

Board of Zoning Appeals

September 14, 2023

Members present: Phil Rooney, Chairman; Kerry Trombley; Scott Brecheisen; and Alex Treece.

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-28-2023-64258

Address: 215 Stanford Parkway

Zone: I-1 Light Industrial

Filed by Country Club Acres, regarding a variance from section 1141.04 of the City of Findlay Zoning Ordinance for a lot split at 215 Stanford Parkway. The applicant is proposing a lot split leaving the structure from the north property line (22.3-feet), from the west property line (23-feet), and from the east property line (29.9-feet), all of which will be non-conforming. This section requires a 30-foot setback from the structures and the north, west, and east property lines.

The owner is looking to separate the storage units onto a separate lot. In order to do so, a variance must be obtained to bring the lot in to conformity. All of the request is within 10-feet.

The city will not oppose the board's decision.

Mr. James Koehler, 2047 Old Mill Road, Findlay, Ohio was sworn in.

Mr. Trombley asked if the easement is going to run all the way to the street?

Mr. Koehler stated, yes.

Mr. Rooney explained there is an existing easement.

Mr. Trombley asked if the intent was to sell?

Mr. Koehler stated, they are trying to get out of the main storage business.

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

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

Mr. Adkins stated this will not require a permit, rather a lot split, and we will have to receive documentation from Hancock Regional Planning once this is completed.

Mr. Brecheisen made a motion to approve the requested variance contingent upon the lot being split within 60 days.

Mr. Rooney stated the deed will have to be approved.

Mr. Trombley seconded the motion.

Motion to approve the requested variance contingent upon obtaining the lot split within 60 days, 3-0 (Mr. Rooney abstained from voting).

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-29-2023-64261

Address: 1460 Timberwood Drive

Zone: R-1 Large Lot Residential

Filed by Michael Leddy regarding a variance from section 1161.01.1(D)(2) of the City of Findlay Zoning Ordinance for an accessory structure at 1460 Timberwood Drive. The applicant constructed an accessory structure 3-feet from the rear property line. This section requires the accessory structure be 5-feet from the rear property line.

The owner replaced a shed with a bigger shed, in the same location. However, unknowingly, the shed was only 3-feet away from the rear property line.

The city will not oppose the decision the board's decision.

Mr. Trombley asked if this is replacing the existing shed in the same spot?

Mr. Adkins stated the other shed was smaller and was not permitted.

Mr. Michael Leddy, 1460 Timberwood Drive, was sworn in. He stated it was a complete oversight on his end. The shed was placed and he did not have it moved forward enough. The fence was re-built with posts concreted in, so he is requesting a variance.

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

Mr. Adkins stated there were no communications on this case. He stated Mr. Leddy already has a permit for this.

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

Mr. Brecheisen seconded the motion.

Motion to approve the requested variance, 4-0.

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-30-2023-64271

Address: 2311 Greenacre Drive

Zone: R-2 Medium Lot Residential

Filed by Robin Ritchie, regarding a variance from section 1161.03(B)(1) of the City of Findlay Zoning Ordinance for a new fence at 2311 Greenacre Drive. The applicant has constructed a new 6-foot high

fence which is 15.4-feet from the Birch Court right-of-way. This section allows for a 4-foot high fence that is 50-percent open when located within the required front yard setback, which is 25-feet from the Birch Court right-of-way.

This lot is unique being it is on the corner of a cul-de-sac. The way the lot is situated, it creates two front yards for the lot, both of which have a 25-foot setback. The fence was installed 10-feet closer than allowed.

The city will not oppose the decision the board's decision.

Mr. Rooney asked if this replaces an older fence?

Mr. Adkins stated, no.

Mr. Trombley asked if there are two (2) variances?

Mr. Adkins stated, no; just one for the height to be allowed to be located in the required front yard. It's 15.4 feet from the Birch Court right of way instead of the required 25 feet.

Mr. Brian Bell, 2311 Greenacre Drive, was sworn in. He stated he didn't know he had to get a permit, but has since gotten the permit and paid the penalty fee. He got all of the neighbors in the cul-de-sac to sign off on it, along with the ones across the street on Greenacre that will have to look at it. He is asking for a variance to leave the fence where it is at.

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

Mr. Adkins stated there were no communications on this case. He stated Mr. Leddy already has a permit for this.

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

Mr. Brecheisen seconded the motion.

Motion to approve the requested variance, 4-0.

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-31-2023-64272

Address: 1403 S. Blanchard Street

Zone: R-3 Small Lot Residential

Filed by Richard Felkner, regarding a variance from section 1123.05(E) of the City of Findlay Zoning Ordinance for the construction of a roofed deck at 1403 S. Blanchard Street. The applicant is proposing to construct a 12 X 30 addition that will be 7-feet from the 5th Street right-of-way. This section requires an average of the front yard setbacks of the neighboring properties to determine the front yard setback, which is equal to 20-feet from the 5th Street right-of-way.

The addition is proposed to be constructed over the existing deck. With an R-3 classification, the coverage is not an issue, only the setback from 5th Street. Had this parcel not change zoning districts in 2020, the request would have been much larger than the request now.

The city will not oppose the decision the board's decision.

Mrs. Patricia Felkner, 1403 S. Blanchard Street, was sworn in. She stated no neighbors will see the roof. It is for outdoor dining space.

Mr. Brecheisen asked if she is looking to put a roof over the existing deck, not an enclosed addition?

Mrs. Felkner stated, no, just a roof, and part will be open, about four (4) feet, where she has some plants, so they can get some sunshine. She stated that right now they have a roll out awning that is getting tattered; and they are getting a little old to maintain it.

Mr. Trombley asked about it being open on two sides and the front.

Mrs. Felkner stated that is right.

Mr. Trombley asked what it is going to be built out of?

Mrs. Felkner stated roofing timbers, treated lumber, with lights and plastic stuff that covers the beams, plywood and stuff.

Mr. Trombley asked if the top is going to be shingled?

Mrs. Felkner stated yes to match the house and garage. It will not go out any farther than the existing house does right now, toward Fifth Street.

Mr. Richard Felkner, was sworn in. He stated the roof will go out toward the garage. It will just be an extension of the house going out right over the existing deck.

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

Mr. Adkins stated there was one (1) phone call from the neighbor to the South, concerned about water run off going onto their property. It was suggested to him to come to the meeting and voice his concerns for the record; however, he did not show up.

Mrs. Felkner stated they plan on putting on gutters so that doesn't happen.

Mr. Felkner stated the side of the deck is about 7-feet from his property, so there won't be any water running over to his property.

Mr. Trombley asked if the gutters will go down into a tile or out into the lawn?

Mr. Felkner stated it will go out into the lawn.

Mr. Brecheisen made a motion to approve the requested variance on the condition that the required permits are obtained within 60 days.

Mr. Treece seconded the motion.

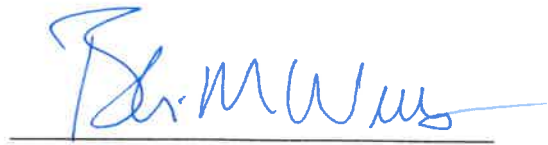
Motion to approve the requested variance on the condition that the required permits are obtained within 60 days, 4-0.

The August 10, 2023 meeting minutes were approved.

The meeting was adjourned.



Chairman



Secretary