

Agenda
Board of Zoning Appeals

Date: Published July 8, 2025

To: Board of Zoning Appeals

From: Mark Easterling, Deputy Planning & Zoning Administrator

Re: **Items for the July 14, 2025 Meeting**

1. Call to Order - 5:30 PM
2. Roll Call
3. Approval of June 9, 2025 Meeting Minutes
4. Administer Oath
5. Zoning Permit Obligation
6. New Business

APPLICATION 23-25

TODD BERMAN, ON BEHALF OF TONY AND GAY DEIGER, IS REQUESTING A ZONING VARIANCE TO EXPAND THE APRON PORTION OF THE DRIVEWAY. THE PROPERTY IS LOCATED AT 3120 RIVERWOOD COURT AND IS ZONED R-2 (SINGLE FAMILY RESIDENTIAL).

NOTE: *CHAPTER 1250.51(C)(2) CURB CUTS AND DRIVEWAYS:* RESIDENTIAL DRIVEWAYS SHALL BE A MINIMUM OF TEN (10) FEET WIDE AND A MAXIMUM OF TWENTY-FOUR (24) FEET WIDE WHERE IT MEETS THE CURB, ALLEY OR STREET.

1. THE APPLICANT IS REQUESTING A VARIANCE TO EXPAND A SHARED DRIVEWAY APPROACH TO THIRTY (30) FEET WIDE.

Recommendation:

1. The Deputy Administrator recommends denying the request to make the driveway apron thirty (30) feet wide instead of the maximum twenty-four (24) feet allowed by the City's zoning code. According to the zoning code, Chapter 1275.02(c)(3), a variance can only be granted if certain conditions are met, and this request does not meet enough of them. The property owner can still use and access their driveway reasonably with a twenty-four (24) foot-wide shared approach, just like every other property on this cul-

de-sac. There is nothing unique or unusual about this property that would necessitate a wider driveway.

The requested increase is a twenty-five (25) percent expansion beyond what the code allows, which is considered a significant change. It would stand out from the other driveways on the street and change the consistent appearance of the neighborhood. This cul-de-sac, like others in the Sanctuary subdivision, was designed with shared driveway aprons that are no more than twenty-four (24) feet wide. In fact, on several nearby properties, the entire shared apron and driveway are located entirely on one property, even though it still serves two homes. This shows that the subdivision was intentionally designed with this shared-access layout in mind.

Additionally, the need for the variance was created by the owner and builder. When the driveway permit was submitted, the builder showed a different driveway layout than what was built. They went ahead and paved the driveway wider than allowed, without approval, in anticipation of getting a wider apron later. That decision led directly to this request, making the problem self-created. While there is one other driveway apron on the street that is wider than twenty-four (24) feet, it was built before the zoning code was updated in 2006 and doesn't fall under the current rules.

In summary, the request cannot be supported, nor does it meet the criteria to be granted a variance. The driveway functions as it is; a wider apron would be out of character for the neighborhood, and the issue was caused by decisions made after the original permit was approved.

APPLICATION 24-25

CASEY STENGLE IS REQUESTING A ZONING VARIANCE TO CONSTRUCT A PERGOLA. THE PROPERTY IS A CORNER LOT LOCATED AT 26781 OTTEKEE DRIVE AND IS ZONED R-3 (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 VARIANCE TO CONSTRUCT A PERGOLA IN THE SIDE YARD.

Recommendation:

1. The Deputy Administrator recommends approval of the variance request, as the application satisfies criteria B, C, D, and F outlined in Chapter 1275.02(c)(3) of the City of Perrysburg Zoning Code. The subject property is a corner lot, and the applicant proposes to construct a pergola in the side yard. Due to the orientation of the home, what functions as the rear yard is technically classified as a side yard under the zoning code. As a result, no accessory structure can be constructed on the property without a variance. The proposed pergola otherwise meets all applicable zoning requirements and presents no visual or safety concerns.

7. Other Business

8. Adjournment

The next meeting is scheduled for August 11, 2025, at 5:30 PM in the Municipal Building, located at 201 W. Indiana Avenue.

cc: Media