

# Board of Zoning Appeals

## March 11, 2021

**Members present:** Chairman, Phil Rooney; Blaine Wells; 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-04-2021-60654**

**Address: 354 Chase Road**

**Zone: R-1 Large Lot Residential**

Filed by Monte Porter, regarding a variance from section 1122.05(A) of the City of Findlay Zoning Ordinance concerning the replacement of a split rail fence at 354 Chase Road. The applicant is proposing to construct a new 8-foot high privacy fence at 3-feet off the property line, to replace the existing split rail fence located within the required front yard setback for that fence height. This section requires a 30-foot front yard setback for fences of the height requested.

Recently, AEP has installed a new access road off Ritchey Avenue through 354 Chase Road's back yard. With construction of the road, AEP will be removing Mr. Porter's split-rail fence and the owner wants to replace what is being removed, with an 8-foot high privacy fence. Being Ritchie Avenue is more like a side road; the city does not see an issue with the granting of a variance as requested.

Mr. Monte Porter, property owner of 354 Chase Road, was sworn in. He stated he wants to block the view of the substation that is behind his back yard. Since the trees were removed, the substation is no longer blocked.

Mr. James Gearing, boyfriend of property owner at 400 Chase Road, was sworn in. He stated they have no problem with the variance, they just want to know where the fence will start, the length of it, what kind of fence, and if there are going to be any bushes removed.

Mr. Porter stated he had asked for a vinyl, but the price is more so he wants a wood fence.

Mr. Wells clarified: it will be an eight-feet (8') high solid fence, either wood or vinyl, in the same location of the current fence.

Ms. Amy Stahl, 1431 Ritchey Avenue, was sworn in. She clarified where the fence will be placed. She asked why the fence has to be eight-feet high?

Mr. Rooney stated Mr. Porter is trying to get as much height as he can to block the substation. The code allows the fence to go up to eight-feet in height. The only question is the location.

Mr. Wells asked where the eastern termination of the fence that is along Ritchey Avenue would be?

Mr. Adkins stated it goes to the back corner of the house.

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

Mr. Adkins stated the only communication was a phone call from Ms. Stahl.

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

Mr. Brecheisen seconded the motion.


Motion to approve the variance as requested, subject to obtaining the required permits within 60 days, 3-0.

The February 11, 2021 meeting minutes were approved.

The meeting was adjourned.



Chairman



Secretary