



City of Perrysburg

Division of Planning and Zoning

201 West Indiana Avenue

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December 28, 2017

Brodin L. Walters
Administrator

Mark Easterling
Deputy Administrator

Cody Grodi
Zoning Inspector

Heather Alfaro
Zoning Clerk

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: January 8, 2018 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Election of Chairmen
Election of Vice Chairmen
Approval of December 11, 2017 Meeting Minutes
Administer Oath
Zoning Permit Obligation

NEW BUSINESS

APPLICATION, 01-18 – Robert Hall of Toledo Sign, on behalf of Three Meadows Office, is requesting two zoning variances that would allow for the installation of one free standing sign within the required setback, and that would exceed the maximum square footage allowed. The property is located at 1011 Sandusky Street and is zoned C-1 (Neighborhood Commercial).

NOTE: Chapter 1250.32(a) Permanent Signs Allowed:

Freestanding/Ground Sign

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

1. The requested variance would permit the applicant to install a permanent freestanding sign with a two and a half (2½) foot setback, contrary from the required thirty (30) foot setback from the property line.

2. The requested variance would permit the applicant to install a permanent freestanding sign that would be thirty two and a half (32½) square feet, contrary from the required twenty-four (24) square feet.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, B, C, and D of Ch. 1275.02(c)(3). Due to the location of the building, installing the sign at the required thirty (30) foot setback would position the sign between the building. Currently, the sign is located in the city right-of-way. With this variance the sign will be set further back than the current sign and fully located on the property.
2. No recommendation provided.

APPLICATION, 02-18 – Allen Industries Harmon Sign Division, on behalf of Cutting Edge Countertops, is requesting one zoning variance that would allow for the installation of one wall sign that would exceed the maximum square footage requirement. The property is located at 1300 Flagship Drive and is zoned PBP (Planned Business Park).

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

Wall Sign

Zoning District: Planned Business Park
Maximum Size: 10% of façade up to 75 SF
Quantity: 1 per façade up to 3

1. The requested variance would permit the applicant to install a permanent wall sign that is two hundred and twenty three (223) square feet, differing from the seventy-five (75) square foot maximum.

Recommendation:

1. No recommendation provided.

APPLICATION, 03-18 – Mercy Health Systems is requesting one variance to permit the construction of a building that is taller than otherwise permitted. The subject property is located 12621 Eckel Junction Road and is zoned INS (Institutional Uses).

NOTE: *Chapter 1250.03 Maximum Building Height:* The following provisions shall apply to buildings located in A1, C4, OS, I1, I2, INS and PBP zoning districts within the City of Perrysburg.

- (a) The Board of Zoning Appeals may grant a height variance for any portion of a building that is taller than the maximum permitted height specified in Chapter 1230 “Intensity & Dimensional Standards” providing the variance does not exceed 50% of the maximum height specified in Chapter 1230.
- (b) The height regulations of Chapter 1230 “Intensity & Dimensional Standards” shall not apply to communication towers, monuments, water/cooling towers, ornamental towers and spires, chimneys, silos, elevator bulkheads, smoke stacks, conveyors and other similar items as determined by the Planning & Zoning Administrator.

The chart below provides an example of the relief this code section could provide:

Zoning	Max Height (ft.)	Max BZA Approval (ft.)
INS	45	67.5

1. The applicant is requesting a height variance to construct a building that is fifty-five (55) feet tall, allowing for a screen wall on the roof that will cover mechanical equipment.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances B, D, E, and F of Ch. 1275.02(c)(3). Due to the setbacks to the other adjacent parcels, streets, and property lines the height should not directly affect the surrounding businesses and community. The screen wall is being required by the Planning Commission.

OTHER BUSINESS
ADJOURNMENT

The next BZA meeting is scheduled for February 12, 2018 at 5:30 PM in the Municipal Building at 201 West Indiana Avenue.