



Board of Zoning Appeals **Meeting Minutes** **May 21, 2019**

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

The Pledge of Allegiance was said. Mr. Miller then asked Ms. Hemminger to please call the roll.

Members present: Mr. Miller, Mr. Irwin, Mr. Bilkovsky, and Ms. Wilker (A), Mr. Warnimont entered the meeting at 6:10 p.m. (He did not participate in the Public Hearing). Members absent: Mr. Justus.

Mr. Miller stated that with quorum, but without a full board, any split decisions would result in a tie; which would be viewed as a denial. He gave all participants the option to defer the hearing until the next board meeting on June 18, 2019 at 6:00 p.m. Any participant choosing to defer may do so and fees would be waived.

Application No. 20190020 (variance) Robert and Christine Black chose to defer the issue until the next board meeting. Both other issues on the agenda, **2019024** (variance) Robert Hart II and **20190039** (variance) Brent and Sarah Goede chose to proceed.

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 called for a motion to approve the agenda, Mr. Bilkovsky moved to approve, Mr. Irwin seconded. Mr. Miller asked Ms. Hemminger to call the roll. YES- Mr. Bilkovsky, Mr. Irwin, Ms. Wilker, Mr. Miller. Motion carried.

Mr. Miller moved to the next order of business, approval of the February 19, 2019 meeting minutes, ***Mr. Bilkovsky moved to approve the minutes of the February 19, 2019 meeting, Ms. Irwin seconded the motion.*** Mr. Miller asked Ms. Hemminger to call the roll. YES – Mr. Bilkovsky, Ms. Wilker, Mr. Miller; ABSTAIN – Mr. Irwin. 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. **2019 0024** (variance) Mr. Robert Hart II, 28950 Georgia Rd. (P60-300-704401068000) requests a variance to allow construction of a six (6) foot privacy fence within a designated front yard. Per Article VII, Section J. Fences and Hedges, "Fences or hedges may not exceed four (4) feet in height in required front yard". The property is a corner lot located on a cul-de-sac and has been determined to have three (3) front yards, per Article V Minimum Dimensional and Construction Requirements. The property is zoned R-3 Suburban Residential (Medium Density). Legally described as Elamanda Inlot 6, containing 0.2927 acres of land.

Mr. Miller asked if any Board members had questions for the applicant. After a brief discussion, **Mr. Irwin moved to approve Application No. 20190024, Mr. Bilkovsky seconded.** Mr. Miller asked for any further discussion from the Board, with none, Mr. Miller asked Ms. Hemminger to call the roll: YES – Mr. Irwin, Mr. Bilkovsky, Ms. Wilker, and Mr. Miller. Motion carried.

Mr. Miller moved to the second substantive item on the agenda. Application No. **2019 0039** (variance) Mr. Brent and Mrs. Sarah Goede, 30101 Bates Road, (P57-300-740103008000), request to construct a new 24' x 42' (1008 square feet) garage. An existing garage and coop will be removed prior to construction. Per Article VII, Section b.2.a (2) "In all residential districts accessory structures shall not cover an area greater than the ground floor area of the principal building, or fifteen (15) percent of the lot area, whichever is less". The first floor of the principal building is 861 square feet. The property contains 1.09 acres of land and is zoned R-1 Rural Residential District (Low Density).

Mr. Miller asked for questions from the Board. Set-back and time table was discussed. Using the current footprint of the existing building, they want to erect a new garage. With no other further questions from the Board, **Mr. Bilkovsky moved to approve Application 2019 0039, Mr. Irwin seconded.** Mr. Miller asked Ms. Hemminger to call the roll: YES – Mr. Bilkovsky, Mr. Irwin, Mr. Miller, and Ms. Wilker. Motion approved.

Mr. Miller entertained a motion to adjourn. **Mr. Bilkovsky made a motion to adjourn, with Ms. Wilker seconding the motion.** Mr. Miller asked Ms. Hemminger to please call roll. YES - Mr. Irwin, Mr. Bilkovsky, Ms. Wilker, and Mr. Miller. Motion carried.

Meeting adjourned at 6:30 p.m.

Respectfully submitted,
Liz Avery