



City of Perrysburg

Division of Planning and Zoning

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Mark Easterling
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Cody Grodi
Zoning Inspector
Heather Alfaro
Zoning Clerk

June 27, 2019

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: July 8th, 2019 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of June 10, 2019 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 20-19 – Barney's Real Estate Investment, LLC is requesting one zoning variance to construct a new building within the required front yard setback. The property is located at 26475 North Dixie Highway and is zoned C-4 (Highway Commercial).

NOTE: *Chapter 1230.01 Intensity and Dimensional Standards:*

C-4 Zoning:

Front Yard = 50'
Rear Yard = 30'
Side Yard Min = 10'
Side Yard Total = 20'

1. The applicant is requesting a zoning variance to reduce the required front yard setback. The variance would permit the front yard setback to be reduced to forty-two (42) feet, rather than the required fifty (50) feet.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria A, D, F, and G of Chapter 1275.02(c)(3). The request is identical to the request that was approved a year ago. The previously approved variance has expired. After receiving the variance last year, the applicant went forward with the Planning and Zoning process and has received approval from the Planning Commission.

APPLICATION, 21-19 – Gretchen Leu, on behalf of Karuna North is requesting a zoning variance that would allow for the installation of a freestanding sign within the required setback. The property is located at 126 West Front Street and is zoned C-2 (Central Business).

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

Freestanding/Ground Sign

Zoning District: C-2
Maximum Height: 6'
Maximum Size: 24 SF
Setback: 30'
Quantity: 1

1. The applicant is requesting a variance that would permit the installation of a permanent freestanding sign with a one (1) foot setback off the property line, instead of the minimum ten (10) foot setback from the property line.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, D, E, and F of Ch. 1275.02(c)(3). Due to the location of the building, the required setback would place the sign somewhere along the side of the building and not in the front yard. The building only sits at eight (8) feet off the property line.

OTHER BUSINESS

ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for August 12th at 5:30 PM in the Municipal Building located at 201 West Indiana Avenue.