

SYLVANIA TOWNSHIP ZONING DEPARTMENT

MONTHLY REPORT – DECEMBER, 2015

ZONING PERMITS

TYPE	DECEMBER, 2013		DECEMBER, 2014		DECEMBER, 2015	
	No.	Est. Value (\$)	No.	Est. Value (\$)	No.	Est. Value (\$)
Commercial	1	85,000	2	170,000	4	4,445,000
Deck					1	5,000
Fences – Residential & Commercial	1	3,900	5	7,785	4	8,585
Foundation						
Industrial					1	80,000
New Const., Comm.	4	3,450,000				
New Const., Res.	2	523,000	4	795,000	7	1,644,000
New Const., Multi-Family			1	12,711,600		
Pools						
Pond						
Residential	1	20,000	3	21,500	3	58,962
Signage – Special Event	4	24,600	6	13,702	5	8,900
Temp. Structure						
Use Change						
No Zoning Required						
TOTAL		4,106,500.00	21	\$13,719,587.00	25	\$6,250,447.00
	<i>DECEMBER, 2013 YTD</i>		<i>DECEMBER, 2014 YTD</i>		<i>DECEMBER, 2015 YTD</i>	
	426	\$41,580,419.00	416	\$64,492,488.00	474	\$64,149,192.00

SINGLE - FAMILY DWELLING PERMITS: Year-to-date

Year	2011	2012	2013	2014	2015	% +/-
No. of Permits	43	50	81	92	98	+6.6
Est. Value (\$million)	13.45	14.75	21.81	24.61	26.10	+6.1

ZONING COMPLAINTS

COMPLAINT TYPE	DEC., 2013	DEC., 2014	DEC., 2015
Debris / Waste / Rubbish	1		3
Dilapidated Structure / Fence			1
Disabled Vehicle		1	1
High Grass / Brush / Yard Waste	1		
No permit			
Parking	2		4
Signage			1
Other			
Invalid complaint / Not zoning issue	2		
TOTAL	6	1	10 (+1000.0%)
YEAR – TO - DATE	180	155	212 (+36.8%)

ZONING DEPARTMENT – MONTHLY MEETINGS

BOARD OF ZONING APPEALS - MONDAY, DECEMBER 7, 2015

<u>CASE</u>	<u>ADDRESS</u>	<u>DECISION</u>
Conditional Use Permit for a Home Occupation – Children’s Day Care Center.	4925 Valencia Dr. Toledo, OH 43623	DENIED
Amendment Request to a condition of a previously approved Conditional Use, restricting ingress and egress to Waldmar Road.	3130 Holland-Sylvania & 3121 Waldmar Rd. Toledo, OH 43615	APPROVED (With Conditions)
Conditional Use Permit for a Residential Care Facility and Clinic for the property located at 5701, 5755, 5757, 5803, and 5841 Whiteford Road.	5701, 5755, 5757, 5803 & 5841 Whiteford Rd. Sylvania, OH 43560	APPROVED
Variance Request from the front setback requirement for a pole sign of 10’ required, to 3’ provided.	2656 Reynolds Rd. Toledo, OH 43615	DENIED
Variance Request from the side setback requirement for a pole sign of 10’ required, to 2’ provided.	2656 Reynolds Rd. Toledo, OH 43615	

ZONING COMMISSION - WEDNESDAY, DECEMBER 9, 2015

<u>CASE</u>	<u>ADDRESS</u>	<u>DECISION</u>
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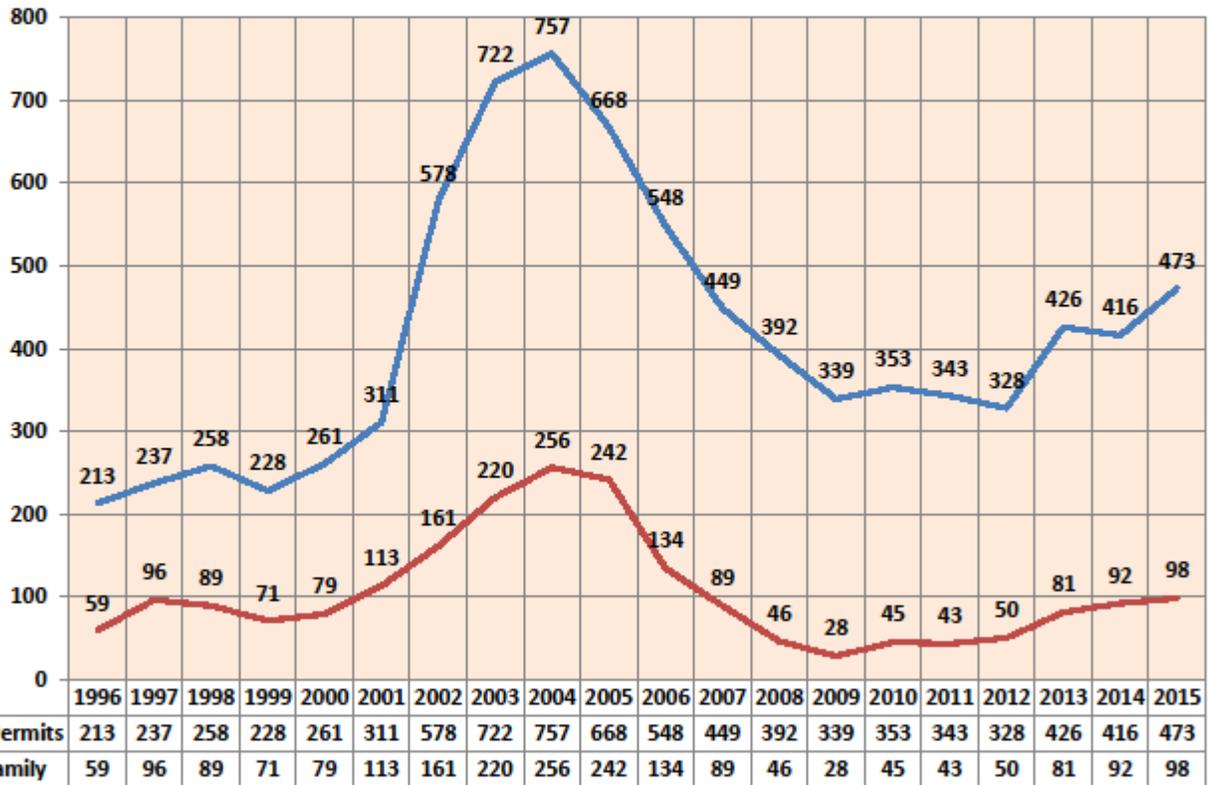
MEETING CANCELLED

PROJECT PLAN REVIEW – WEDNESDAY, DECEMBER 16, 2015

<u>CASE</u>	<u>APPLICANT / AGENT</u>	<u>ADDRESS</u>
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MEETING CANCELLED

SYLVANIA TOWNSHIP
All Zoning Permits/Single-Family Dwelling Permit Overlay
1996-2015



- The Sylvania Township Board of Zoning Appeals heard 23 cases in 2015. Most cases since 2005 (28 cases).
- 212 zoning complaints received in 2015. Most since 2011 (224 complaints).