

Minutes of Perrysburg Board of Zoning Appeals

Meeting Held November 10, 2025

CALL TO ORDER - 5:30 PM

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

ROLL CALL

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

APPROVAL OF OCTOBER 13, 2025 MEETING MINUTES

Mr. Williams moved to approve the October 13, 2025, meeting minutes as written. Seconded by Ms. O'Rear. Ayes: O'Rear, Schrock, and Williams (3). Nays: (0). Abstain: McIntyre (1).

ADMINISTER OATH

Mr. McIntyre administered an oath to those who 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 39-25

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:

The Deputy Administrator recommends denial of the variance request, as the application does not satisfy enough of the criteria outlined in Chapter 1275.02(c)(3). While the lot is unique due to its corner configuration, the existing home is nonconforming, and the proposed garage addition would place the structure approximately 50–60% closer to the street than other homes along Clover Lane between Hickory Street and East Boundary Street.

Mr. Easterling reviewed Application 39-25. Contractor Dave Thompson was present, and homeowner Thomas Matheny joined virtually via Teams. Mr. Thompson said that he was hired after the original variance was approved, and he was unaware of that expiration. There was a brief discussion about the usability (or lack thereof) of the existing garage and the hardship it causes. Mr. Thompson confirmed that the addition is a twelve-foot (12) extension. Mr. Williams referenced the letter from the neighbors at 524 Clover Lane stating that they are in favor of the request. Mr. Schrock noted that the original request was previously approved in 2024.

Mr. Williams moved to approve Application 39-25 as submitted, and found criteria A, C, D, and F of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Schrock, and the application was unanimously approved (4-0).

APPLICATION 40-25

MARK RICH, ON BEHALF OF CANTERBURY REV, INC., IS REQUESTING A ZONING VARIANCE TO ALLOW FOR THE CONSTRUCTION OF AN APPROACH WIDER THAN TWENTY-FOUR (24) FEET. THE PROPERTY IS A COMMUNITY RESIDENTIAL LOT LOCATED AT 1005 ELLESMERE DRIVE AND IS ZONED R-4 (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 CONSTRUCT A DRIVEWAY APPROACH AT FORTY-THREE (43) FEET WIDE.

RECOMMENDATION:

The Deputy Administrator recommends approval of the variance request, as the application meets criteria C, D, F, and G outlined in Chapter 1275.02(c)(3). The applicant has demonstrated the need for a wider driveway apron based on the turning radius requirements of a fire truck. Given that the property serves as a community pool, this additional width is necessary to ensure adequate emergency access. The diagram provided illustrates the minimum dimensions required, and the applicant has requested

only what is necessary to achieve that access.

Mr. Easterling reviewed Application 40-25. The applicant was not present, but Mr. Easterling said that he was versed enough to answer any questions that the Board may have. Mr. Easterling added that this is a unique lot within a residential community. The Board agreed that the request seems logical and appropriate for emergency access measures.

Ms. O'Rear moved to approve Application 40-25 as submitted, and found criteria C, D, F, and G of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Williams, and the application was unanimously approved (4-0).

APPLICATION 41-25

MARIBETH NITSCHKE IS REQUESTING A ZONING VARIANCE TO BUILD A SHED IN THE REAR YARD. THE PROPERTY IS A CORNER LOT LOCATED AT 445 E. FIFTH STREET AND IS ZONED R-3 (SINGLE FAMILY RESIDENTIAL).

NOTE: CHAPTER 1250.61(B) ACCESSORY BUILDINGS AND USES: ACCESSORY BUILDINGS, SUCH AS GARAGES AND UTILITY BUILDINGS, MAY BE LOCATED IN A REAR YARD, PROVIDED THAT SUCH BUILDINGS ARE SEPARATED FROM THE MAIN STRUCTURE BY AT LEAST TEN (10) FEET AND ARE SET BACK AT LEAST FIVE (5) FEET FROM THE SIDE AND REAR LOT LINES.

1. THE APPLICANT IS REQUESTING A VARIANCE TO CONSTRUCT A SHED TWO (2) FEET FROM THE PROPERTY LINE.

RECOMMENDATION:

The Deputy Administrator recommends approval of the variance request, as the application satisfies criteria B, C, D, and G outlined in Chapter 1275.02(c)(3). If the structure is at least 2 feet from the property line, this will allow for enough space to maintain and repair the structure without having to access the neighboring property. In addition, this location is a corner lot having two front yards. This location offers a better visual aesthetic, leaving the yard open. This location also poses no safety or visibility concerns.

Mr. Easterling reviewed Application 41-25. Maribeth Nitschke was present on behalf of the application, and said that the proposed shed is in line with the garage and two (2) feet off of the side property line. Mr. McIntyre said that he noticed the neighboring properties had similar structures, so this shed would fit in with the neighborhood. Mr. Easterling added that there were two phone calls from the neighbors at 439 E. Fifth Street stating that they are in favor of the request.

Mr. McIntyre moved to approve Application 41-25 as submitted, and found criteria B, C,

D, and G of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Williams, and the application was unanimously approved (4-0).

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:51 p.m.

Respectfully submitted,

Heather Alfaro
Recording Secretary

The next meeting is scheduled for December 8, 2025, at 5:30 p.m. in the Municipal Building at 201 W. Indiana Avenue.