

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: February 14, 2022 Meeting Agenda

This meeting is scheduled to take place in the Municipal Building, 201 W. Indiana Avenue, Perrysburg, Ohio. The public or interested parties are welcome *to listen to the meeting* by dialing 1-866-866-2244, and then entering Code: 9628415#.

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Election of Chairperson
Election of Vice Chairperson
Approval of January 10, 2022 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 03-22 – Aaron Allen is requesting a zoning variance in order to keep a recently installed fence. The property is located at 132 W. Seventh Street and is zoned R-3 (Single Family Residential).

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

R1 - R5 Zoning: 4' Maximum in Front Yard
4' Maximum in Side Yard
6' Maximum in Rear Yard

1. The applicant is requesting a zoning variance that would allow for a six (6) foot fence to be installed four (4) feet in front of the midpoint of the side yard.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, C, D, and E of Chapter 1275.02(c)(3). The owner installed the fence in this location because it lines up with the neighbors privacy fence.

APPLICATION, 04-22 – Richard Schurfeld is requesting two zoning variances in order to construct an addition. The property is located at 207 W. Front Street and is zoned R-3 (Single Family Residential).

NOTE: *Chapter 1230.01 Intensity and Dimensional Standards*

R-3 Zoning:

Front Yard = 35'

Rear Yard = 35'

Side Yard Min = 8'

Side Yard Total = 20'

1. The applicant is requesting a zoning variance to construct an addition on the west side of the house. The addition will be set back one (1) foot off of the side property line.
2. The applicant is requesting a zoning variance to construct an addition on the west side of the house. The addition will be set back seven and a half (7 ½) feet off of the front property line.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, and F of Chapter 1275.02(c)(3). The property owner has considered other options that would not require a variance. However, due to the house placement on the lot, the other options are not feasible. The neighboring property is a park and there are no structures located near the proposed addition.
2. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances C, D, E, and F of Chapter 1275.02(c)(3). The property owner has considered other options that would not require a variance. However, due to the house placement on the lot, the other options are not feasible. The addition will be located behind the front of the house.

APPLICATION, 05-22 – Schutz Container Systems Inc. is requesting a zoning variance in order to install temporary signage. The property is located at 2105 S. Wilkinson Way and is zoned I-2 (General Industrial).

NOTE: *Chapter 1250.33(a) Temporary Signs*

Within Non-Residential Districts:

Maximum Size

Wall or Freestanding: 48 Square Feet (Total)

1. The applicant is requesting a variance to install five signs that are each forty-eight (48) square feet, for a total of two hundred forty (240) square feet.

Recommendation:

1. No recommendation provided.

APPLICATION, 06-22 – PMBA Architects, on behalf of Promedica, is requesting a zoning variance in order to install a parking lot. The property is located at 25970 N. Dixie Highway and is zoned I-1 (Light Industrial).

NOTE: *Chapter 1230.02(g) Provisions Governing Interpretation and Application of Yard Requirements*

Accessory Uses; Off-Street Parking; Material Storage in Front Yard.

No accessory use or structure, off-street parking facility or material or equipment storage shall be located in the required front yard without the approval of the Board of Zoning Appeals.

1. The applicant is requesting a variance to install a parking lot in the front yard of the property.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, C, D, and E of Chapter 1275.02(c)(3). The property owners will be improving the current parking lot that exists in the front yard.

APPLICATION, 07-22 - Matt Temby is requesting an administrative appeal concerning the interpretation and application of Chapter 1250.35(b) pertaining to prohibited signs. The property is located at 117 E. Second Street and is zoned C-2 (Central Business).

NOTE: *Chapter 1250.35(b):* All signs not expressly permitted by this Code shall be prohibited. Such signs include but are not limited to the following: Flashing, moving, inflatable, blinker, racer type, intermittent, rotating, moving or revolving signs, whirligig devices, tethered inflatable signs, pennants, **non-governmental flags**, ribbons, streamers, spinners, and other similar types of attention getting devices.

Chapter 1250.30(j): Sign: Any words, numerals, figures, devices, designs, pictures or trademarks, painted upon or otherwise affixed to a building, wall, board, plate or any other structure for the purpose of making anything known. The definition of a sign shall not include the following:

- Signs not exceeding one (1) square foot in area and bearing only property numbers, post box numbers or names of occupants of premises;
- Flags and insignia of any government.
- Legal notices, identification information or directional signs erected by governmental bodies

1. The applicant is requesting an administrative appeal for the denial of installing a flag sign on the property. The Planning and Zoning Division has determined that the flag would be deemed a prohibited sign type and thus would not be allowed to be located on the property.

Recommendation:

1. No recommendation provided.

OTHER BUSINESS
ADJOURNMENT

The next Board of Zoning Appeals meeting is scheduled for Mach 14, 2022 at 5:30 P.M. in the Municipal Building located at 201 West Indiana Avenue.