

BZA

The Sylvania Township planning office will submit a proposed amendment to the township zoning code for review by the Lucas County Plan Commission.

The amendment, sought by the Board of Zoning Appeals, will attach an expiration date to zoning waivers and conditional use permits granted by the board. Currently there is no time limit on those actions by the board. Daryl Graus, manager of zoning and planning for the township, had suggested to the board that an expiration date be established.

He noted that ownership could change on a parcel where an exception to zoning rules had been granted and that the nature of an area could change, yet in both cases the exception would still exist.

Although unlikely, someone might be able to exercise the conditional use or the variance at a time when many would think the project inappropriate.

The amendment sought by the BZA would cause permission to expire after two years unless work had begun on the project or certain steps had been taken to use the area for the reason permission was requested.

An applicant could also seek a two-year extension, if necessary. Mr. Graus said most conditional use permits are sought by someone who hopes to begin a small business in their home and generally are about ready to begin when they ask for the permit.

Waivers generally seek permission to build something outside parameters established in the zoning code. Those requests, too, are usually sought near the time construction is about to begin.

The proposed change must first be recommended for approval both by the County Plan Commission, and the Sylvania Township Zoning Commission. Final approval is up to the Sylvania Township Trustees.

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