



PLANNING DEPARTMENT
CITY OF BOWLING GREEN

AGENDA
ZONING BOARD OF APPEALS
CITY OF BOWLING GREEN
Wednesday, May 11, 2022 – 7:00 p.m.

The following items will be discussed at the next meeting of the Zoning Board of Appeals. The Board will meet in the City Administrative Services Building at 304 North Church Street, Bowling Green, Ohio at 7:00 p.m. on the above date. The meeting will also be live streamed at www.bgohio.org/meetings.

A. MINUTES

Approval of the minutes of the April 13, 2022 meeting.

B. VARIANCE REQUESTS

1. Ryan and Emily Scrimshaw, 1042 Gustin Avenue, have requested a variance to allow the construction of a 6.5 foot by 11 foot accessory structure, which would encroach 5 feet into the 5 foot required side yard setback to the east and would encroach 5 feet into the 5 foot required side yard setback to the north.
2. Simon Morgan-Russell, 426 Wallace Avenue, has requested a variance to allow the construction of a 6 foot tall fence in the 25 foot front yard setback (corner lot – fence would be in the front yard that faces North Maple Street), which would be 2 feet taller than the 4 foot maximum allowed.
3. Bryan Wiles, owner of Heartland Rentals LLC, has requested a variance to allow the construction of a single-family residence on Parcel Numbers B08-510-240406003000 and B08-510-240406002000 located on Morton Avenue (behind 325 North Maple Street), which would encroach 15 feet into the 25 foot required front yard setback to the north and would encroach 20 feet into the 30 foot required rear yard setback to the south. The parcels are zoned R-2 Single-Family Zoning District and do not meet the minimum lot size requirement.
4. Greg Kinder, 800 Deer Ridge Run, has requested a variance to construct an 11 foot by 26 foot addition (3rd garage bay), which would encroach 2 feet 5 inches into the 10 foot required side yard setback to the north.

5. Jimmy McCune, on behalf of Wallick Communities and property owners Lloyd and Linda Fite, has requested a variance to allow the construction of a 96-unit multi-family residential apartment complex, which would provide 223 off-street parking spaces (2.17 spaces per unit) rather than the required 358 off-street parking spaces (a difference of 135 spaces, based on the requirement of 1 space per 320 square feet) and would exceed the 40% maximum lot coverage by approximately 10% (for a total of 50% lot coverage). The parcel is identified as Parcel Number B07-511-300303046000, near the 900-1000 block of South Main Street (east side), and zoned R-3 Multiple Family Residential, Moderate Density.

6. Thomas Yurysta, representing Proudfoot Associates Inc on behalf of Culver's Restaurant, has requested a variance to allow the construction of a total of 6 signs (4 wall signs and 2 signs on a pylon), which would exceed the maximum of 3 signs allowed for a business. The parcels are identified as Parcel Numbers B08-510-360201019006 and B08-510-360201019005 and located on West Gypsy Lane Road in front of the Wal-Mart property.

C. LOBBY VISITATION