

Agenda
Board of Zoning Appeals

Date: Published October 7, 2025
To: Board of Zoning Appeals
From: Mark Easterling, Deputy Planning & Zoning Administrator
Re: **Items for the October 13, 2025 Meeting**

1. Call to Order - 5:30 PM
2. Roll Call
3. Approval of September 8, 2025 Meeting Minutes
4. Administer Oath
5. Zoning Permit Obligation
6. New Business

APPLICATION 35-25

KYLE ARMSTRONG IS REQUESTING A ZONING VARIANCE TO CONSTRUCT A FENCE. THE PROPERTY IS LOCATED AT 308 SOUTHWOOD DRIVE 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
- 4' MAXIMUM IN REAR YARD

1. THE APPLICANT IS REQUESTING A VARIANCE TO CONSTRUCT A SIX (6) FOOT FENCE IN THE SIDE YARD BEYOND THE HALFWAY POINT TO THE FRONT CORNER OF THE HOME IN ONE SIDE YARD.

Recommendation:

1. The Deputy Administrator recommends denial of the variance request, as the application does not satisfy the number of factors required for approval under Chapter 1275.02(c)(3). A six (6) foot privacy fence would not meaningfully improve privacy, as there are no doors or windows on this

side of the home, nor would it provide greater protection from basketball activity than a four (4) foot fence. While there is a central air conditioning unit located along this side of the home, a four (4) foot fence would offer the same level of protection for the unit.

APPLICATION 36-25

ROB HALL OF TOLEDO SIGN COMPANY, ON BEHALF OF COLUMBUS EQUIPMENT, IS REQUESTING A ZONING VARIANCE TO REPLACE A SIGN. THE PROPERTY IS LOCATED AT 12500 WILLIAMS ROAD, IS ZONED I-1 (LIGHT INDUSTRIAL).

NOTE: CHAPTER 1250.32(A) PERMANENT FREESTANDING SIGNAGE (10' OR LESS)

ZONING DISTRICT: I-2 (LIGHT INDUSTRIAL)
MAXIMUM HEIGHT: 10'
MAXIMUM SIZE: 72 SQUARE FEET
MINIMUM SETBACK: 25' SETBACK
QUANTITY: 1

NOTE: CHAPTER 1250.39 VARIANCES

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. A FINDING OF SUCH SPECIAL CONDITIONS OR CIRCUMSTANCES SHALL BE BASED ON A REVIEW OF FACTORS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

(1) EXCEPTIONAL NARROWNESS, SHALLOWNESS OR SHAPE OF A SPECIFIC PROPERTY ON THE EFFECTIVE DATE OF THIS CHAPTER OR AMENDMENT; OR

(2) EXCEPTIONAL TOPOGRAPHIC OR ENVIRONMENTAL CONDITIONS OR OTHER EXTRAORDINARY SITUATION ON THE LAND, BUILDING OR STRUCTURE; OR

(3) THE IMPACT ON THE PROPERTY OF USES OR DEVELOPMENT OF IMMEDIATELY ADJOINING PROPERTY OR PROPERTIES.

(4) WHETHER THE APPLICANT WAS AWARE OF THE RELEVANT CODE LIMITATION WHEN THE PROPERTY WAS SOLD OR LEASED TO IT.

(5) WHETHER THE PROPERTY IN QUESTION WILL YIELD A REASONABLE RATE OF RETURN IN THE ABSENCE OF THE PROPOSED

VARIANCE, OR WHETHER THERE CAN BE ANY BENEFICIAL USE OF THE PROPERTY WITHOUT THE PROPOSED VARIANCE.

(6) WHETHER THE ISSUE COULD BE RESOLVED BY SOME OTHER METHOD, EVEN IF THIS ALTERNATE METHOD IS LESS CONVENIENT OR MORE COSTLY TO ACHIEVE.

(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, GARBAGE).

(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 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 APPLICANT IS REQUESTING A SETBACK VARIANCE TO REPLACE AN EXISTING FREESTANDING SIGN APPROXIMATELY FOUR (4) FEET FROM THE FRONT PROPERTY LINE.

Recommendation:

The Deputy Administrator recommends denial of the variance request, as it does not meet all the necessary criteria for approval. A compliant sign can be installed that fulfills the same purpose. In industrial districts, and for similar types of uses, this approach is both common and effective.

The property is sufficiently large to accommodate a conforming sign that meets visibility and functional needs. Comparable businesses within these districts have opted for this solution, often utilizing directional signage at the entrance. This not only promotes a clean, standardized appearance and prevents visual clutter at property entrances, but also ensures that patrons and employees can easily locate the site.

APPLICATION 37-25

KEITH COBB OF LITECH LIGHTING MANAGEMENT SERVICES, ON BEHALF OF SHELL, IS REQUESTING A ZONING VARIANCE TO REPLACE A SIGN. THE PROPERTY IS LOCATED AT 933 WEST BOUNDARY STREET, IS

ZONED C-4 (HIGHWAY COMMERCIAL), AND IS IN THE CORRIDOR OVERLAY DISTRICT.

