

# Board of Zoning Appeals

## February 11, 2021

**Members present:** Chairman, Phil Rooney; Kerry Trombley; Blaine Wells; Sarah Gillespie; and Scott Brecheisen.

Mr. Rooney called the meeting to order at 6:00 p.m. and the general rules were reviewed.

The following was introduced by Mr. Erik Adkins:

**Case Number: BZA-02-2021-60618**

**Address: 300 3rd Street**

**Zone: R-2 Medium Lot Residential**

Filed by Amy Nuhfer, regarding a variance from section 1122.05(A) of the City of Findlay Zoning Ordinance concerning the replacement of a nonconforming fence at 300 3<sup>rd</sup> Street. The applicant is proposing to construct a new 6-foot high wooden fence at 1.8-feet off the property line, to replace the existing nonconforming 6-foot high fence located within the required front yard setback for that fence height. This section requires a 25-foot front yard setback for fences of the height requested.

With the property owner ensuring the fence will be placed 1.6-feet from the property line, the city has no argument against the proposal of replacing the fence inside of where it currently sits. The city would not oppose the variance as requested.

Mr. Adkins corrected the discrepancy in the description of the variance request where it states 1.8-feet and also 1.6-feet; stating the correct distance from the property line is 1.8-feet.

Ms. Amy Nuhfer, owner of 300 Third Street, was sworn in. She stated they just want to replace the existing fence that has been there at least twenty-five (25) years. They cannot meet the requirements because their door is not even that far from the sidewalk, so they are just requesting to replace the old fence with a new one.

Mr. Trombley asked if it to be placed in the same location of the current fence, same height, etc?

Ms. Nuhfer stated, Yes, it will just be a new fence.

Mr. Adkins informed the Board members that Ms. Nuhfer knows exactly how far it is from her house to the property line, and sections of fence come in eight-foot panels, so she wants to put the eight-foot fence panel at the edge of her house which will end up 1.8-feet from the property line.

Mr. Rooney asked if there are any communications on this case?

Mr. Adkins stated there were no correspondence on this case.

Mr. Wells made a motion to approve the requested variance subject to obtaining the required permits within 60 days.

Mr. Trombley seconded the motion.

Motion to approve the variance as requested, subject to obtaining the required permits within 60 days, 5-0.

The following was introduced by Mr. Adkins:

**Case Number: BZA-03-2021-60627**  
**Address: 1031 Hurd Avenue**  
**Zone: R-2 Medium Lot Residential**

Filed by Lori Wolfe, regarding a variance from section 1122.05(A) of the City of Findlay Zoning Ordinance regarding an addition to the dwelling at 1031 Hurd Avenue. The applicant is proposing to construct a 6.5 x 8.4 addition in the rear of the dwelling that will be 12.4-feet from the property line. This section requires a 25-foot front yard setback for the addition.

Being that the property already has an existing building line that is 12.4-feet from the property that is pre-established, the city does not oppose the variance as requested.

Nick Sheehan, owner of Hancock Custom Homes, contractor for the home owner, was sworn in. He stated the addition is a single-story addition that is approximately fifty-six (56) square-feet and is for the home owner's kitchen. The addition will be in line with the home.

Mr. Rooney asked is there are any communications on this case?

Mr. Adkins stated there were no communications on this case.

Ms. Gillespie made a motion to approve the requested variance with the proper permits within 60 days.

Mr. Trombley seconded the motion.

Motion to approve the variance as requested, subject to obtaining the required permits within 60 days, 5-0.


The January 14, 2021 meeting minutes were approved.

The meeting was adjourned.



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Chairman



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Secretary