

Minutes of Perrysburg Board of Zoning Appeals

Meeting Held June 12, 2023

CALL TO ORDER - 5:30 PM

The meeting was called to order at 5:30 p.m. by Chairman, Nathan Duricek.

ROLL CALL

Board members present were Scott Anderson, Nathan Duricek, Brian Elmer, Michael McIntyre, and Matthew Sutter (5). Also present was Zoning Inspector, Cody Grodi.

APPROVAL OF MAY 8, 2023 MEETING MINUTES

Mr. Sutter moved to approve the May 8, 2023 meeting minutes as written. Seconded by Mr. Duricek. Ayes: Anderson, Duricek, McIntyre, and Sutter (4). Nays: (0). Abstain: Elmer (1).

ADMINISTER OATH

Mr. Duricek administered an oath to those that would be speaking at the meeting.

ZONING PERMIT OBLIGATION

Mr. Duricek reminded the applicants that if their application is approved tonight, they will still need to apply for a permit with the Planning & Zoning Division.

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.

Mr. Grodi reviewed Application 19-23. Brian Heil, Toledo Sign, was present on behalf of the application for Master Fluid Solutions. He noted that they would like to update their logo on the existing monument sign, and noted that the structure sits fifty-five (55) feet back from the curb along Indiana Avenue. Mr. Grodi clarified that the sign is eleven (11) feet from the property line. There was a brief discussion about the cost of replacing the letters of this sign (approximately \$2,500.00) as opposed to installing a completely new monument sign (approximately \$10,000.00). Mr. Heil presented additional pictures to the Board of the signage as it currently exists on the property, and Mr. Grodi noted that the size of the sign is not the issue, adding that the setback requirements for signage have not been modified since at least 2017. There was a brief discussion about the recommendation for denial for this variance, and Mr. Grodi confirmed that the Board of Zoning Appeals is still allowed to make variance decisions regarding this portion of the sign code. Mr. Sutter asked if property owners were notified from 2013 to 2023 regarding Chapter 1250.38 (Nonconforming Signs).

Mr. Sutter moved to approve Application 19-23, and finding B, C, D, and G of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Anderson. Ayes: (5). Nays: (0).

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. The property owners will be able to keep their dog contained within the five (5) foot fence.

Mr. Grodi reviewed Application 20-23. Spencer Gross was present, and added that they are a corner lot so they have (2) front yards by zoning standards. He said that the fence is needed to enclose their dogs and that it will be a see-through material. Mr. Gross noted that the southern portion of the fence will be two (2) feet closer towards Louisiana Avenue, and Mr. Grodi confirmed that pedestrian traffic will not be compromised with the materials as proposed.

Mr. Elmer moved to approve Application 20-23, and finding B, C, D, and G of Chapter 1275.02(c)(3) to be true. Seconded by Mr. Duricek. Ayes: (5). Nays: (0).

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:49 p.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

Next meeting is scheduled for July 10, 2023 at 5:30 p.m.