

Minutes of Perrysburg Board of Zoning Appeals

Meeting Held January 8, 2024

CALL TO ORDER - 5:30 PM

The meeting was called to order at 5:31 p.m. by Chairman, Scott Anderson.

ROLL CALL

Board members present were Scott Anderson, Matthew Sutter, Bill Williams, and Travis Wolfinger (4). Michael McIntyre arrived at 5:35 p.m. (1). Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF DECEMBER 11, 2023 MEETING MINUTES

Mr. Sutter moved to approve the minutes of the December 11, 2023, meeting as submitted. Seconded by Mr. Anderson. Ayes: Anderson, Sutter, Williams, and Wolfinger (4). Nays: (0).

ADMINISTER OATH

Mr. Anderson administered an oath to those who would be speaking at the meeting.

ZONING PERMIT OBLIGATION

Mr. Grodi reminded the applicants that if their request is approved, they will still need to get a zoning permit.

NEW BUSINESS

APPLICATION 01-24

Michael Deaton is requesting a zoning exception to construct an addition. The property is located at 3296 Chapel Creek Drive and is zoned R-1 (Single Family Residential).

NOTE: Chapter 1230.01 Intensity and Dimensional Standards

R-1 Zoning:

Front Yard = 45'

Rear Yard = 50'

Side Yard Min = 10'

Side Yard Total = 25'

1. The applicant is requesting an exception to construct an addition that will be built within the rear yard setback. The structure will be forty-three (43) feet off the rear property line.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. The lot has a unique shape which poses challenges to constructing an addition. The addition will meet all other setback requirements.

Mr. Grodi reviewed Application 01-24. The applicant, Mike Deaton, 3296 Chapel Creek Drive, was present. Mr. Grodi confirmed that neighboring comments had not been received for this request. Mr. Anderson noted that he lives fairly close by, and there was a brief discussion about pools, to which Mr. Grodi added that pools have unique setbacks.

Mr. Sutter moved to approve the zoning exception for Application 01-24. Seconded by Mr. Williams. Ayes: Anderson, Sutter, Williams, and Wolfinger (4). Nays: (0).

APPLICATION 02-24

Jennifer Dykes is requesting a zoning variance to construct an addition. The property is located at 542 E. Indiana Avenue 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 variance to construct an addition that will be built within the front yard setback. The structure will be six (6) feet off the front property line.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, and F of Chapter 1275.02(c)(3). The property is a corner lot and has two front yard setbacks. If the required thirty-five (35) foot setback off of Civic Drive was adhered to, it would leave very little room to actually construct the addition. The addition will meet the required setbacks for the other two sides of the addition.

Mr. Grodi reviewed Application 02-24. The applicant, Jennifer Dykes, 542 E. Indiana Avenue, was present and noted that the existing footprint doesn't allow for an addition. Mr. Grodi confirmed that Civic Drive is indeed a public street with a few houses, even though it appears to be just an alley. He added that Civic Drive is a unique situation.

Mr. Anderson moved to approve the zoning variance for Application 02-24. Seconded by Mr. Sutter, and it was unanimously approved (5-0).

APPLICATION 03-24

David Creps is requesting a zoning exception to construct an addition. The property is located at 670 Heathermoor Lane and is zoned R-2 (Single Family Residential).

NOTE: *Chapter 1230.01 Intensity and Dimensional Standards*

R-2 Zoning:

Front Yard = 40'

Rear Yard = 40'

Side Yard Min = 10'

Side Yard Total = 25'

1. The applicant is requesting an exception to construct an addition that will be built within the front yard setback. The structure will be twenty-seven (27) feet off the front property line.

Recommendation:

1. No recommendation provided.

Mr. Grodi reviewed Application 03-24. The applicant was not present.

Mr. Sutter moved to table Application 03-24 due to the applicant not being present. Seconded by Mr. Anderson, and the table was unanimously approved (5-0).

ELECTION OF CHAIRPERSON

Mr. Sutter nominated Mr. Anderson to be Chairperson. Seconded by Mr. McIntyre, and it was unanimously approved (5-0).

ELECTION OF VICE-CHAIRPERSON

Mr. McIntyre nominated Mr. Sutter to be Vice-Chairperson. Seconded by Mr. Anderson, and it was unanimously approved (5-0).

OTHER BUSINESS

The Board briefly discussed where the city is with the sign code variance section that expired December 31, 2022.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:48 p.m.

Respectfully submitted,

Heather Alfaro
Recording Secretary

The next meeting is scheduled for Monday, February 12, 2024, at 5:30 p.m.