

Minutes of Perrysburg Board of Zoning Appeals

Meeting Held November 18, 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 OCTOBER 14, 2024 MEETING MINUTES

Mr. Sutter moved to approve the October 14, 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 34-24

JESSICA ANSLEY IS REQUESTING A VARIANCE TO REDUCE THE SIDE YARD SETBACK FOR AN EXISTING DECK. THE PROPERTY IS A CORNER LOT LOCATED AT 432 E. SECOND 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 = 6' (LOT OF RECORD)

SIDE YARD TOTAL = 12' (LOT OF RECORD)

1. THE APPLICANT REQUESTS A SIDE YARD SETBACK VARIANCE TO ALLOW FOR A NEWLY CONSTRUCTED DECK TO REMAIN AT THE SINGLE-FAMILY RESIDENCE. THE VARIANCE WOULD PLACE THE STRUCTURE TWO (2) FEET FROM THE SIDE YARD PROPERTY LINE.

RECOMMENDATION:

1. The Deputy Administrator recommends approving the zoning variance based on meeting the criteria for variances B, C, D, and E of Chapter 1275.02(c)(3). The deck does not extend past the western point of the home, leaving space for maintenance without going on to the neighboring property. The structure does not pose any safety or visibility concerns.

Mr. Easterling reviewed Application 34-24. Jason Ansley was present and said that during their home inspection, the deck was deemed unsafe and that their contractor had already started construction. There was a brief discussion about holding contractors accountable for work that has already taken place and Mr. Easterling noted that the permit obligation always defaults to who owns the property.

Steve Williams, 424 E. Second Street, was present and said that he supports the request.

Bill Williams made a motion to approve the zoning variance for Application 34-34 as submitted, and finding criteria B, C, D, and E of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Sutter, and the zoning variance was unanimously approved (4-0).

APPLICATION 35-24

THOMAS YURYSTA, ON BEHALF OF TRI-STATE FOREST PRODUCTS, IS REQUESTING A ZONING VARIANCE THAT WOULD ALLOW FOR THE CONSTRUCTION OF AN ACCESSORY STRUCTURE. THE PROPERTY IS LOCATED AT 13010 AND 13100 ECKEL JUNCTION ROAD AND IS ZONED I-2 (GENERAL INDUSTRIAL).

NOTE: CHAPTER 1250.61(F) ACCESSORY STRUCTURES AND USES: COMBINED FOOTPRINTS OF ALL ACCESSORY BUILDINGS ON A LOT SHALL NOT EXCEED THE LESSER OF 5% OF THE LOT SIZE OR 4,000 SF. HOWEVER, THE BOARD OF ZONING APPEALS MAY CONSIDER AN EXCEPTION TO THE MAXIMUM SIZE REQUIREMENT PROVIDING THAT THE REQUESTED SIZE DOES NOT EXCEED 8% OF THE LOT SIZE.

1. THE APPLICANT IS REQUESTING A VARIANCE TO REPLACE AN ACCESSORY BUILDING. THE VARIANCE WOULD ALLOW FOR A 9,800 SF BUILDING TO BE CONSTRUCTED IN THE REAR OF THE PROPERTY, ECLIPSING THE 5% MAXIMUM. THIS ACCESSORY STRUCTURE WOULD BRING THE TOTAL PERCENTAGE OF ACCESSORY STRUCTURES TO 6.3%.

RECOMMENDATION:

1. The Deputy Administrator recommends approving the zoning variance based on meeting the criteria for variances A, C, D, and F of Chapter 1275.02(c)(3). The replacement building is in the rear of the property, screened by trees. The property is large enough that the building would not impact the neighboring properties.

Tom Yurysta, Proudfoot Associates, was present on behalf of Tri-State Forest Products and said that they are planning to remove a dilapidated building and replace it with a larger building to store lumber. Mr. McIntyre asked if there would be landscaping out front, and Mr. Yurysta confirmed that it would be replaced.

Mr. Sutter made a motion to approve the zoning variance for Application 35-24, as submitted, and finding criteria A, C, D, and F of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Anderson, and the zoning variance was unanimously approved (4-0).

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:41 p.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

The next meeting is scheduled for December 9, 2024, at 5:30 p.m. in the Municipal Building at 201 W. Indiana Avenue.