

Board of Zoning Appeals

September 09, 2021

Members present Kerry Trombley; Blaine Wells; 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-19-2021-61704

Address: 211 Park Avenue

Zone: R-2 Medium Lot Residential

Filed by Chris Aller, regarding a variance from section 1122.06(C)(1) of the City of Findlay Zoning Ordinance an addition at 211 Park Avenue. The applicant is proposing to build an 8x15 addition to the dwelling that will exceed the allowable coverage by roofed structures. This section allows for a lot coverage of 33-percent for all roofed structures.

In the immediate area, there are multiple lots that have exceeded the allowable coverage due to the neighborhood being established prior to zoning. With the additional 120 square feet, the impact to percentage of lot coverage is minimal. If the Board were to grant the owner a variance, the city would not be opposed to that decision.

Mr. Chris Aller, owner of 211 Park Avenue, was sworn in. He stated he did some research and found a few properties on South West Street that have 50 percent and 53 percent coverage. He obtained signatures from neighbors on each side that are not opposed to the addition, and gave copies to the board members.

Mr. Wells asked Mr. Aller if he was just squaring off the back corner of the house for a laundry room addition; and is the exterior going to match the existing?

Mr. Aller stated "Yes."

Mr. Wells asked Mr. Adkins if there were any communications on this case.

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

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

Mr. Brecheisen seconded the motion.

Motion to approve the requested variance subject to obtaining the required permit within 60 days, 4-0.

The following two (2) cases was introduced by Mr. Erik Adkins:

Case Number: BZA-20-2021-61768

Address: 712-714 Putnam Street

Zone: R-4 Duplex/Triplex

Case number BZA-20-2021-61768, filed by Western Place LLC, regarding a variance from section 1161.01.1(C)(2) of the City of Findlay Zoning Ordinance a garage at 712-714 Putnam Street. The applicant has constructed a 960 square foot garage that exceeds the maximum floor area. This section allows for an accessory structure to have a maximum floor area of 900 square feet.

The building was constructed without a permit. Since there is not an attached garage, the owner has 1476 square feet of accessory structure building allowance. However, one structure may only be 900-square feet in size. With the amount of available accessory building area available, the city does not oppose the request.

AND

Case Number: BZA-21-2021-61767

Address: 708-710 Putnam Street

Zone: R-4 Duplex/Triplex

Case number BZA-20-2021-61768, filed by Western Place LLC, regarding a variance from section 1161.01.1(C)(2) of the City of Findlay Zoning Ordinance a garage at 708-710 Putnam Street. The applicant has constructed a 960 square foot garage that exceeds the maximum floor area. This section allows for an accessory structure to have a maximum floor area of 900 square feet.

The building was constructed without a permit. Since there is not an attached garage, the owner has 1476 square feet of accessory structure building allowance. However, one structure may only be 900-square feet in size. With the amount of available accessory building area available, the city does not oppose the request.

Mr. John Vorst, 9771 Smokies Way, was sworn in. He stated they screwed up and didn't get the permit and built the garages to big so thought it was worth getting a variance to allow the extra square footage.

Mr. Wells asked Mr. Vorst why he did not get the permits?

Mr. Vorst stated they got the permits for the house and sewer, but he forgot to get the permits for the garages, and he screwed up.

Mr. Wells asked if the future garages are being built within the requirements?

Mr. Vorst stated "yes."

Mr. Trombley asked if anyone else wanted to speak on the case?

Ms. Sharon Bowman, 709 Putnam Street, was sworn in. She stated she bought her house from somebody else and didn't know her garage was to big, so she wants the variance to keep it like it is. She stated she really does not understand.

Mr. Trombley explained the cases to Ms. Bowman.

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

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

Mr. Brecheisen made a motion to approve the requested variance, on both cases, subject to obtaining the required permits within 60 days.

Mr. Wells seconded the motion.

Motion to approve the requested variance, on both cases, subject to obtaining the required permits within 60 days, 4-0.

Ms. Bowman asked where she has to go to get what she needs?

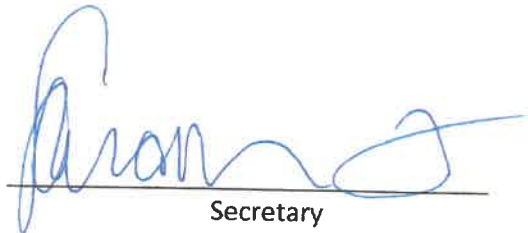
Mr. Adkins explained to Ms. Bowman that the letter she received was not in regards to her property, rather to notify her that the property across the street from her is seeking a variance.

The August 12, 2021 meeting minutes were approval.

The meeting was adjourned.



Chairman



Secretary