



Board of Zoning Appeals

Perrysburg Township, *Established 1823*

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Russell R. Miller, Chair
Bob Warnimont, Vice-Chair
Linda Wilker, Secretary
Craig Biniker
Joe Goodell
Bill Irwin, Alternate

Board of Zoning Appeals Meeting Minutes June 15, 2021

Mr. Miller, Chair of the Perrysburg Township Board of Zoning Appeals, called the meeting to order at 6:00 p.m.

Members present: Mr. Miller (C), Mr. Warnimont (VC), Ms. Wilker (S), and Mr. Biniker

Members absent: Mr. Irwin and Mr. Goodell

Mr. Miller asked for a motion to approve the agenda. **Mr. Warnimont moved to approve the agenda without revisions. Ms. Wilker seconded the motion.** Mr. Miller asked Ms. Hemminger to call the roll. *Yes – Mr. Warnimont, Ms. Wilker, Mr. Biniker, and Mr. Miller*

Mr. Miller asked for a motion to approve the minutes for February 16, 2021; March 16, 2021 and April 20, 2021. **Ms. Wilker moved to approve the minutes, Mr. Warnimont seconded; YES – Ms. Wilker, Mr. Warnimont, Mr. Biniker and Mr. Miller. Motion carried.**

Mr. Miller asked all those who intend or think they might need to make a presentation to stand and be sworn in; he subsequently swore all those in.

2021-0051 (variance) Richard Jarosz, 28806 White Rd, requests variance approval from development standards within Article V. Minimum Dimensional and Construction Requirements for proposed master bedroom addition to rear of home. Proposed addition is located 34'-8" from the rear property line (40' rear yard required). Property is zoned PUD-R Planned Unit Development- Residential. Parcel No. (P60-400-026411037000 - .2617 acres).

Mr. Jarosz stated that all the bedrooms are currently on the second floor, he is looking for the ability to put a first floor bedroom to accommodate their age and physical condition. They also have a grandson that will be living with them till age 18. They looked at a chair lift, or an elevator, but neither was feasible. Mr. Miller asked the age of the home; Mr. Jarosz stated he believed it was 1986. Mr. Miller asked for anyone wishing to speak for or against the application. Hearing none, he opened the floor to questions from the board, again hearing none, he asked for a motion. **Mr. Warnimont moved to approve Application 2021 0051, Mr. Biniker seconded. YES – Mr. Warnimont, Mr. Biniker, Ms. Wilker and Mr. Miller. Motion carried.**

2021-0057 (variance) Jeremy Theis, 26705 Amberwood Drive, requests variance approval from development standards within Article V. Minimum Dimensional and Construction Requirements for proposed outdoor living addition attached to rear of home. Proposed addition is located 22'-6" from the rear property line (30' rear-yard required.)

Mr. Theis stated that the current cement patio is not able to accommodate their needs for outdoor living space. The neighbor and the HOA have approved his plans. He wishes to tie the outdoor space into the roof line. Mr. Warnimont asked about the roof line. Mr. Theis responded that it would tie to the existing roof as a hip-roof.

Mr. Miller asked for anyone wishing to speak for or against the application. Hearing none, he opened the floor to questions from the board, again hearing none, he asked for a motion. **Ms. Wilker moved the approve Application 2021-0057, Mr. Biniker seconded.** YES – Ms. Wilker, Mr. Biniker, Mr. Warnimont, and Mr. Miller. Motion carried.

2021-0058 (variance) Randy Fifer, 10632 Avenue Road, requests variance approval from development standards within Article VII, Section B. Accessory Structures and Uses. For proposed 36' x 22' detached garage within the required front yard. Per Article VII.B.b(2). "No accessory structures shall be permitted in a lot's front yard." Property is zoned R-2 Suburban Residential. Parcel No. P60-300-704403014000.

Mr. Fifer described his lot, stating that he has a narrow lot and the house sits back from the road, to put a garage in the back yard, he only has 10' clearance to reach the back. He would make the garage doors face the side yard. Mr. Warnimont asked if it was originally a twin-plex. He responded yes, currently it is a single residence and has been converted to such. He said that he could maintain the front set-back. He currently has a loop driveway. Mr. Biniker asked which direction the doors would face, the response was east. Mr. Miller asked Ms. Hemminger if the other plans were in compliance. She stated the front yard set-back is required to be 70' as it is located on a state route, but there may be an exception to the requirement. Mr. Miller stated that it is a separate issue and may require a separate variance request at a later date.

Mr. Miller asked for anyone wishing to speak for or against the application. Hearing none, he opened the floor to questions from the board, again hearing none, he asked for a motion. **Mr. Warnimont moved to approve Application 2021-0058, Ms. Wilker seconded.** YES – Mr. Warnimont, Ms. Wilker, Mr. Biniker, and Mr. Miller. Motion carried.

Mr. Miller yielded the floor to Mr. Warnimont for a matter he brought to the board's attention. Mr. Warnimont spoke briefly on the resolution concerning solar panels. Mr. Miller suggested review and discussion of Article VII section HH be added to the next meeting's agenda. He asked the board members to read through that section prior to the meeting. He also has a section he feels needs to be updated, which is the verbiage on swimming pool fencing/covers. That section has become somewhat outdated due to new products on the market. Both items will be on the next agenda. We need to supply some commentary on recommendations to the board of trustees.

With no other business on the agenda, Mr. Miller asked for a motion to adjourn. **Mr. Warnimont moved to adjourn, Mr. Biniker seconded.** Mr. Miller asked Ms. Hemminger to call the roll. *YES - Mr. Warnimont, Mr. Biniker, Ms. Wilker and Mr. Miller. Meeting adjourned: 6:35 p.m.*

Respectfully submitted,
Liz Avery