

## **Minutes of Perrysburg Board of Zoning Appeals**

**Meeting Held April 14, 2025**

### **CALL TO ORDER - 5:30 PM**

Vice Chairman Michael McIntyre called the meeting to order at 5:30 p.m.

### **ROLL CALL**

Board members present were Michael McIntyre, Erin O'Rear, Bill Williams, and Travis Wolfinger (4). Matthew Sutter was absent (1). Mark Easterling, Deputy Planning & Zoning Administrator, was also present.

### **APPROVAL OF MARCH 10, 2025 MEETING MINUTES**

Mr. Williams motioned to approve the March 10, 2025, meeting minutes as written. Seconded by Ms. O'Rear, and the minutes were unanimously approved (4-0).

### **ADMINISTER OATH**

Mr. McIntyre administered an oath to those that would be speaking during 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**

None.

### **OTHER BUSINESS**

### **APPLICATION 11-25 (TABLED)**

TIM DAVIS IS REQUESTING TWO ZONING EXCEPTIONS TO REDUCE THE FRONT AND SIDE YARD SETBACKS TO BUILD ONTO THE GARAGE. THE PROPERTY IS LOCATED AT 919 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 = 6' (LOT OF RECORD)

SIDE YARD TOTAL = 12' (LOT OF RECORD)

1. THE APPLICANT IS REQUESTING A SIDE YARD SETBACK EXCEPTION TO CONSTRUCT AN ATTACHED GARAGE ADDITION AT THE SINGLE-FAMILY RESIDENCE. THE EXCEPTION WOULD PLACE THE STRUCTURE FIVE (5) FEET FROM THE SIDE YARD PROPERTY LINE.

2. THE APPLICANT IS REQUESTING A FRONT YARD SETBACK EXCEPTION TO CONSTRUCT AN ATTACHED GARAGE ADDITION AT THE SINGLE-FAMILY RESIDENCE. THE EXCEPTION WOULD PLACE THE STRUCTURE FORTY-EIGHT (48) FEET FROM THE FRONT YARD PROPERTY LINE.

## **RECOMMENDATION**

1. The Deputy Administrator recommends approval of both exceptions. The garage addition would not get any closer to the side property line than what is already present with the remainder of the structure. Although the garage would be further out than the immediate neighbors, the average setback for this block is 43.88 feet, and the exception would be minimal. The addition poses no safety or visibility concerns.

Mr. Easterling reviewed Application 11-25 (Tabled). Mr. Williams moved to untable Application 11-25. Seconded by Ms. O'Rear, and the application was unanimously untabled (4-0-). Tim Davis, T. Davis Contractors, was present on behalf of the application and added that they are constructing an addition onto the existing garage. He added that the survey shows the home is 69.7 feet from the front property line. Mr. Easterling noted that neighboring property owners at 925 Locust Street and 915 Locust Street submitted letters in support of the application's requests.

Mr. Williams moved to approve both exceptions for Application 11-25 as submitted. Seconded by Ms. O'Rear, and the application was unanimously approved (4-0).

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 5:36 p.m.

Respectfully submitted,

Heather Alfaro  
Recording Secretary

The next meeting is scheduled for May 12, 2025, at 5:30 p.m. in the Municipal Building at 201 W. Indiana Avenue.