

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 todays requirements, they would have to tear down part of their garage and a pool. Worse 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