



City of Perrysburg

Division of Planning and Zoning

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October 31, 2014

TO: Board of Zoning Appeals
FROM: Julie Liebenthal, Zoning Inspector
SUBJECT: November 10, 2014 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of October 13, 2014 Meeting Minutes
Administer Oath
Zoning Permit Obligation

ZONING VARIANCE, 28-14 –Kendall Williams, of MulvannyG2 Architecture, on behalf of Costco Wholesale Corporation, requests three (3) zoning variances to permit the installation of warehouse wall signs that exceed the permitted maximum 75 square feet of a respective façade. The subject property is located at 26400 North Dixie Hwy and is zoned C-4 (Highway Commercial), within the Corridor Overlay.

NOTE: 1250.32(a) *Permanent Signs Allowed*
Corridor Overlay Zoning: 10% up to 75 square feet per façade

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 Canopy Sign (Entry) – 125 Square feet, 6.4% of façade
- 2 Building Sign 2 (West Façade) – 282 Square feet, 3% of façade
- 3 Building Sign 3 (South Façade) – 69 Square feet, 65% of facade

Recommendation:

- 1. The Zoning Inspector recommends approval of the zoning variance application 28-14, the Canopy Sign. Variance criteria a, b c, d and e are satisfied; the immense length and overall size of the warehouse is none like that of any other structure in the area. The proposed variance can be concluded as the minimum necessary, it will not affect any governmental services and it is proportionally congruent with the façade it is to be placed upon, as the other signs in the Corridor Overlay are desired to be.
- 2. See above for Building Sign 2 recommendation.
- 3. See above for Building Sign 3 recommendation.

ZONING VARIANCE, 29-14 – Kendall Williams, of MulvannyG2 Architecture, on behalf Costco Wholesale Corporation, requests one (1) zoning variance to permit the installation of a fuel facility wall sign that exceeds the permitted maximum 10% maximum square feet per façade. The subject property is located at 26410 North Dixie Hwy and is zoned C-4 (Highway Commercial), within the CO (Corridor Overlay).

NOTE: 1250.32(a) *Permanent Signs Allowed*
Corridor Overlay Zoning: 10% up to 75 square feet per façade

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. Proposed Sign at Fuel Facility is Fuel Sign 3 - 20.85 square feet, 21.7% of façade.

Recommendation:

1. The Zoning Inspector recommends denying the applicant's request for sign variance application 29-14. Only variance criteria c is met. Furthermore, the sketch on exhibit 4, conveys proportional and sufficient dimensions for signage meeting the code requirements.

ZONING EXCEPTION, 30-14 – Jamie and Maureen Karubas requests one (1) zoning exception to permit the construction of a new residence. The subject property located at 26089 Seminary Road and is zoned R1 (Single Family Residential). The requested exception would permit the applicant to construct a residence within either the required 50' setback from the front property line (Option A), or within the required 60' rear yard setback (Option B). The Applicants prefers Option A.

NOTE: 1230.01 *Intensity and Dimensional Standards*

R-1 Zoning:

Front Yard = 50'

Rear Yard = 60'

Side Yard Min = 10'

Side Yard Total = 25'

Min. Dwelling Size = 1,800 SF

1. Option A: The applicant is requesting a zoning exception to reduce the required front yard setback. The exception would permit the front yard to be 41.2', rather than the normally required 50'. Option B: The applicant is requesting a zoning exception to reduce the required rear yard setback. The exception would permit the rear yard to be 51.2, rather than the normally required 60'.

Recommendation:

1. The Zoning Inspector recommends denying Option A and approving Option B. Option B will have little or no impact on the character and appearance of the neighborhood and will provide for the continued consistent front yard setbacks that is currently present.

ADJOURNMENT