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# City of Perrysburg

## Division of Planning and Zoning

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November 25, 2015

**TO:** Board of Zoning Appeals  
**FROM:** Brody Walters, Planning & Zoning Administrator  
**SUBJECT:** December 14, 2015 Meeting Agenda

### AGENDA

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5:30 PM: Call Meeting to Order  
Roll Call  
Approval of November 9, 2015 Meeting Minutes  
Administer Oath  
Zoning Permit Obligation

**APPLICATION, 19-15** – Prakash Karamchandani of Balance Grille requests one zoning variance to permit the installation of a permanent wall sign. The subject property is located at N.E. corner of the intersection of Dixie Highway and Eckel Junction Road. The property address is 26520 N. Dixie Highway and the zoning is C-4 (Highway Commercial).

The requested variance would permit the applicant to install a wall sign that is 89 SF in size which is 14 SF larger than otherwise permitted.

**NOTE:** 1250.32(a) *Permanent Signs Allowed*  
C-4 Zoning:

Max Size: 10% of the façade, up to 75 SF  
Max Qty: 1 per façade, up to 3 façades

**NOTE:** 1250.39 *Other Administrative Procedures*

The Board of Zoning Appeals may grant a variance only if it finds that all of the following apply:

- (a) That the literal enforcement of the requirements of this chapter would involve practical difficulties based on the presence of special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district. (see factors 1-6)
- (b) That granting the variance will not cause a substantial adverse effect to property or improvements in the vicinity or will not materially impair the intent and purposes of

the requirement being varied or of this chapter, and is the minimum variance necessary to provide relief.

- (c) That the variance would not adversely affect the delivery of governmental services (e.g. water, sewer, refuse).
- (d) That the variance as granted would not confer on the applicant any special privilege, or deprive the applicant of rights, when compared with those rights commonly enjoyed by immediately adjoining properties.
- (e) That the variance request is not one where the specific conditions pertaining to the property are so general or recurrent in nature as to make the formulation of a general regulation for those conditions reasonably practicable.

1. The applicant is requesting to enlarge the area of an existing sign to include a triangular logo placed above the entrance door on the west façade of the building. The continuous perimeter around the “Balance” sign and the “triangular logo” can be calculated at 89 SF in size.

**Recommendation:**

1. No recommendation provided.

**APPLICATION, 20-15** – Donald and Sandra Billmaier requests a zoning exception to permit the construction of an addition within the required rear yard setback. The subject property is located at 110 Wentworth Court and is zoned R-4 (Single Family Residential).

**NOTE:** 1230.01 *Intensity and Dimensional Standards*

R-4 Zoning:

Front Yard = 35’

Rear Yard = 30’

Side Yard Min = 6’

Side Yard Total = 16’

Min. Dwelling Size = 1,100 SF

1. The applicant is requesting a zoning variance to permit the construction of an 18’ x 18’ addition to the rear of their home. As proposed the closest point of the addition would be located approximately 17’ from the rear property line.

**Recommendation:**

1. The Planning and Zoning Administrator recommends approval of the zoning variance based on the fact that the rear yard is heavily wooded, the yard features a common space that separates the property from White Road and there are no rear neighbors that would be impacted by the variance. (Ch. 1275.02(c)(3) – C, D, E, F)

**APPLICATION, 21-15** - Ramesh Patel on behalf of Sunrise Hospitality, Inc. requests one variance to permit the construction of a building that is taller than otherwise permitted. The subject property is located on parcel #s; Q61-400-090105004000, Q61-400-090105005000 and Q61-400-090105001007. The closest address to this site is 27350 Lake Vue Drive.

**NOTE:** 1250.03 *Maximum Building Height*

The following provisions shall apply to buildings located in A1, C4, OS, I1, I2, INS and PBP zoning districts within the City of Perrysburg.

- (a) The Board of Zoning Appeals may grant a height variance for any portion of a building that is taller than the maximum permitted height specified in Chapter 1230 “Intensity & Dimensional Standards” providing the variance does not exceed 50% of the maximum height specified in Chapter 1230.

- (b) The height regulations of Chapter 1230 “Intensity & Dimensional Standards” shall not apply to communication towers, monuments, water/cooling towers, ornamental towers and spires, chimneys, silos, elevator bulkheads, smoke stacks, conveyors and other similar items as determined by the Planning & Zoning Administrator.

The chart below provides an example of the relief this code section could provide:

| Zoning | Max Height (ft.) | Max BZA Approval (ft.) |
|--------|------------------|------------------------|
| C4     | 35               | 52.5                   |

1. The applicant is requesting a height variance to allow a building that is 52’ 6” tall.

**Recommendation:**

1. The Planning and Zoning Administrator recommends approval of the zoning variance based on the surrounding land uses, setbacks to other buildings, streets, and property lines. (Ch. 1275.02(c)(3) – C, D, F, G)

