

# SYLVANIA TOWNSHIP ZONING DEPARTMENT

MONTHLY REPORT – AUGUST, 2015

## ZONING PERMITS

| TYPE                              | AUGUST, 2013     |                       | AUGUST, 2014     |                       | AUGUST, 2015     |                       |
|-----------------------------------|------------------|-----------------------|------------------|-----------------------|------------------|-----------------------|
|                                   | No.              | Est. Value (\$)       | No.              | Est. Value (\$)       | No.              | Est. Value (\$)       |
| Commercial                        | 2                | 365,800               | 3                | 825,000               | 3                | 1,594,200             |
| Deck                              | 3                | 11,961                | 1                | 1,200                 | 3                | 9,900                 |
| Fences – Residential & Commercial | 10               | 28,245                | 10               | 44,565                | 8                | 25,321                |
| Foundation                        |                  |                       |                  |                       |                  |                       |
| Industrial                        |                  |                       |                  |                       |                  |                       |
| New Const., Comm.                 | 2                | 5,406,000             | 1                | 685,042               |                  |                       |
| New Const., Res.                  | 4                | 1,440,000             | 5                | 755,000               | 10               | 3,348,000             |
| New Const., Multi-Family          |                  |                       |                  |                       |                  |                       |
| Pools                             | 4                | 102,000               | 1                | 35,000                | 3                | 135,000               |
| Pond                              | 1                | 20,000                |                  |                       |                  |                       |
| Residential                       | 13               | 140,861               | 7                | 108,695               | 8                | 201,207               |
| Signage – Special Event           | 17               | 27,730                | 5                | 4,350                 | 20               | 88,959                |
| Temp. Structure                   | 1                | 12,000                | 2                | 12,100                |                  |                       |
| Use Change                        |                  |                       |                  |                       |                  |                       |
| No Zoning Required                |                  |                       |                  |                       |                  |                       |
| <b>TOTAL</b>                      | <b>57</b>        | <b>\$7,554,597.00</b> | <b>35</b>        | <b>\$2,470,952.00</b> | <b>55</b>        | <b>\$5,402,587.00</b> |
|                                   | AUGUST, 2013 YTD |                       | AUGUST, 2014 YTD |                       | AUGUST, 2015 YTD |                       |
|                                   | 307              | \$26,997,846.00       | 287              | \$29,168,413.00       | 335              | \$46,247,904.00       |

### SINGLE - FAMILY DWELLING PERMITS: Year-to-date

| Year                   | 2011 | 2012 | 2013  | 2014  | 2015  | % +/- |
|------------------------|------|------|-------|-------|-------|-------|
| No. of Permits         | 29   | 27   | 57    | 64    | 65    | +1.6  |
| Est. Value (\$million) | 7.88 | 8.29 | 14.85 | 15.37 | 17.11 | +11.4 |

## ZONING COMPLAINTS

| <b>COMPLAINT TYPE</b>                | <b>AUG, 2013</b> | <b>AUG, 2014</b> | <b>AUG, 2015</b> |
|--------------------------------------|------------------|------------------|------------------|
| Debris / Waste / Rubbish             | 3                | 2                |                  |
| Dilapidated Structure / Fence        |                  | 1                | 1                |
| Disabled Vehicle                     | 1                | 1                | 1                |
| High Grass / Brush / Yard Waste      | 6                | 1                | 13               |
| No permit                            | 1                |                  | 1                |
| Parking                              | 3                | 1                | 4                |
| Signage                              |                  |                  | 2                |
| Other                                |                  |                  | 4                |
| Invalid complaint / Not zoning issue | 3                | 4                | 1                |
| <b>TOTAL</b>                         | 17               | 10               | 27 (+170.0%)     |
| <b>YEAR – TO - DATE</b>              | 140              | 115              | 160 (+39.2%)     |

## ZONING DEPARTMENT – MONTHLY MEETINGS

**BOARD OF ZONING APPEALS - MONDAY, AUGUST 3, 2015 &**

**BOARD OF ZONING APPEALS SPECIAL MEETING – MONDAY AUGUST 17, 2015**

| <u>CASE</u>   | <u>ADDRESS</u>                       | <u>DECISION</u> |
|---|--------------------------------------|-----------------|
| Variance Request from the maximum height for a monument sign of five (5') feet to six (6'.6") inches. | 3100 King Rd.<br>Toledo, OH 43617    | APPROVED        |
| Variance Request for retail parking from 231 spaces to 187 spaces.                                    | 5115 Monroe St.,<br>Toledo, OH 43623 | APPROVED        |

**Special Meeting**

Variance Request for a side building setback from ten (10') feet to six (6').

5008 Colgate Rd.  
(Rear), Toledo, OH  
43623

APPROVED

Conditional Use Request for a Restricted Manufacturing Use in an M-2 zoned district.

3840 Herr Rd.  
Sylvania, OH 43560

APPROVED

Variance Request for a reduction in the front yard setback from one hundred twenty feet (120') to one hundred fourteen feet eight inches (114'.8).

3130 Central Park  
West, Toledo, OH  
43617

APPROVED

**ZONING COMMISSION - WEDNESDAY, AUGUST 12, 2015**

**CASE**

**ADDRESS**

**DECISION**

**CANCELLED**

**PROJECT PLAN REVIEW – WEDNESDAY, AUGUST 19, 2015**

**CASE**

**APPLICANT / AGENT**

**ADDRESS**

Central Park West Medical Center

Jim Schwerkoske

3130 Central Park West  
& 6544-6546 W. Central Ave.,  
Toledo, OH 43617

## **ZONING DEPARTMENT – ITEMS OF NOTE**

- **5578 CENTENNIAL ROAD – (FORMERLY THE DEMOCRATIC CLUB OF SYLVANIA)**

The Lucas County Plan Commission heard the zone change request for the above property on August 26<sup>th</sup>. The front half of the property is zoned *C-2 General Commercial*. The rear is zoned *A-3 Agriculture*. The applicant wishes to have the rear portion rezoned to C-2 in order to construct an eight-building, 70,000 square-foot self-storage facility. Several neighbors were in attendance and spoke against this rezoning.

LCPC staff recommended denial of C-2 and proposed *C-1 Neighborhood Commercial* instead. The applicant has agreed to this, and the LCPC unanimously voted denial of C-2 and recommended C-1. This item will be before the Sylvania Township Zoning Commission on September 9<sup>th</sup>, and tentatively before the Trustees on October 6<sup>th</sup>.