City of Perrysburg

Division of Planning and Zoning

201 West Indiana Avenue
Perrysburg, Ohio 43551-1582
(419) 872-8060 • Fax (419) 872-8019
www.ci.perrysburg.oh.us

Thomas E. King
Administrator
Planning and Zoning

Brodin L. Walters
Deputy Administrator
Planning and Zoning

Julie Liebenthal
Zoning Inspector
Planning and Zoning

October 5, 2015

TO: Board of Zoning Appeals

FROM: Julie Liebenthal, Zoning Inspector

SUBJECT: October 12, 2015 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of September 14, 2015 Meeting Minutes
Administer Oath
Zoning Permit Obligation

ZONING VARIANCE, 16-15 – Bob Heminger, on behalf of Owens-Illinois, Inc. requests two (2) zoning variances to permit the installation of two free-standing signs. The subject properties are at 1890 and 2051 Wilkinson Way and are zoned I-2 (General Industrial). This variance would permit the applicant to install two free-standing signs within the required 25' setback.

NOTE: *1250.32(a) Permanent Signs Allowed*
I-2 Zoning:
Max Height: 10'
Max Size: 72SF
Location: 25' setback

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 two zoning variances to install two free standing signs. Plaza Two sign with a 2' setback from the right-of-way along N. Wilkinson Way, and Plaza Four with an 18' setback from the right-of-way along N. Wilkinson Way. These setbacks are 23' and 7' (respectively) closer to the property line than would otherwise be permitted.

Recommendation:

1. The Zoning Inspector recommends approving the variances because the respective right-of-ways distances are unusually large, and the proposed signs do not pose a safety or aesthetic challenge.

City of Perrysburg

Division of Planning and Zoning

201 West Indiana Avenue
Perrysburg, Ohio 43551-1582
(419) 872-8060 • Fax (419) 872-8019
www.ci.perrysburg.oh.us

Brodin L. Walters
Administrator
Planning and Zoning

Julie Liebenthal
Zoning Inspector
Planning and Zoning

Mary Jo Sutton
Zoning Clerk
Planning and Zoning