

Board of Zoning Appeals

April 14, 2022

Members present Chairman, Phil Rooney; Kerry Trombley; 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-05-2022-62626

Address: 1020 Crystal Avenue

Zone: R-2 Medium Lot Residential

Filed Judy Scrimshaw, regarding a variance from section 1122.05 of the City of Findlay Zoning Ordinance for a new roofed porch at 1020 Crystal Meadows Court. The applicant is proposing to construct a roofed porch at 24.5-feet from the front property line. This section requires a front yard setback of 25-feet.

This property is unique due to it being situated on a cul-de-sac, which makes the property closer to the city right-of-way than it would be without a cul-de-sac. If the typical averaging was done with the neighboring properties to determine the setback, and the property sat on a non-cul-de-sac street, a variance would not be needed. Additionally, if approved, the new roofed area will not be as noticeable as it may be in other neighborhoods.

The city does not oppose this minimal request due to the circumstances of the neighborhood.

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

Mr. Rooney made a motion to approve the requested variance.

Mr. Brecheisen seconded the motion.

Motion to approve the requested variance, 3-0.

The February 10, 2022 meeting minutes were approved.

The March 10, 2022 meeting minutes were tabled.

The meeting was adjourned.


Chairman


Secretary

Board of Zoning Appeals

May 12, 2022

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-06-2022-62715
Address: 1101 W Main Cross Street
Zone: C-2 General Commercial

Filed by Mark Boehler, regarding a variance from section 1161.12.8 (C)(1) of the City of Findlay Zoning Ordinance for a new low-profile sign 1101 W Main Cross Street. The applicant is proposing an 8-feet by 6-feet low profile sign that will be 8.5-feet from the front property line. This section requires a 10-feet setback from all property lines.

Prior to being under new ownership, this property had an unsightly pylon sign, which featured a portable sign on a pole. Since the time of purchase, the current owners have improved the site drastically, including removing the non-conforming unsightly pylon sign that existed.

The request the owner is asking for is minimal, and in the adjacent vicinity, there is a sign that is located approximately 1-foot from the property line. Due to a property down the street having a sign so close to the right-of-way, and the minimal request of 1.5-feet, the city does not oppose the request.

Mr. Rooney asked 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.

Mr. Brecheisen seconded the motion.

Motion to approve the requested variance, contingent on required permits to be obtained within 60 days, 3-0.

The March 10, 2022 meeting minutes were tabled.

The April 14, 2022 meeting minutes were tabled.

The meeting was adjourned.



Chairman



Secretary

Board of Zoning Appeals

July 14, 2022

Members present Chairman, Phil Rooney; Kerry Trombley; and Sarah Gillespie.

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-07-2022-62929

Address: 316 Hillshafer Drive

Zone: R-1 - Large Lot Residential

Filed by Michael Powell, regarding a variance from section 1121.05 (A) of the City of Findlay Zoning Ordinance for a new fence at 316 Hillshafer Drive. The applicant is proposing to build a 6-foot high privacy fence that will be 5-feet from the front property line. This section requires a 30-foot front yard setback from the property line.

The owner is proposing to replace an existing non-conforming fence, which is 20-feet from the property, with a 6-foot high privacy fence 5-feet from the property line. This dwelling is located on the backside of the Marathon Diamonds, and is on the corner of an unnamed right-of-way that dead ends into the diamonds. Per the city engineer, the unknown right-of-way will never be utilized as a street again, but has no option of it being vacated neither.

With the unique circumstance and location of a front yard parallel to a dead end, the city would agree with whatever decision the board makes in this matter.

Mr. Michael Powell, owner of 316 Hillshafer Dr., was sworn in. He stated if they have to move the fence back per today's requirements, they would have to tear down part of their garage and a pool. Worst case, they would like to put it where the existing fence currently is, which is 1.5 feet from the current requirement. They prefer to be able to put it 5 feet from the property line to allow more space for their kids. It's a dead-end road that is only used for parking.

Mr. Rooney asked if there were any communications on this case.

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

Mr. Trombley stated it is a unique circumstance and made a motion to approve the requested variance, contingent on required permits be obtained within 60 days.

Ms. Gillespie seconded the motion.

Motion to approve the requested variance, contingent on required permits be obtained within 60 days, 3-0.

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-08-2022-62951
Address: 2815 N. Main Street
Zone: R-2 – Medium Lot Residential

Filed Thomas Burfin, regarding a variance from section 1122.05 (A) of the City of Findlay Zoning Ordinance for an addition at 2815 N. Main Street. The applicant is proposing to build an 18 X 30 addition in the rear of the dwelling that will be 4-feet from the side property line. This section requires a 5-foot side yard setback from the property line.

The owner is looking to continue his existing building line for the addition, rather than jog it 1-foot in. The city does not oppose the request.

The owner was present but did not speak on his variance request.

Mr. Rooney asked if there were any communications on this case.

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

Mr. Rooney stated since it is a continuation of the existing building line and a minor encroachment into the setback, he made a motion to approve the requested variance, contingent on required permits be obtained within 60 days.

Mr. Trombley seconded the motion.

Motion to approve the requested variance, contingent on required permits be obtained within 60 days, 3-0.

The March 10, 2022 meeting minutes were tabled.

The April 14, 2022 meeting minutes were tabled.

The May 12, 2022 meeting minutes were tabled.

The meeting was adjourned.


Chairman


Secretary