NOTE: *CHAPTER 1250.32(A) PERMANENT FREESTANDING SIGNAGE*
ZONING DISTRICT: SPECIAL DISTRICT – CORRIDOR OVERLAY
(CO)
MAXIMUM HEIGHT: 6'
MAXIMUM SIZE: 48 SQUARE FEET
MINIMUM SETBACK: 10' SETBACK
QUANTITY: 1

NOTE: *CHAPTER 1250.39 VARIANCES*
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(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. A FINDING OF SUCH SPECIAL CONDITIONS OR CIRCUMSTANCES SHALL BE BASED ON A REVIEW OF FACTORS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- (1) EXCEPTIONAL NARROWNESS, SHALLOWNESS OR SHAPE OF A SPECIFIC PROPERTY ON THE EFFECTIVE DATE OF THIS CHAPTER OR AMENDMENT; OR
- (2) EXCEPTIONAL TOPOGRAPHIC OR ENVIRONMENTAL CONDITIONS OR OTHER EXTRAORDINARY SITUATION ON THE LAND, BUILDING OR STRUCTURE; OR
- (3) THE IMPACT ON THE PROPERTY OF USES OR DEVELOPMENT OF IMMEDIATELY ADJOINING PROPERTY OR PROPERTIES.
- (4) WHETHER THE APPLICANT WAS AWARE OF THE RELEVANT CODE LIMITATION WHEN THE PROPERTY WAS SOLD OR LEASED TO IT.
- (5) WHETHER THE PROPERTY IN QUESTION WILL YIELD A REASONABLE RATE OF RETURN IN THE ABSENCE OF THE PROPOSED VARIANCE, OR WHETHER THERE CAN BE ANY BENEFICIAL USE OF THE PROPERTY WITHOUT THE PROPOSED VARIANCE.
- (6) WHETHER THE ISSUE COULD BE RESOLVED BY SOME OTHER METHOD, EVEN IF THIS ALTERNATE METHOD IS LESS CONVENIENT OR MORE COSTLY TO ACHIEVE.

(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.

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(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 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 APPLICANT IS REQUESTING A SETBACK VARIANCE TO REPLACE AN EXISTING FREESTANDING SIGN AT A HEIGHT OF APPROXIMATELY TWENTY (20) FEET TALL.

Recommendation:

Under Chapter 1250.39, all criteria must be satisfied for a variance to be granted, and the applicant has not provided sufficient material or evidence to demonstrate compliance with these requirements.

Specifically, the application fails to establish the presence of a practical difficulty or unique site condition that would justify such a significant deviation from the code. The proposed 23-foot height is not warranted, as the sign is not intended to be viewed from the expressway and does not require that level of visibility.

Attached are examples, including comparable signs, that conform to the permitted height and size limits while aligning with the standards and vision of the Perrysburg Corridor Overlay District.

Approval of the requested height and area variances would contradict the purpose of the sign code and grant a special privilege not extended to similarly situated properties.

APPLICATION 38-25

PETE SCHWIEGERAHT, ON BEHALF OF PIVOTAL DEVELOPMENT LLC, IS REQUESTING A ZONING VARIANCE TO REDUCE THE AMOUNT OF PARKING REQUIRED. THE PROPERTY IS LOCATED AT 0 W. SIXTH STREET (DIRECTLY NEXT TO THE FORMER AMERICAN STEEL TREATING FACILITY) AND IS ZONED RM (MULTI-FAMILY RESIDENTIAL). THE PARCEL ASSOCIATED WITH THIS APPLICATION IS Q61-000-902305013000.

NOTE: CHAPTER 1250.03(A)(B) REQUIRED OFF STREET PARKING - RESIDENTIAL

TWO (2) FOR EACH DWELLING UNIT HAVING THREE (3) OR LESS BEDROOMS AND TWO-AND-ONE-HALF (2½) FOR EACH DWELLING UNIT HAVING MORE THAN THREE (3) BEDROOMS

1. THE APPLICANT IS REQUESTING TO REDUCE THE MINIMUM AMOUNT OF PARKING FROM THE REQUIRED 140 SPACES TO 89 SPACES.

Recommendation:

The Deputy Administrator recommends approval of the variance request, as the proposal meets criteria C, D, E, and G of Chapter 1275.02(c)(3). The applicant provided documentation from similar properties showing that the City's current parking requirement is higher than what is typically needed. On average, these properties use about 1.1 parking spaces per resident, including spaces for staff and visitors, meaning the lot at the proposed size would rarely be full. Reducing the parking area also creates room for more green space, resulting in a more attractive and environmentally friendly site design.

7. Other Business
8. Adjournment

The next meeting is scheduled for November 10, 2025, at 5:30 p.m. in the Municipal Building, located at 201 W. Indiana Avenue.

cc: Media