

# Board of Zoning Appeals

## October 13, 2022

***NO AUDIO RECORDING AVAILABLE FOR THIS MEETING.***

**Members present:** Chairman, Phil Rooney; Sarah Gillespie; Brody Yingling and Alex Treece.

Mr. Rooney called the meeting to order at 6:00 p.m. and the general rules were reviewed.

This case was removed from the table.

The following was introduced by Mr. Erik Adkins:

**Case Number: BZA-13-2022-63163**  
**Address: 1200 Glen Meadow Drive**  
**Zone: R-1 Large Lot Residential**

Filed by Jordan Kolhoff, regarding a variance from section 1161.03(B)(1) of the City of Findlay Zoning Ordinance for a proposed 6-foot high privacy fence at 1200 Glen Meadow Drive. The applicant is proposing to build a 6-foot high privacy fence that will be built at the Heather Drive right-of-way. This section allows for a 4-foot high fence, that must be 50-percent open for the average setback of 32.5-feet from the Heather Drive right-of-way.

The property is situated on a unique corner at the intersection of Heather Drive and Glen Meadow Drive. Typically, this lot would be more square, and back-to-back to an adjacent parcel. If the lot was your typical corner lot, the setback would have been 15-feet, that of a street side yard. However, that is not the case and the corner bends into the neighboring properties front yards, making for an averaged 32.5-foot setback.

In the board members packet, there was a photo showing where the front building line of the neighbor at 1209 Heather Drive would extend if a straight line was drawn. The building line of the neighbor is where the city would prefer the fence to be located within. The city is opposed to the request as listed.

Mr. Jordan Kolhoff, owner of 1200 Glen Meadow Drive, was sworn in.

Conversation took place between Mr. Kolhoff and the board members.

Mr. Rooney stated he would not want the fence up that close but does not feel it needs to go back that far. He suggested to get measurements and come back to the next month meeting.

Ms. Gillespie agreed with Mr. Rooney.

Mr. Kolhoff asked if he was to get the measurements?

Mr. Adkins stated he would set up a date with him to come out and do the measurements.

Mr. Rooney made a motion to table the case until November meeting.

Brody Yingling seconded the motion.

Motion approved to table this case until November 10, 2022 BZA meeting, 4-0.

The following was introduced by Mr. Erik Adkins:

**Case Number: BZA-19-2022-63297**

**Address: 153 Southcliff Drive**

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

Filed by Floyd Bailey, regarding a variance from section 1161.01(D)(2) of the City of Findlay Zoning Ordinance for a new accessory structure at 153 Southcliff Drive. The applicant has built a 20x20 new shed that is 3-feet from the rear property line. This section requires a 5-foot setback from the rear property line.

The owner obtained the permit ahead of constructing the structure on to the site. When completing the final inspection, it was discovered the shed was placed 3-feet from the rear property line and 5-feet from the side property line. The mistake had the required setbacks of 3-feet from the side property line and 5-feet from the rear property line reversed.

The contractor stated that an inspector was at the site and confirmed the location, however, there is no record of any visit at the site that can be found.

The city would prefer the structure to meet all setback requirements, but will support any decision made by the board.

Mr. Floyd Bailey, owner of 153 Southcliff Drive, was sworn in and spoke.

Elite Construction, the contractor (name unknown) for Mr. Bailey, was sworn in and spoke.

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

Mr. Adkins stated the only communications are the ones included in the packet.

Ms. Gillespie made a motion to approve the requested variance.

Mr. Yingling seconded the motion.

Motion to approve the requested variance, 4-0.

The following was introduced by Mr. Erik Adkins:

**Case Number: BZA-20-2022-63326**

**Address: 3136 Crosshill Drive**

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

Filed by Amanda Owen, regarding a variance from section 1161.01(D)(2) of the City of Findlay Zoning Ordinance for an addition to accessory structure at 3136 Crosshill Drive. The applicant has built a 20x20 new shed that is 3.9-feet from the rear property line. This section requires a 5-foot setback from the rear property line.

The owner had the structure in question, and a swimming pool constructed prior to obtaining a zoning permit. After it was discovered that the contractor did not obtain the required permits, the owner has been cooperative in obtaining all necessary documents.

When completing the final inspection of the structure, it was discovered that the building was only 3.9-feet from the rear property line and not the required 5-feet from the rear property line.

The city would prefer the structure to meet all setback requirements, but will support any decision made by the board.

Ms. Amanda Owen, owner of 3136 Crosshill Drive, was sworn in and spoke.

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

Mr. Adkins stated there is a letter included in the packet and the neighbor called him.

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

Mr. Yingling seconded the motion.

Motion to approve the requested variance, 4-0.

The following was introduced by Mr. Erik Adkins:

**Case Number: BZA-21-2022-63327**  
**Address: 1215 W. Main Cross Street**  
**Zone: C-2 General Commercial**

Filed by Campbell Oil Company, regarding a variance from section 1162.05(A) of the City of Findlay Zoning Ordinance for modifying a non-conforming sign at 1215 W. Main Cross Street. The applicant changing the accessory cabinetry of a non-conforming interstate hi-rise sign that does not meet the required setbacks. This section prohibits altering a non-conforming structure if current zoning requirements cannot be met.

In order to add cabinets to a non-conforming sign, a variance must be granted. The parcel that this sign currently sits on is narrow and the sign would never receive approval under the current code, which is why the sign is a non-conformity.

The city will support whatever the decision the board makes on this request.

Ms. Amy Hobble, an agent of Campbell Oil Company, was sworn in and spoke.

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

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

Mr. Yingling made a motion to approve the requested variance, with the condition the required permit is obtained within 60 days.

Ms. Gillespie and Mr. Treece both seconded the motion.

Motion to approve the requested variance, with the condition the required permit is obtained within 60 days, 4-0.

The March 10, 2022 meeting minutes were approved.

The September 8, 2022 meeting minutes were approved.

The meeting was adjourned.



Chairman



Secretary