



Board of Zoning Appeals **Meeting Minutes June 19, 2018**

Mr. Miller, Acting-Chair of the Perrysburg Township Board of Zoning Appeals, called the meeting to order at 6:00 p.m. Pledge of Allegiance was said. Mr. Miller then asked Ms. Hemminger to please call the roll.

Members present: Mr. Miller, Mr. Irwin, Mr. Justus, Mr. Warnimont, and Mr. Bilkovsky

Members absent: Mr. Liebenenthal and Ms. Wilker

Mr. Miller asked all those present who had cell phones to please turn them on vibrate or turn them off. Additionally, he mentioned the very sensitive microphones and asked if individuals were speaking amongst themselves to step outside or keep it to whisper because the microphones will pick it up.

Mr. Miller moved to the first formal item of business, the approval of the agenda for June 19, 2018. **Mr. Warnimont made a motion to approve the agenda, Mr. Bilkovsky seconded the motion.** Mr. Miller stated there was a motion and a second to approve and asked if there was any further discussion. Hearing none, Mr. Miller asked Ms. Hemminger to please call roll. *YES - Mr. Warnimont, Mr. Bilkovsky, Mr. Justus, Mr. Irwin, and Mr. Miller. Motion carried.*

Mr. Miller moved to the next formal item of business, the approval of the meeting minutes for the February 20, 2018 Board of Zoning Appeals meeting. **Mr. Warnimont made a motion to approve the meeting minutes, Mr. Bilkovsky seconded the motion.** Mr. Miller stated there was a motion and a second to approve and asked if there was any further discussion. There being no further discussion, Mr. Miller asked Ms. Hemminger to please call roll. *YES - Mr. Warnimont, Mr. Bilkovsky, Mr. Irwin, Mr. Justus, and Mr. Miller. Motion carried.*

Mr. Miller stated they would now move to the public hearing. 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.

Mr. Miller moved to the first substantive item on the agenda. **Application No. Z2018-0057 (variance)** Thomas A. Williams, Jr. and Serena C. Williams, 29717 E. River Road ([P60-300-721401001000](http://www.perrysburgtownship.us/P60-300-721401001000)), request variance approval to allow continued use of four (4) residential dwellings located at 29717 E. River Road. Applicants request continued use of the residences in their current layout and footprint and for allowing the full replacement of said buildings on the existing footprint of said buildings in the same style, appearance, and layout and use in the case of any loss or damage to the buildings in question. The property is zoned R-1 Rural Residential District (Low Density) and contains 2.87 acres of land.

Mr. Thomas A. Williams, 29717 E. River Road, spoke regarding the application. Mr. Williams thanked members for being present. He explained that they are not requesting to do anything, but rather allow continuation of the present use. He introduced Andrea Born, 26334 Carrington

Boulevard, who is under contract to purchase the property. Mr. Williams explained a recent appraisal of the property would allow all but one of the properties to be replaced due to nonconforming status of the property. He stated they are hoping to overcome the problem with the proposed variance so the property can be financed. He explained the property is nonconforming due to four (4) residential dwelling units on one (1) single lot. Mr. Williams stated they were not asking for permission to expand the use, change the footprint of the buildings, or change the appearance of the property; but they are asking for the right to repair or replace the existing buildings as close as possible to the existing appearance and quality of construction should they suffer partial or complete loss due to fire or other acts of god. Mr. Williams discussed the intent of the Perrysburg Township Zoning Resolution regarding nonconformities and offered that he feels the property meets the intent. Mr. Williams stated the four (4) residential units came to use in the late 1940's; which he believes predated zoning. The property was part of Mirabel Farm, which was built by his grandfather in the early 1900's. Mr. Williams stated all residential units, to the best of his knowledge, have been in continual residential use since the late 1940's. Mr. Williams discussed dimensions and landscaping of the lot as well as historic value of the property. He further described construction of the structures. Mr. Williams provided letters of support from adjoining property owners.

Mr. Miller asked if there were questions from the Board. Mr. Justus asked if the variance would run with the property. Ms. Hemminger stated the variance would run with the land. Mr. Justus stated the property was one lot being sold as a whole. Mr. Williams confirmed. Mr. Justus asked if it was understood, should the variance be approved, the structures cannot be enlarged or additional structures constructed. Mr. Williams agreed. Mr. Justus questioned if the property was occupied the last two (2) years. Mr. Williams stated that it was. Mr. Justus noted the outside of the buildings were splattered dash stucco, which is extremely hard to match. Mr. Justus asked if the applicant would accept conditions, should the application be approved. Mr. Justus stated the first condition would be for the applicant to provide photos of all angles of the current residence to the Zoning Administrator, denoting the buildings, material composition, architectural styles, and current footprint. Mr. Justus stated the second condition; reconstruction would follow the existing footprint with the same architectural style and exterior materials replicating the current structures. Additionally, Mr. Justus stated plans would be approved by the Perrysburg Township Zoning Administrator prior to commencement of construction, following a loss greater than 60% of the reproduction value. Mr. Justus noted there was historic value in the property and understands the reason for the request. Ms. Born stated her intent with the property is in line with The Williams Family. Mr. Miller questioned if Ms. Born was willing to accept the conditions of approval. Ms. Born stated she was present during the discussion and accepts the posed conditions of approval.

Mr. Miller asked if anyone was present that wished to speak in support or opposition. Hearing none, Mr. Miller entertained a motion. ***Mr. Warnimont made a motion to accept Application No. Z2018-0057 with noted conditions of approval [see file]. Mr. Bilkovsky seconded the motion.*** Mr. Miller stated there was a motion and a second to approve and asked if there was any additional discussion. Hearing none, Mr. Miller asked Ms. Hemminger to please call roll. ***YES – Mr. Warnimont, Mr. Justus, Mr. Irwin, Mr. Bilkovsky, and Mr. Miller. Motion carried.***

Mr. Miller entertained a motion to adjourn. ***Mr. Bilkovsky made a motion to adjourn, with Mr. Warnimont seconding the motion.*** Mr. Miller asked Ms. Hemminger to please call roll. ***YES - Mr. Bilkovsky, Mr. Warnimont, Mr. Irwin, Mr. Justus, and Mr. Miller. Motion carried.*** Meeting adjourned at 7:20 p.m.

Respectfully submitted,
Kelly Hemminger