

Board of Zoning Appeals

January 12, 2023

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-01-2023-63443

Address: 230 Locust Street

Zone: R-2 Medium Lot Residential

Filed by Danny Flugga, regarding a variance from section 1141.04(B)(1) and 1122.05(E)(2) and 1122.06(C)(1) of the City of Findlay Zoning Ordinance for a new addition at 230 Locust Street. The applicant is looking to construct an addition that will be 17.2-feet from the front property line, and the addition creates 34-percent of the lot to be covered. This section requires that the front yard meets an 18-foot setback and a maximum lot coverage of 33-percent.

The owner has proposed to construct an addition continuing the existing building line to the side, and staying within the building line to the front of the house. This is a case of in-filling of a residential property, but being the front building line would not meet the setback, the owner had to seek relief.

The other issue was the request to exceed the coverage allowance by 1-percent. If this property was zoned as R-3, which the size of the lot dictates it to fall under, the owner would not need to seek a variance.

The city does not oppose either request.

The applicant did not speak.

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

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

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

Mr. Brecheisen seconded the motion.

Motion to approve the requested variance, 3 – 0.

The December 08, 2022 meeting minutes were approved.

The meeting was adjourned.



Chairman



Secretary