

Minutes of Perrysburg Board of Zoning Appeals

Meeting Held September 9, 2024

CALL TO ORDER - 5:30 PM

Chairman Scott Anderson called the meeting to order at 5:30 p.m.

ROLL CALL

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

APPROVAL OF AUGUST 12, 2024 MEETING MINUTES

Mr. Williams moved to approve the August 12, 2024, meeting minutes as written. Seconded by Mr. McIntyre, and the minutes were unanimously approved (4-0).

ADMINISTER OATH

Mr. Anderson administered an oath to those 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 29-24

NICK GIOVANNUCCI IS REQUESTING A ZONING EXCEPTION TO REDUCE THE FRONT YARD SETBACK TO ALLOW FOR THE CONSTRUCTION OF A HOME ADDITION. THE PROPERTY IS LOCATED AT 26939 CRANDEN DRIVE 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 REQUESTS AN EXCEPTION FOR FRONT YARD SETBACK RELIEF TO CONSTRUCT AN ADDITION. THE VARIANCE WOULD PLACE THE STRUCTURE THIRTY (30) FEET FROM THE FRONT YARD PROPERTY LINE.

RECOMMENDATION:

1. The Deputy Administrator recommends approval of the exception. The addition, if approved, would minimally encroach on the required setback and does not pose any safety or visibility concerns.

Mr. Easterling reviewed Application 29-24. Nick Giovannucci (Midwest Residential Contractors) was present via Zoom on behalf of the application. He said that the home was built in 1988 and that the entire proposed design was based on the original plot plan and setbacks. Mr. Giovannucci added that they are removing the old sunroom and replacing it with a first-floor master suite with accessibility and a new sunroom. Mr. Sutter said that he appreciates the thoroughness of the application.

Mr. Sutter made a motion to approve the zoning exception for Application 29-24. Seconded by Mr. Anderson, and the zoning exception was unanimously approved (4-0).

APPLICATION 30-24

THE MEADOWBROOK CONDOMINIUM ASSOCIATION IS REQUESTING A ZONING VARIANCE TO INSTALL A FENCE. THE PROPERTY IS LOCATED ON PARCEL Q61-400-050407002201 (MEADOWBROOK DRIVE) AND IS ZONED RM (MULTIPLE 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 SIDE YARD FORWARD OF THE MIDPOINT OF THE PROPERTY.

RECOMMENDATION:

1. The Deputy Administrator recommends approving the zoning variance based on meeting the criteria for variances B, C, D, and F of Chapter 1275.02(c)(3). The property is unique in that it holds multiple homes within one parcel, creating a perception of various yards for each set of condominiums.

Mr. Easterling reviewed Application 30-24. Janice Wagner (Secretary, Meadowbrook

Condo Association) was present and said that they would like to finish off the back set of condos that neighbor Abundant Life of Perrysburg and Three Meadows Drive with three (3) privacy fences behind the condo units.

Mr. Anderson made a motion to approve the zoning variance for Application 30-24 as submitted, and finding criteria B, C, D, and F of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Williams, and the zoning variance was unanimously approved (4-0).

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:39 p.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

The next meeting is scheduled for October 14, 2024, at 5:30 P.M. in the Municipal Building at 201 W. Indiana Avenue.