

Minutes of Perrysburg Board of Zoning Appeals

Meeting Held October 14, 2024

CALL TO ORDER - 5:30 PM

Vice Chairman Matthew Sutter called the meeting to order at 5:30 p.m.

ROLL CALL

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

APPROVAL OF SEPTEMBER 9, 2024 MEETING MINUTES

Mr. McIntyre moved to approve the September 9, 2024, meeting minutes as written. Seconded by Mr. Anderson. Ayes: Anderson, McIntyre, and Sutter (3). Nays: (0). Abstain: Wolfinger (1).

ADMINISTER OATH

Mr. Sutter administered an oath to those speaking at the meeting.

ZONING PERMIT OBLIGATION

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

NEW BUSINESS

APPLICATION 31-24

ROBERTA ROGERS IS REQUESTING TWO ZONING EXCEPTIONS TO REDUCE THE FRONT YARD SETBACK TO ALLOW FOR THE CONSTRUCTION OF A HOME. THE PROPERTY IS A CORNER LOT LOCATED AT 25945 SEMINARY ROAD 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 REQUESTS A FRONT YARD SETBACK RELIEF EXCEPTION TO CONSTRUCT A SINGLE-FAMILY RESIDENCE. THE VARIANCE WOULD PLACE THE STRUCTURE FORTY (40) FEET FROM THE FRONT YARD PROPERTY LINE ALONG SEMINARY ROAD.

2. THE APPLICANT REQUESTS A FRONT YARD SETBACK RELIEF EXCEPTION TO CONSTRUCT A SINGLE-FAMILY RESIDENCE. THE VARIANCE WOULD PLACE THE STRUCTURE FORTY (40) FEET FROM THE FRONT YARD PROPERTY LINE ALONG TURTLE CREEK DRIVE.

RECOMMENDATION:

1. The Deputy Administrator recommends approval of both exceptions. The corner lots in this subdivision are slightly narrow and no matter which way the home faces, it would need an exception. The request is minimal and would not pose any safety or visibility concerns.

Mr. Walters reviewed Application 31-24. Roberta Rogers was present and said that they purchased this lot to have accessibility and a maximum view of the pond. She added that many of the homes in the neighborhood are angled. There was a brief discussion about the percentages of relief regarding variances versus exceptions.

Wissam Aboualaiwi and Ingrid Rodriguez, 25933 Seminary, submitted a letter that objected to the requests.

Chris Finkbeiner, 26514 W. River Road, was present and stated that he is in support of the exceptions, and added that there have been a few requests for relief along Turtle Creek Drive.

Mr. Anderson made a motion to approve zoning exceptions #1 and #2 for Application 31-24. Seconded by Mr. Wolfinger, and the zoning exceptions were unanimously approved (4-0).

APPLICATION 32-24

THOMAS MATHENY IS REQUESTING A ZONING VARIANCE TO REDUCE THE FRONT YARD SETBACK TO ALLOW FOR THE CONSTRUCTION OF AN ADDITION. THE PROPERTY IS A CORNER LOT LOCATED AT 801 HICKORY 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'

SIDE YARD TOTAL = 20'

1. THE APPLICANT REQUESTS A FRONT YARD SETBACK RELIEF VARIANCE TO CONSTRUCT AN ADDITION TO THE HOME. THE VARIANCE WOULD PLACE THE STRUCTURE ELEVEN (11) FEET FROM THE FRONT YARD

PROPERTY LINE ALONG HICKORY STREET.

RECOMMENDATION:

1. The Deputy Administrator recommends denial of the variance request as it does not meet enough of the criteria outlined in Chapter 1275.02(c)(3). Although this is a unique corner lot, the current placement of the home is nonconforming, and the garage addition would be 50-60% closer than the homes along Clover Lane between Hickory Street and East Boundary Street.

Mr. Walters reviewed Application 32-24. Thomas and Amy Matheny were present virtually via Teams and stated that the addition would be built towards Clover Lane. They said the house was originally built in 1943 and that although there are two garage bays, the first bay is not large enough to fit a car. They also recognized that precedents had already been set within the neighborhood. Mr. Matheny said that the steps into the garage pose a restriction to the first bay not being deep enough. Mr. Anderson noted that the homes along Clover Lane are set back a good distance.

Steve Butts, 831 Sandusky Street, was present and said that he is directly east of 801 Hickory Street. He said that he had been inside the Matheny's garage, and noted that the steps were in the way. Mr. Butts added that the two deteriorating sheds have been removed from the property and that they are excited about the updates to come to this property.

There was a brief discussion regarding Chapter 1275.02(c)(3), and Mr. Walters confirmed that four conditions of this chapter need to be met to grant a variance. Mr. Sutter said that he struggles to override the recommendation to deny this application from the Planning & Zoning Division. Mr. Anderson added that when neighbors show up to support a request, that means a lot. There was further discussion about the Tudor style of the home, the size of the lot, and the variance request in general regarding Chapter 1275.02(c)(3).

Mr. McIntyre made a motion to deny Application 32-24. There was no second to the motion.

Mr. Wolfinger made a motion to approve the zoning variance for Application 32-24 as submitted, and finding criteria C, D, F, and G of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Anderson. Ayes: Anderson, Sutter, and Wolfinger (3). Nays: McIntyre (1).

APPLICATION 33-24

SCOTT ANDERSON IS REQUESTING A ZONING EXCEPTION TO REDUCE THE FRONT YARD SETBACK AND AN EXCEPTION TO REDUCE THE REAR YARD SETBACK TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY

RESIDENCE. THE PROPERTY IS A CORNER LOT LOCATED AT 513 LOCUST 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'

SIDE YARD TOTAL = 20'

1. THE APPLICANT REQUESTS A FRONT YARD SETBACK RELIEF EXCEPTION. THE EXCEPTION WOULD PLACE THE STRUCTURE EIGHTEEN (18) FEET FROM THE FRONT YARD PROPERTY LINE ALONG EAST FIFTH STREET.
2. THE APPLICANT REQUESTS A REAR YARD SETBACK RELIEF EXCEPTION. THE EXCEPTION WOULD PLACE THE STRUCTURE TWENTY-THREE (23) FEET FROM THE REAR YARD PROPERTY LINE.

RECOMMENDATION:

1. The Deputy Administrator recommends approval of both of the zoning exceptions. The lots are uniquely small, but the request would allow for a home to be constructed that would match the characteristics of the neighborhood. The exceptions are minimal and would not be any closer to the property line than what already exists around the future building.

Mr. Walters reviewed Application 33-24. Mr. Anderson recused himself from the discussion. Aaron Schoen, Schoen Builders, was present virtually via Teams on behalf of the application and noted that this lot is already nonconforming. He added that the home is proposed as 1,700 SF with a two-car garage, and added that they are not tying into the paved parking lot to the rear of the lot.

Steve Dane, 315 E. Sixth Street, was present and stated that he is in support of the zoning exceptions and asked the Board to approve the requests.

Mr. Wolfinger made a motion to approve zoning exception #1 and #2 of Application 33-24. Seconded by Mr. McIntyre. Ayes: McIntyre, Sutter, and Wolfinger (3). Nays: (0). Abstain: Anderson (1).

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:18 p.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

The next meeting is scheduled for November 18, 2024, at 5:30 p.m. in the Municipal Building at 201 W. Indiana Avenue.