City of Perrysburg

Division of Planning and Zoning

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December 31, 2013

TO: Board of Zoning Appeals

FROM: Brodin L. Walters, Planning and Zoning Administrator

SUBJECT: **January 13, 2014** Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Election of Officers
Approval of November 25, 2013 Meeting Minutes
Administer Oath
Zoning Permit Obligation

ZONING VARIANCE, 01-14 – Robert Haigh requests one (1) zoning variance to permit the construction of a 6' privacy fence in a required front yard. The subject property is located at 344 E. Second Street and is zoned R3 (Single Family Residential). The requested variance would permit the applicant to construct a fence that is 2' taller than permitted in this location.

NOTE: *1250.42 Fences, walls, structural screens, hedges and screen plantings*

6' fences, walls and structural screens are permitted in residential front yards with the approval of the Board of Zoning Appeals.

1. The applicant is requesting a zoning variance to allow the installation of a 6' fence in a front yard to provide privacy and security for a rear yard swimming pool. This variance would permit the fence to be 2' higher than what is permitted without a variance.

Recommendation:

The Planning and Zoning Administrator recommends approval of the zoning variance request as submitted. The proposed fence location does not pose any safety/visibility concerns. Additionally, the fence is high quality and visually interesting. Any approval shall be conditional, pending approval by the Historic Landmarks Commission for appropriateness. Chapter 1275.02(c)(3) it is believed that criteria B, C, D and G would be satisfied.

OTHER BUSINES
ADJOURNMENT