

Agenda
Board of Zoning Appeals

Date: June 5, 2023
To: Board of Zoning Appeals
From: Cody Grodi, Zoning Inspector
Re: **Items for the June 12, 2023 Meeting**

1. Call to Order - 5:30 PM
2. Roll Call
3. Approval of May 8, 2023 Meeting Minutes
4. Administer Oath
5. Zoning Permit Obligation
6. New Business

APPLICATION 19-23

BRIAN HEIL OF TOLEDO SIGN, ON BEHALF OF MASTER FLUID SOLUTIONS, IS REQUESTING A ZONING VARIANCE IN ORDER TO MODIFY AN EXISTING SIGN. THE PROPERTY IS LOCATED AT 501 W. BOUNDARY STREET AND IS ZONED I-2 (HIGHWAY COMMERCIAL).

NOTE: CHAPTER 1250.33(A) PERMANENT FREESTANDING SIGNAGE

I-2 ZONING DISTRICT:
MAXIMUM SIZE: 72 SQUARE FEET
MAXIMUM HEIGHT: 10'
LOCATION: 25' SETBACK
QUANTITY: 1 PER STREET FRONTAGE

1. THE APPLICANT IS REQUESTING A VARIANCE TO MODIFY AN EXISTING SIGN. THE SIGN WILL NOT MEET THE REQUIRED SETBACK. THE SIGN IS INSTALLED ELEVEN (11) FEET OFF OF THE PROPERTY LINE, INSTEAD OF THE REQUIRED TWENTY-FIVE (25) FEET.

Recommendation:

1. The Zoning Inspector recommends denial of the zoning variance as the request does not meet enough of the conditions required to grant a variance. The property still has beneficial use without the variance. Even if denied, the property owner can still install a new sign that conforms to the guidelines set forth in the Perrysburg Codified Ordinances. There is not a hardship that would prevent the applicant from meeting the size requirement.

APPLICATION 20-23

SPENCER AND STEPHANIE GROSS ARE REQUESTING A ZONING VARIANCE TO EXCEED THE MAXIMUM HEIGHT OF A FENCE PERMITTED IN A FRONT YARD. THE PROPERTY IS LOCATED AT 923 LOUISIANA AVENUE AND IS ZONED R-3 (SINGLE FAMILY RESIDENTIAL).

NOTE: CHAPTER 1250.42 FENCES, WALLS, STRUCTURAL SCREENS, HEDGES, AND SCREEN PLANTINGS:

R1-R5 ZONING:

4' MAXIMUM IN FRONT YARD

4' MAXIMUM IN SIDE YARD

6' MAXIMUM IN REAR YARD

1. THE APPLICANT IS REQUESTING A ZONING VARIANCE THAT WOULD ALLOW FOR A FIVE (5) FOOT FENCE TO BE INSTALLED IN THE FRONT YARD.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting criteria for variances B, C, D, and E of Chapter 1275.02(c)(3). Due to this property being a corner lot, the amount of useable yard space would be very limited if the fence was installed in the rear yard. They property owners will be able to keep their dog contained within the five (5) foot fence.

7. Other Business

8. Adjournment

Next meeting is scheduled for July 10, 2023 at 5:30 P.M. in the Municipal Building, located at 201 W. Indiana Avenue.

cc: Media