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.*

1. The applicant is requesting a zoning variance to construct a new garage on the property. The current structure sits 2 ½ feet off of the property line and the new garage would have the same 2 ½ foot setback off of the side property line.

Recommendation:

The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, & F of Chapter 1275.02(c)(3). Due to the positioning of the house, shifting the garage to the five (5) foot setback will position the garage to where it would be hard to move vehicles in and out of the garage. The homeowner will be making the garage compliant with the distance from the main structure. Currently, the garage sits about four (4) feet from the house, but will be shifted back to be the required ten (10) feet from the main structure.

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for February 10th at 5:30 PM in the Municipal Building located at 201 W. Indiana Avenue.