

BOARD OF ZONING APPEALS

JANUARY 8, 2018

The meeting was called to order at 5:30 p.m. by Zoning Inspector Cody Grodi. Board members present were Jason Decker, Niki Decker, Brian Elmer, and Rob Vela (4). Also present were Mark Easterling, Deputy Planning and Zoning Administrator, and Cody Grodi, Zoning Inspector.

ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

Mr. Decker nominated Mr. Vela to be Chairman. Seconded by Ms. Decker. Ayes: (4). Nays: (0).

Mr. Vela nominated Mr. Decker to be Vice-Chairman. Seconded by Ms. Decker. Ayes: (4). Nays: (0).

APPROVAL OF MINUTES

Mr. Decker moved to approve the minutes of the December 11, 2017 meeting as written. Seconded by Mr. Vela. Ayes: Decker, Decker, and Vela (3). Abstain: Elmer (1).

Mr. Grodi reported that Application 2-18 has been withdrawn by the applicant.

Mr. Vela administered an oath to those that would be speaking at the meeting.

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.

Mr. Grodi reviewed Application 1-18. Robert Hall of Toledo Sign was present. He said that the current sign is 56.5 square feet so the new sign will actually be smaller, and it will be back further from the road. He said that the sign is approximately 33 years old. Mr. Vela asked if the size of the sign is affected because there are multiple tenants. Mr. Grodi said it is not. Mr. Vela asked if there were any comments received from neighbors. Mr. Grodi said the Planning and Zoning office did not receive any comments. Mr. Decker moved to approve both variances in Application 1-18 finding A, B, C, and D of Chapter 1275.02(c)(3) to be true. Seconded by Ms. Decker. Ayes: (4). Nays: (0).

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 BZA Approval
Max Height (ft.)		(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.

Mr. Grodi reviewed Application 3-18. Troy Barman of Lewandowski Engineering was present on behalf of the applicant. Mr. Barman said that in the final sizing of the mechanicals, they found that they need the additional height. He said the height of the roof is staying the same. Mr. Easterling stated that Mercy received a variance on the existing building so this is just for the new building. Mr. Decker asked if the buildings are the same height, and Mr. Barman said they are. Ms. Decker asked if it is just a partial screen wall. Mr. Barman said that it is in the center and is quite a distance from the roof line. Mr. Vela asked Mr. Barman if they knew when they started construction that they would need a variance. Mr. Barman said that they did, but they had hoped to have it match the existing screen wall. Mr. Vela called attention to a letter received from Stephen Taylor of Taylor Automotive expressing concern that the additional height might obscure the ability of their customers to view their dealership and inventory. Mr. Vela asked what materials would be used for the screening. Mr. Barman said that it will match the existing metal panels. Mr. Decker moved to approve Application 3-18 finding B, C, D, and F of Chapter 1275.02(c)(3) to be true. Seconded by Ms. Decker. Ayes: Decker, Decker, and Elmer (3). Abstain: Vela (1).

There being no further business, the meeting adjourned at 5:44 p.m.

Respectfully submitted,

Mary Jo Sutton