



City of Perrysburg

Division of Planning and Zoning

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Mary Jo Sutton
Zoning Clerk

December 30, 2016

TO: Board of Zoning Appeals
FROM: Mark Easterling, Deputy Administrator
SUBJECT: January 9, 2017 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Election of Chairman and Vice Chairman
Approval of December 12, 2016 Meeting Minutes
Administer Oath
Zoning Permit Obligation

APPLICATION, 1-17 – Brian Heil on behalf of Shuetz Containers is requesting a zoning variance that would allow the installation of one free standing sign within the 25' setback from the front property line. The property is located at 2005 Wilkinson Way and is zoned as I-2 (General Industrial).

NOTE: Chapter 1250.32(a) Permanent Signs Allowed:

I-2 Zoning:
Setback: 25' from right-of-way

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. (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 requested variance would permit the applicant to install a permanent freestanding sign with a zero foot setback from the public right-of-way (25' closer than is otherwise permitted).

Recommendation:

1. No recommendation provided.

APPLICATION, 2-17 – Aaron Greene on behalf of Mercy Health is requesting two zoning variances that would allow the installation of a freestanding sign that is taller and larger than what is permitted. The property is located at 12623 Eckel Junction Road and is zoned as INS (Institutional Uses).

NOTE: Chapter 1250.32(a) Permanent Signs Allowed:

INS Zoning:

Setback: 10' from right-of-way

Maximum Height: 6'

Maximum Size: 48 SF

1. The applicant is requesting a variance that would permit the construction of a permanent freestanding sign with a height of 12' (the maximum height allowed is 6').
2. The applicant is requesting a variance that would allow them to construct a freestanding sign larger than the maximum of 48 square feet. The sign would be approximately 72 square feet, with one sign placed along Eckel Junction Road.

Recommendation:

1. No recommendation provided.
2. No recommendation provided.

APPLICATION, 3-17 – Aaron Greene on behalf of Mercy Health is requesting one zoning variance that would allow the installation of a wall sign that is larger than what is permitted. The property is located at 12623 Eckel Junction Road and is zoned as INS (Institutional Uses).

NOTE: Chapter 1250.32(a) Permanent Signs Allowed:

INS Zoning:

Maximum Size: 10% up 75 SF per facade

Quantity: 1 per façade up to 3

1. The applicant is requesting a variance for a wall sign on the building larger than the maximum of 75 square feet. The sign would be approximately 88 square feet.

Recommendation:

1. No recommendation provided.

OTHER BUSINESS

ADJOURNMENT