

## Minutes of Perrysburg Board of Zoning Appeals

Meeting Held June 9, 2025

### CALL TO ORDER - 5:30 PM

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

### ROLL CALL

Board members present were Michael McIntyre and Erin O'Rear (2). Bill Williams was absent (1). Mark Easterling, Deputy Planning & Zoning Administrator, was also present.

### APPROVAL OF MAY 12, 2025 MEETING MINUTES

Ms. O'Rear moved to approve the May 12, 2025, meeting minutes as written. Seconded by Mr. McIntyre, and the minutes were unanimously approved (2-0).

### 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

#### **APPLICATION 19-25**

CLAIRE KRABILL IS REQUESTING A ZONING VARIANCE TO CONSTRUCT A FENCE. THE PROPERTY IS LOCATED AT 330 MULBERRY STREET AND IS ZONED R-3 (SINGLE 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 VARIANCE TO CONSTRUCT A FIVE (5) FOOT FENCE IN THE SIDE YARD BEYOND THE HALFWAY POINT OF THE HOME.

### **RECOMMENDATION:**

1. The Deputy Administrator recommends approval of the variance request, as the application meets criteria B, C, D, and F outlined in Chapter 1275.02(c)(3). The

subject property is a corner lot, and the applicant proposes to install a fence along the side of the home, between her property and the adjacent residence to the south. The requested fence height is intended to prevent the homeowner's dogs from jumping over and to enhance safety due to the proximity of a high-traffic street. The fence will not be located along the busier Indiana Avenue frontage, nor will it extend past the front of the home toward Mulberry Street. It poses no visibility or safety concerns.

Mr. Easterling reviewed Application 19-25. Nick Krabill was present on behalf of the application and said that they have two large dogs on a corner lot. Mr. Easterling confirmed that neighboring comments had not been received.

Mr. McIntyre moved to approve Application 19-25 as submitted, and found criteria B, C, D, and F of Chapter 1275.02(c)(3) to be true. Seconded by Ms. O'Rear, and the application was unanimously approved (2-0).

### **APPLICATION 20-25**

CHELSEA WESTFALL IS REQUESTING A ZONING VARIANCE TO CONSTRUCT A FENCE. THE PROPERTY IS A CORNER LOT LOCATED AT 26945 WHITESIDE DRIVE AND IS ZONED R-3 (SINGLE 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 VARIANCE TO CONSTRUCT A SIX (6) FOOT FENCE IN THE FRONT YARD ALONG LOUISIANA AVENUE.

### **RECOMMENDATION:**

1. The Deputy Administrator recommends approval of the variance request, as it meets criteria B, C, D, and F outlined in Chapter 1275.02(c)(3). It is further recommended that the fence be limited to either the rear corner of the home or the midpoint along the side of the home, consistent with six (6) foot fencing regulations for standard lots. This limitation will help maintain the visual appeal of the property and prevent it from appearing overly enclosed along Louisiana Avenue. The proposed fence does not present any safety concerns.

Mr. Easterling reviewed Application 20-25. Jeff Westfall was present on behalf of the application, and said that the existing fence is chain-link, and they would like to replace

it with privacy. There was a brief discussion about the proposed fence and the visual appeal of the corner lot. Mr. Westfall added that there is an air conditioning unit at the halfway point of the home that they would like to enclose. Mr. Easterling said that he is willing to amend his recommendation to encompass the air conditioning unit.

Mr. McIntyre moved to grant conditional approval of Application 20-25, with the condition that the fence would enclose the air conditioning unit, allowing for the fencing to be installed just beyond the midpoint of the home, and found criteria B, C, D, and F of Chapter 1275.02(c)(3) to be true. Seconded by Ms. O'Rear, and the application was unanimously approved (2-0).

### **APPLICATION 21-25**

JEREMY SWOAP IS REQUESTING A ZONING EXCEPTION TO REDUCE THE FRONT YARD SETBACK TO BUILD A PORCH ON THE FRONT OF THE RESIDENCE. THE PROPERTY IS LOCATED AT 192 BIRCHCREST DRIVE 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'

SIDE YARD TOTAL = 12'

1. THE APPLICANT IS REQUESTING A FIVE (5) FOOT FRONT-YARD SETBACK REDUCTION EXCEPTION TO CONSTRUCT AN ATTACHED DECK AT THE SINGLE-FAMILY RESIDENCE. THE EXCEPTION WOULD PLACE THE STRUCTURE THIRTY (30) FEET FROM THE FRONT YARD PROPERTY LINE.

#### **RECOMMENDATION:**

1. The Deputy Administrator recommends approval of the variance request. The proposed variance is minimal in nature and would allow for the construction of a safer and more accessible front entrance. The existing front steps are notably steep, posing a potential safety concern for residents and visitors. The addition of a front deck would provide a safer, more gradual entry point. While the deck would extend into the required front setback, it would not alter the existing setback of the primary structure itself and would maintain the overall character of the neighborhood.

Mr. Easterling reviewed Application 21-25. Jeremy Swoap was present on behalf of the application and shared additional pictures with the Board. He added that his neighbor two doors down has a similar porch. Mr. Easterling confirmed that this request is a zoning exception.

Ms. O'Rear moved to approve the five (5) foot front yard setback zoning exception to Application 21-25. Seconded by Mr. McIntyre, and the application was unanimously approved (2-0).

### **APPLICATION 22-25**

JUAN ARTIAGA IS REQUESTING A ZONING EXCEPTION TO REDUCE THE FRONT YARD SETBACK TO BUILD A PORCH ON THE FRONT OF THE RESIDENCE. THE PROPERTY IS LOCATED AT 410 WEST SIXTH 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 FIVE (5) FOOT FRONT-YARD SETBACK REDUCTION EXCEPTION TO CONSTRUCT AN ATTACHED DECK AT THE SINGLE-FAMILY RESIDENCE. THE EXCEPTION

WOULD PLACE THE DECK STRUCTURE TWELVE (12) FEET FROM THE FRONT YARD PROPERTY LINE.

#### **RECOMMENDATION:**

1. The Deputy Administrator recommends approval of the variance request. Although this structure must meet the front yard setback of the zoning district, as it is a separately built structure that can be removed at any time, it will not reduce the setbacks for primary structures on this portion of West Sixth Street. The exception would also not be the closest built structure to the front property line on this block and poses no visibility or safety concerns.

Mr. Easterling reviewed Application 22-25. Juan Artiaga was present on behalf of the application and said that he would like to build a new porch, which would make the home at least forty (40) feet long. He stated that he would need at least eight (8) feet for the width of the porch to match the roofline. It was noted that a neighbor called into the office and talked with the Zoning Inspector to understand the scope of the work.

Mr. McIntyre moved to approve the five (5) foot front yard setback zoning exception to Application 22-25. Seconded by Ms. O'Rear, and the application was unanimously approved (2-0).

### **OTHER BUSINESS**

None.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:50 p.m.

Respectfully submitted,

Heather Alfaro  
Recording Secretary

The next meeting is scheduled for July 14, 2025, at 5:30 p.m. in the Municipal Building at 201 W. Indiana Avenue.