

Minutes of Perrysburg Board of Zoning Appeals

Meeting Held April 15, 2024

CALL TO ORDER - 5:30 PM

The meeting was called to order at 5:30 p.m. by Chairman, Scott Anderson.

ROLL CALL

Board members present were Scott Anderson, Matthew Sutter, Bill Williams, and Travis Wolfinger (4). Michael McIntyre was absent (1). Also present was Mark Easterling, Deputy Planning & Zoning Administrator.

APPROVAL OF MARCH 11, 2024 MEETING MINUTES

Mr. Sutter moved to approve the minutes of the March 11, 2024, meeting as submitted. Seconded by Mr. Williams, and the minutes were unanimously approved (4-0).

ADMINISTER OATH

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

ZONING PERMIT OBLIGATION

Mr. Easterling reminded the applicants that if their request is approved tonight, they will still need to apply for a zoning permit the next day or thereafter.

NEW BUSINESS

APPLICATION 13-24

CYNTHIA GRAY IS REQUESTING A ZONING VARIANCE TO CONSTRUCT A PAVILION WITHIN THE FRONT YARD. THE PROPERTY IS LOCATED AT 14720 WOOD CREEK COURT AND IS ZONED R-1 (SINGLE FAMILY RESIDENTIAL).

NOTE: CHAPTER 1250.61(A) ACCESSORY BUILDINGS AND USES: NO ACCESSORY BUILDING OR USES SHALL BE LOCATED IN ANY FRONT OR SIDE YARD SETBACK EXCEPT UNDER UNUSUAL CIRCUMSTANCES WHERE SUCH ACTIVITY WILL NOT CONFLICT WITH THE INTENT AND PURPOSES OF THIS ZONING CODE OR WHERE ENFORCEMENT WOULD RESULT IN EXTREME HARDSHIP. EITHER EXCEPTION SHALL REQUIRE APPROVAL OF THE BOARD OF ZONING APPEALS.

1. THE APPLICANT IS REQUESTING A ZONING VARIANCE TO CONSTRUCT A PAVILION IN THE FRONT YARD OF THE PROPERTY.

RECOMMENDATION:

1. The Deputy Administrator recommends approval of the variance based on meeting the criteria A, C, D, and F of Chapter 1275.02(c)(3). The uniqueness of the lot surrounding the primary structure and the topography do not allow for a structure to be placed in a rear or side yard. The rear and side yards have too steep of a slope for a pavilion to be placed in a permissible location.

Mr. Easterling reviewed Application 13-24. Cynthia Gray was present on behalf of the application, and added that they had to push the location of the pool back into the side yard which then shortened the pavillion. There was a brief discussion about the location of the proposed pavillion, and Mr. Easterling noted that the nearby woods will hide the new structure. Mr. Easterling confirmed that neighboring comments had not been received for this request.

Mr. Sutter moved to approve the zoning variance for Application 13-24 as submitted, and finding A, C, D, and F of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Williams, and the variance was unanimously approved (4-0).

APPLICATION 14-24

CASEY STENGLE IS REQUESTING A ZONING VARIANCE TO INSTALL A FENCE. THE PROPERTY IS LOCATED AT 308 E. BOUNDARY STREET AND IS ZONED R-3 (SINGLE FAMILY RESIDENTIAL).

NOTE: CHAPTER 1250.42 FENCES, WALLS, STRUCTURAL SCREENS, HEDGES, AND SCREEN PLANTINGS:

R1-R5 ZONING:

4' MAXIMUM IN FRONT YARD

4' MAXIMUM IN SIDE YARD

6' MAXIMUM IN REAR YARD

1. THE APPLICANT IS REQUESTING A ZONING VARIANCE TO INSTALL A SIX (6) FOOT PRIVACY FENCE IN THE FRONT YARD. THE FENCE WILL EXTEND APPROXIMATELY THIRTY (30) FEET BEYOND THE MIDPOINT OF THE HOUSE.

RECOMMENDATION:

1. The Deputy Administrator recommends approval of the variance based on meeting the criteria C, D, F, and G of Chapter 1275.02(c)(3). The applicant's neighbor has been an ongoing property maintenance issue causing a unique circumstance.

Mr. Easterling reviewed Application 14-24. Casey Stengle, Rescom Property Services,

was present on behalf of the application, and mentioned the ongoing issue with the property to the south, which Mr. Easterling confirmed. The Board briefly discussed granting conditional approval of the proposed fence height, and Mr. Anderson noted that he is unsure if he is comfortable with a height restriction since the homeowner is not present at tonight's meeting. Mr. Stengle added that he was originally concerned with line of sight for the fence, but confirmed that he had inspected that notion and found that there would be no issues.

Mr. Sutter moved to approve the zoning variance for Application 14-24 as submitted, and finding C, D, F, and G of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Wolfinger, and the variance was unanimously approved (4-0).

APPLICATION 15-24

RICH AND TRISHA JAMBOR ARE REQUESTING A ZONING EXCEPTION TO REDUCE THE SIDE YARD SETBACKS TO ALLOW FOR THE CONSTRUCTION OF AN ADDITION TO THE PRIMARY STRUCTURE. THE PROPERTY IS LOCATED AT 432 E. FRONT 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' (6' FOR A LOT OF RECORD)

SIDE YARD TOTAL = 20' (12' FOR A LOT OF RECORD)

1. THE APPLICANT IS REQUESTING AN EXCEPTION TO CONSTRUCT A HOUSE THAT WOULD ENCROACH INTO THE SIDE YARD SETBACKS. THE REQUEST IS TO REDUCE THE MINIMUM SIDE YARD SETBACK FROM SIX (6) FEET TO FIVE (5) FEET.

RECOMMENDATION:

1. The Deputy Administrator recommends approval of the zoning exception. The garage structure currently exists in the same location and will not be getting any closer to the property line. The location of the structure does not pose any safety concerns.

Mr. Easterling reviewed the zoning exception for Application 15-24. Tricia Jambor was present on behalf of the application, and added that the existing addition to the house from the 1970's is sinking. Mr. Sutter noted that he was impressed with the engineered drawings for this application.

Mr. Sutter moved to approve the zoning exception for Application 15-24 as submitted. Seconded by Mr. Wolfinger, and the exception was unanimously approved (4-0).

OTHER BUSINESS

Mr. Anderson referenced his comment made at a previous meeting concerning a sign variance request and added that his comment did not reflect on the zoning office.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:45 p.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

The next meeting is scheduled for Monday, May 13, 2024 at 5:30 p.m.