



City of Perrysburg

Division of Planning and Zoning

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August 3, 2015

TO: Board of Zoning Appeals
FROM: Julie Liebenthal, Zoning Inspector
SUBJECT: August 10, 2015 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of July 13, 2015 Meeting Minutes
Administer Oath
Zoning Permit Obligation

ZONING VARIANCE, 12-15 Rick Butera (The Edge Group), on behalf of Perrysburg High School, requests two (2) zoning variances to permit the installation of a free-standing sign. The subject property is located at 13385 Roachton Rd., and is zoned INS (Institutional). These variances would permit the applicant to install a 17' high free-standing sign with a 106 S.F. message panel.

NOTE: 1250.32(a) *Permanent Signs Allowed*
INS Zoning:

Maximum height - 6'
Maximum size - 48 SF
Setback – 10'

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.
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1. The applicant is requesting a zoning variance to permit a sign that is 11' higher than otherwise permitted. The total height of the sign is proposed to be 17'.
 2. The applicant is requesting a zoning variance to permit a sign panel that is 106 SF. The proposed sign is 58 S.F. larger than what would otherwise be permitted.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variances. Variance criteria a, b c, d and e are satisfied. The location of proposed sign will be on an interior portion of the property and is insignificant in scale to the overall site development plans.
2. See recommendation #1

OTHER BUSINESS

ADJOURNMENT