

BOARD OF ZONING APPEALS

OCTOBER 8, 2018

The meeting was called to order at 5:30 p.m. by Chairman Rob Vela. Board members present were Jason Decker, Niki Decker, Nathan Duricek, Brian Elmer and Rob Vela (5). Also present were Cody Grodi, Zoning Inspector, and Mark Easterling, Deputy Planning and Zoning Administrator.

APPROVAL OF MINUTES

Mr. Vela moved to approve the minutes of the September 10, 2018 meeting as written. Seconded by Ms. Decker. Ayes: (5). Nays: (0).

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

APPLICATION 42-18 – Allen Industries, on behalf of Mercy Health, are requesting two zoning variances that would allow for the installation of two twelve (12) foot signs. The property is located at 12621 Eckel Junction Road and is zoned INS (Institutional Use).

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

INS/CO Zoning:

Setback: 10' from right-of-way

Maximum Height: 6'

Maximum Size: 48 SF

1. The applicant is requesting a variance that would permit the construction of a permanent freestanding sign with a height of twelve (12) feet along Eckel Junction Road.
2. The applicant is requesting a variance that would permit the construction of a permanent freestanding sign with a height of twelve (12) feet along North Dixie Highway.

Recommendation:

1. No recommendation provided.
2. No recommendation provided.

Mr. Grodi reviewed Application 42-18. John Venglarcik and Rebekah Szczerbiak, Allen Industries – Harmon Sign, and Matt Sapara, Mercy Health were present on behalf of the application. Mr. Venglarcik stated that they had previously requested and been approved for an eight (8) foot sign, but that at this time they are here to request a variance for two – twelve (12) foot signs, which are the exact signs at the corner of Central Avenue and McCord Road. Ms. Szczerbiak noted that the sign along Eckel Junction Road would also feature an illuminated emergency panel that would strongly benefit emergency vehicles. Mr. Sapara stressed the importance of the larger signage, not only for safety of the patients, but also of the residents of Perrysburg. Mr. Grodi

noted that the site plan shows the sign on S.R. 25 as being located in the City right-of-way, and Ms. Szczerbiak said that is just a rough estimate. Mr. Venglarcik stated that the sign on Eckel Junction Road is already set back further than any of the other signs along Eckel Junction Road, creating a hardship. Ms. Decker confirmed the setback of the sign along Eckel Junction Road, and Mr. Elmer added that he is concerned with the ripple effect. There was further discussion about whether the code distinguishes between marketing of signage. Mr. Easterling added that the directional signs will be smaller in size. Mr. Duricek questioned whether they could meet in the middle, and approve a nine (9) foot sign. There was further discussion surrounding signs along Eckel Junction Road that are the same or larger than twelve (12) feet tall, and Mr. Grodi confirmed that the majority of those signs are legal non-conforming, such as Goodyear. Mr. Vela added that he would be abstaining from voting, and he asked if any other comments had been received. Mr. Grodi confirmed that there were none at this time.

Mr. Elmer moved to approve Variance #1 and #2 of Application 42-18 finding A, D, F, and G of Chapter 1275.02(c)(3) to be true. Seconded by Ms. Decker. Ayes: N. Decker, Duricek, and Elmer (3). Nays: J. Decker (1). Abstain: Vela (1).

APPLICATION, 43-18 – David Dickinson is requesting two zoning exceptions to reduce the front yard setbacks. The property is located at 26030 Seminary Road and is zoned R-1 (Single Family Residential).

NOTE: *Chapter 1230.01 Intensity and Dimensional Standards:*

R-1 Zoning:

Front Yard =50'
Rear Yard = 60'
Side Yard = 10'
Side Yard Total = 25'

1. The applicant is requesting a zoning exception to reduce the required front yard setback along Seminary Road. The exception would allow for the house to be built three and a half (3 ½) feet into the front yard setback.
2. The applicant is requesting a zoning exception to reduce the required front yard setback along Mission Hill Drive. The exception would allow for the house to be built nine (9) feet into the front yard setback.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. The distance requested is not substantial and does not interfere with the overall appearance. The predicament cannot be resolved feasibly through some method other than a variance.
2. The Zoning Inspector recommends approval of the zoning exception. The distance requested is not substantial and does not interfere with the overall appearance. The predicament cannot be resolved feasibly through some method other than a variance.

Mr. Grodi reviewed Application 43-18. Mr. Dickinson was present, and stated that he is the investor of this property, and that he hired out the work to be completed. He added that the contractor was unable to find the survey pins in the rear of the property, so he went off of the pins in the road. Mr. Dickinson added that they found out once the sidewalk was poured that the setbacks were not correct. He added that the builder was not present. There was further discussion about the inspections that we completed on the property, and Mr. Dickinson added that the house passed all inspections completed by Wood County. Dennis Chelminski, 2297 Mission Hill, stated that he is a nearby property owner to 26030 Seminary Road, and that he doesn't see a problem with the setback concern. He added that it is unnoticeable. Mr. Dickinson added that homes in Perrysburg Township are closer to the road.

Mr. Decker moved to approve exception #1 and #2 of Application 43-18. Seconded by Mr. Vela. Ayes: (5). Nays: (0).

APPLICATION, 44-18 – Curtis Goodman is requesting a zoning variance that would allow for the installation of a four and a half (4 ½) foot fence in the front yard. The property is located at 101 Wellington Place and is zoned R-4 (Single Family Residential).

NOTE: *Chapter 1250.42 Fences, Walls, Structural Screens, Hedges, and Screen Plantings:*

	Max Height	
	Permitted	*Restricted
Front Yard	4'	6'
Side Yard	4'	6'
	*Requires BZA Approval	

1. The applicant is requesting a variance that would allow for the installation of a four and a half (4 ½) foot fence that would extend into the front yard. This lot is located on a corner and has two front yards.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Ch. 1275.02(c)(3). The variance is not substantial as it is only six (6) inches taller than what is permitted. The character of the neighborhood would not be altered as the homeowners association requires the fence height to be four and a half (4 ½) feet.

Mr. Grodi reviewed Application 44-18. Mr. Goodman was present, and added that he is a corner lot with two front yards. He stated that according to his deed restrictions a four and a half (4 ½) foot fence is required in his neighborhood. Mr. Goodman also said that his side yard comprises a significant portion of his yard. Mr. Vela asked about concerns from neighbors, and Mr. Grodi added that there were none. Mr. Vela confirmed that this is an HOA issue, and Mr. Elmer asked if the extra six (6) inches would be decorative. Mr.

Goodman confirmed that the fence will be a standard black aluminum fence that will be fifteen and a half (15 ½) feet away from the sidewalk.

Mr. Elmer moved to approve Application 44-18 finding B, C, D, and G of Chapter 1275.02(c)(3) to be true. Seconded by Ms. Decker. Ayes: (5). Nays: (0).

There being no further business, the meeting adjourned at 6:04 p.m.

Respectfully submitted,

Heather Alfaro