

# SYLVANIA TOWNSHIP ZONING DEPARTMENT

*MONTHLY REPORT – MARCH, 2016*

## ZONING PERMITS

TYPE	MARCH, 2014		MARCH, 2015		MARCH, 2016	
	No.	Est. Value (\$)	No.	Est. Value (\$)	No.	Est. Value (\$)
Commercial	1	4,500,000			5	1,352,000
Deck	2	5,200	1	1,000	2	12,500
Fences – Residential & Commercial	1	2,500	10	28,257	6	24,472
Foundation						
Industrial						
New Const., Comm.			1	100,000		
New Const., Res.	12	2,378,000	8	2,648,000	9	2,030,000
New Const., Multi-Family						
Pools	1	46,866			3	143,484
Pond						
Residential	2	48,800	2	238,000	6	633,250
Signage – Special Event	2	1,775	10	24,158	8	38,819
Temp. Structure						
Use Change						
No Zoning Required					1	32,079
<b>TOTAL</b>	<b>22</b>	<b>\$6,983,141.00</b>	<b>32</b>	<b>\$3,039,415.00</b>	<b>40</b>	<b>\$4,266,604.00</b>
	<i>MARCH, 2014 YTD</i>		<i>MARCH, 2015 YTD</i>		<i>MARCH, 2016 YTD</i>	
	<b>47</b>	<b>\$9,169,253.00</b>	<b>72</b>	<b>\$6,343,407.00</b>	<b>90</b>	<b>\$7,970,263.00</b>

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

Year	2012	2013	2014	2015	2016	% +/-
No. of Permits	6	16	19	22	24	+9.1
Est. Value (\$million)	2.31	3.92	4.41	5.60	5.42	-3.3

## ZONING COMPLAINTS

<b>COMPLAINT TYPE</b>	<b>MAR., 2014</b>	<b>MAR., 2015</b>	<b>MAR., 2016</b>
Debris / Waste / Rubbish	2	4	3
Dilapidated Structure / Fence		1	
Disabled Vehicle	1		
High Grass / Brush / Yard Waste			1
No permit			
Parking		2	
Signage		2	
Other	1	1	
Invalid complaint / Not zoning issue	2	1	3
<b>TOTAL</b>	<b>6</b>	<b>11</b>	<b>7 (-36.4%)</b>
<b>YEAR – TO - DATE</b>	<b>9</b>	<b>19</b>	<b>26 (+36.9%)</b>

**ZONING DEPARTMENT – MONTHLY MEETINGS**

**BOARD OF ZONING APPEALS - MONDAY, MARCH 7, 2016**

<u>CASE</u>	<u>ADDRESS</u>	<u>DECISION</u>
Sign Variance Request from a fifteen (15') foot setback from the right-of-way to a five (5') foot setback (variance of ten feet); and to increase the sign height from five (5') feet to six feet, ten inches (6' 10") (a variance of 1'10").	5100 Central Avenue, Toledo, OH 43615 (Wildwood Metropark main entrance).	APPROVED
Sign Variance Request from a fifteen (15') foot setback from the right-of-way to a five (5') foot setback (variance of ten feet); and to increase the sign height from five (5') feet to eleven feet, four inches (11' 4") (a variance of 6'4").	5100 Central Avenue, Toledo, OH 43615 (Wildwood Metropark main entrance).	APPROVED
Sign Variance Request from fifteen (15') foot setback from the right-of-way to a two foot, eight inches (2'8") setback (a variance of 12' 4"); and to increase the sign height from five (5') feet to twelve (12') feet (a variance of seven feet).	3620 N. McCord Rd., Toledo, OH 43615	APPROVED (With Conditions)

**ZONING COMMISSION - WEDNESDAY, MARCH 9, 2016**

<u>CASE</u>	<u>ADDRESS</u>	<u>DECISION</u>
Text Amendment Change regarding Article 25 (Conditional Use)		APPROVED

**PROJECT PLAN REVIEW – WEDNESDAY, MARCH 16, 2016**

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

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

- **5956 CENTRAL AVENUE – CARMAX (FORMER KMART)**

CarMax has been getting the debris cleaned up off the site and is looking at putting up a chain-link fence around the site to keep out the dumping, donation boxes, and vehicles.

- **MONUMENT SIGNS TEXT AMENDMENT**

The proposed amendment to Article 31, regarding monument signs, has been submitted to the Lucas County Plan Commission staff. It should be before that body at their April 27<sup>th</sup> meeting.