



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

September 4, 2015

TO: Board of Zoning Appeals
FROM: Julie Liebenthal, Zoning Inspector
SUBJECT: September 14, 2015 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of August 10, 2015 Meeting Minutes
Administer Oath
Zoning Permit Obligation

ZONING VARIANCE, 13-15 - Susan Hudson requests one (1) zoning variance to permit the construction of a deck on the front of an existing residence. The subject property is located at 265 Margaret Pl. and is zoned R-3 (Single-Family Residential).

NOTE: 1230.01 Intensity and Dimensional Standards

R-3 Zoning:

Front Yard = 35'

Rear Yard = 35'

Side Yard Min = 8'

Side Yard Total = 20'

NOTE: 1230.02(b) Front Yard Exception

When fifty percent (50%) of the developed frontage in one (1) block on one (1) side of the street has front yards that are greater or less than the minimum front yard required, any building to be erected thereon shall not project beyond the average of the existing front yards, except that a minimum front yard of fifteen (15) feet shall be maintained in all instances.

1. The applicant is requesting a zoning variance to reduce the required front yard setback. The variance would permit the front yard to be 15', rather than the permitted 21' minimum within a developed block of existing homes that encroach into the standard 35' front yard setback. The average setback was determined to be 21.57'.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance subject to input provided by neighboring property owners prior to and/or during the meeting. Variance criteria a,b,c,d and e are satisfied.

ZONING VARIANCE, 14-15 – Scott Smith of Scott Consulting, Inc. requests one zoning variance to permit the installation of a wall sign, which will exceed the permitted maximum square feet of 10% of a respective facade. The subject property is located at 580 Craig is zoned C-4 (Highway Commercial).

NOTE: 1250.32(a) *Permanent Signs Allowed*

Retail business district C-4: 10% of façade permitted for wall signage

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.
 - (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 a zoning variance to permit a sign that is 27.99 square feet larger than otherwise permitted. The total square footage of the sign is 126.99.

Recommendation:

1. The Zoning Inspector recommends denying the zoning variance. First, the sign is currently located on the North façade, and was approved prior to the 2013 sign code revision; the sign does not comply with the current code on either the North or the South façades. Therefore it is considered legal non-conforming and as such is not encouraged to continue. Second, the sign appears considerably large for the proposed Southern Façade. Variance criteria c is satisfied.

ZONING VARIANCE, 15-15 – Jennifer Janney of Harmon Sign, requests one (1) zoning variance to permit the installation of a wall sign that exceeds the permitted 10% maximum square feet per façade. The subject property is located at 26520 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.
- (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 a zoning variance to permit a wall sign that is 27 square feet larger than is otherwise permitted. The total square footage of the sign is 92.

Recommendation:

2. The Zoning Inspector recommends denying the zoning variance, as the proposed square footage appears considerably large for the proposed façade in relation to itself and other business establishments in the Corridor Overlay. Criteria c is satisfied.

OTHER BUSINESS

ADJOURNMENT