

Board of Zoning Appeals

May 13, 2021

Members present: Kerry Trombley; Sarah Gillespie; and Scott Brecheisen.

Mr. Trombley 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-08-2021-60890

Address: 742 Wyandot Street

Zone: R-3 Small Lot Residential

Filed by Kevin Kessler, regarding a variance from section 1161.01(D)(2) and 1161.01(D)(3) of the City of Findlay Zoning Ordinance regarding the location of a newly constructed accessory structure at 742 Wyandot Street. The applicant has constructed a new 8 X 12 accessory structure that is 2.6-feet from the rear property line, and located within the required front yard. This section requires an accessory structure to be a minimum setback of 5-feet from the rear property line, and located outside of the required front yard.

Prior to seeking a variance, this shed was brought onto the property without a permit or approval. The unpermitted shed currently sits two and a half (2.6) feet from the rear property line, which is two and a half (2.6) feet over the rear yard setback. In addition, the unpermitted shed sits twenty-three (23) feet from the front yard property line, which is one (1) foot over the required twenty-four (24) foot front yard setback based on the average of adjoining properties.

Being that the shed sits in the same area as the neighbor's front yard, the city is not for the request as stated.

Mr. Kevin Kessler, owner of 742 Wyandot Street, was sworn in. He stated he considers the location of the shed to be in the side yard, not the front yard, as the city says. The mailbox is in the front, which is Selby St., even though the address is Wyandot Street, it has been like that, he was told, for at least 28 years. The shed blends in with the house and looks nice. He stated he has a letter from all of the neighbors and no-one has an issue with it. He stated the shed was purchased by the previous owner as part of the deal when he purchased the house.

Mr. Trombley stated that because his house is on the corner, he technically has two (2) front yards. That is how the Zoning Code reads, so it really doesn't matter where the mailbox is.

Mr. Kessler stated that is what the issue is.

Ms. Gillespie asked, how big is the patio?

Mr. Kessler stated he estimates that at 12' x 12' or possible 8' x 8'.

Mr. Trombley asked if Mr. Kessler had any plans to landscape around the shed.

Mr. Kessler stated that at the house, in front of the shed, he plans to mulch and add a couple of bushes.

Mr. Brecheisen stated he really does not have any other options to put the shed.

Mr. Trombley asked Mr. Adkins if there were any communications on this case, other than the four (4) letters from the neighbors?

Mr. Adkins stated there were no other communications. The neighbor to the west would have the biggest concerns because it is their front yard; but they did sign the letter that they are okay with the shed where it is.

Mr. Trombley asked who is the neighbor?

Mr. Adkins stated it was 738 Wyandot Street.

Mr. Craig Heflinger, 722 Selby Street, was sworn in. He stated he just wanted to say how beautiful the property is since it has been re-done. The last four owners have had a problem with that side (front) yard. The property is a lot nicer and has been an increased value to the neighborhood and to the community. He would appreciate if the variance for the shed would be approved. He is a happy neighbor because of these owners making the property so beautiful.

Mr. Brecheisen made a motion to approve the requested variance subject to obtaining the required permit immediately, due to the work was completed without a permit.

Mr. Adkins informed the cost of the permit will be triple do to no permit being obtained prior to the shed being placed on the property.

Ms. Gillespie seconded the motion.

Motion to approve the variance as requested, subject to obtaining the required permit immediately, due to the work was completed without a permit, 3-0.

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-09-2021-60891
Address: 224 Sherman Drive
Zone: R-2 Medium Lot Residential

Filed by Jay Yeater, regarding a variance from section 1122.05(C) of the City of Findlay Zoning Ordinance regarding a proposed addition to the dwelling at 224 Sherman Drive. The applicant is proposing to construct a new addition to the rear of the dwelling that will be approximately 10-

feet from the rear property line. This section requires a minimum setback of 30-feet from the rear property line. Update: it will be 11.8' from the rear property line.

The owner is looking to add an addition to the dwelling in the rear of the attached garage. The property owner owns the adjoining parcels, in which their future plan is combining all lots into one parcel. The parcel abuts up to Lake Cascades Parkway, and the addition will not protrude into any neighboring backyards. The city does not oppose the request.

Mr. Jay Yeater, 224 Sherman Drive, was sworn in. He stated they looked at building the addition to the side of the property but that would result in re-doing the entire floor plan.

Mr. Trombley asked Mr. Yeater to explain exactly where it was going to be since there was no drawing turned in.

Mr. Yeater showed the Board Members the new drawing.

Mr. Trombley asked who owned the property behind his property.

Mr. Yeater stated it was owned by National Lime and Stone; it is a thoroughfare for Lake Cascades Parkway.

Mr. Trombley asked what that area behind that property is zoned? Is it an undevelopable area?

Mr. Adkins stated it is an odd placement for a piece of property and do to the size would probably not be developed.

Mr. Trombley asked if there were any communications on this case?

Mr. Adkins stated there were no communications.

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

Mr. Brecheisen seconded the motion.

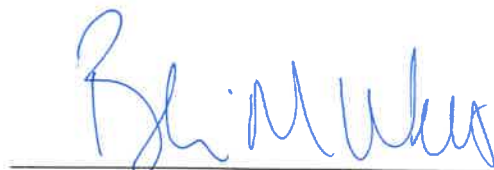
Motion to approve the variance as requested, subject to obtaining the required permits within 60 days, 3-0.

The April 08, 2021 meeting minutes were tabled until next month do to only two (2) members from that meeting are present.

The meeting was adjourned.



Chairman



Secretary