

Expiration Date

Zoning Board of Zoning Appeals may soon add to its regulations an expiration date for variances and conditional uses it grants.

Daryl Graus, manager of the planning and zoning office for the township, suggested the board consider such a move.

He noted that when the BZA grants a variance or a conditional use permit for a township property, that condition stays in effect.

It doesn't end just because the project for which the permission was sought is never acted on and it doesn't change even with a change in ownership of the property.

It leaves open the possibility of someone acting on that change several years later, potentially after the character of the neighborhood has changed.

Some Ohio townships have expiration times attached to BZA actions and some don't, he said.

A discussion by the board at its most recent meeting seemed to center on the possibility of a two-year deadline by which an owner or the applicant would have to begin work on the project.

They voiced some approval of the idea of then allowing for a two-year extension which would have to be approved by the board.

Mr. Graus said he would put together a draft regulation which the board can discuss and make changes to before it is submitted to the Lucas County Plan Commission for their approval.

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