

Board of Zoning Appeals

November 10, 2022

Members present: Chairman, Phil Rooney; Scott Brecheisen 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.

An on-site meeting was performed after the last Board of Zoning Appeals meeting. During that visit, it was determined that he would need a variance of 7.5-feet from the house to the landscaping, then 17.5-feet at the half way point of the landscaping, and 32.5-feet adjacent to the neighbor's yard.

Mr. Rooney asked Mr. Kolhoff if he was happy with the resolution.

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

Mr. Kolhoff stated, "yes"; but would like two (2) feet more at the landscaping to get a mower through.

Mr. Brecheisen suggested Mr. Kolhoff extend the landscaping up to the fence so he did not have grass between there.

Discussion took place figuring out the measurements from the property line along Heather Drive.

Mr. Adkins stated that prior to the installation of the fence, he would go out and show the contractor where it needs to go.

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

Mr. Brecheisen made a motion to approve the requested variance with the alteration of being a minimum of 7 ½ feet setback at house and a maximum of 32 ½ from property line along neighbor's yard; with final approval from the Zoning Department; and contingent upon required permit to be obtained within 60 days.

Mr. Treece seconded the motion.

Motion approved with the alteration of being a minimum of 7 ½ feet setback at house and a maximum of 32 ½ from property line along neighbor's yard; with final approval from the Zoning Department; and contingent upon required permit to be obtained within 60 days, 3-0.

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-22-2022-63379
Address: 1422 Blanchard Avenue
Zone: R-2 Medium Lot Residential

Filed by Todd Fredo, regarding a variance from section 1122.05(B) of the City of Findlay Zoning Ordinance for an addition the dwelling at 1422 Blanchard Avenue. The applicant has constructed an attached carport that is 3-feet from the side property line. This section requires a 5-foot setback from the side 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 carport was attached to the dwelling and not freestanding as permitted. This is lot is a unique lot that is in a triangular parcel, which puts the front corner close to 5-feet and the rear corner of the parking pad at 3-feet.

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

Mr. Todd Fredo, owner of 1422 Blanchard Avenue, was sworn in. He stated it was an oversight on his part for not reading the permit; however, when he submitted his plans, it was for an attached carport.

Mr. Adkins stated due to the size of the parcel, the lot should be zoned R3. The lot size does not fit any parcels around it, as it is triangular.

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

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 for requested variance approved, 3-0. (Permit has already been obtained and will be amended and closed since it has already been inspected).

The October 13, 2022 meeting minutes were approved.

The meeting was adjourned.



Chairman



Secretary