

TO: Board of Zoning Appeals

FROM: Cody Grodi, Zoning Inspector

SUBJECT: December 13, 2021 Meeting Agenda

This meeting is scheduled to take place in the Municipal Building, 201 W. Indiana Avenue, Perrysburg, Ohio. The public or interested parties are welcome *to listen to the meeting* by dialing 1-866-866-2244, and then entering Code: 9628415#.

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of November 8, 2021 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 54-21 (Tabled) – Next Wave CNC is requesting a zoning variance for a freestanding sign. The property is located at 600 W. Boundary Street and is zoned I-2 (General Industrial).

NOTE: *Chapter 1250.32(a) Permanent Signs Allowed:*

I-2 Zoning:

Maximum Height: 10'

Maximum Size: 72 SF

Setback: 25' from property line

1. The applicant is requesting a variance that would permit the placement of a permanent freestanding sign with a reduced setback from the front property line. The freestanding sign is proposed to have a setback of one (1) foot from the front property line.

Recommendation:

1. No recommendation provided.

APPLICATION, 56-21 – Marty Thorp is requesting a zoning variance to keep a recently installed driveway. The property is located at 343 Twinbrook Drive and is zoned R-3 (Single Family Residential).

NOTE: *Chapter 1250.51(c)(3) Curb Cuts and Driveways:* The total area of a driveway shall not exceed thirty-five (35) percent of the area of the front yard located on private property.

1. The applicant is requesting a zoning variance that would allow for his driveway to occupy 38.1 percent of the front yard.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and F of Chapter 1275.02(c)(3). The lot is located on a cul-de-sac, which the front yards tend to be smaller than a typical lot. Additionally, on street parking is not permitted in the cul-de-sac.

OTHER BUSINESS

ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for January 10, 2022 at 5:30 P.M. in the Municipal Building located at 201 West Indiana Avenue.