

BOARD OF ZONING APPEALS

AUGUST 10, 2015

The meeting was called to order at 5:30 p.m. by Chairman Jonathan Smith. Board members present were: John Brown, Jason Decker, Craig Pickerel and Jonathan Smith (4). Becky Williams was absent (1). Also present was Julie Liebenthal, Zoning Inspector.

Mr. Brown moved to approve the minutes of the July 13, 2015 meeting as submitted. Mr. Smith seconded and the minutes were unanimously approved.

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.

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.

Ms. Liebenthal reviewed Zoning Variance 12-15. Rick Butera was present on behalf of Perrysburg High School. He stated that the sign will have the same character as the entrance sign. Mr. Pickerel asked if it is a walk under sign, and Mr. Butera said that it is, and it will bear Walt Churchill's name. Mr. Pickerel confirmed that there would be nothing electronic on the sign. Mr. Butera said it will not be electronic and it will be the same as the sign for the field at the Junior High. Mr. Smith asked if the Planning and Zoning Division has received any comments from neighbors. Ms. Liebenthal said that no comments were received.

Mr. Brown moved to approve Zoning Variance 12-15 based on finding a, b, c, d and e of Chapter 1275.02(c)(3) to be true. Mr. Decker seconded and it was unanimously approved.

There being no further business, the meeting was adjourned at 5:35 p.m.

Respectfully submitted,

Mary Jo Sutton