

Board of Zoning Appeals

December 14, 2023

Members present: Phil Rooney, Chairman; Kerry Trombley; Scott Brecheisen; Brody Yingling; 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-37-2023-64502

Address: 319 N. Blanchard Street

Zone: C-1 Local Commercial

Filed Dan Maciejewski, regarding a variance from section 1161.11.4(A)(2) of the City of Findlay Zoning Ordinance for an expansion to the existing commercial parking lot at 319 N. Blanchard Street. The applicant has proposed to the expand the parking lot by continuing the existing setbacks which are: 0-foot setback to the west, 3.7-foot setback to the east, and 2-foot setback to the south. This section requires a 10-foot setback to the west and south property lines, and a 5-foot setback from the east property line.

This matter came before the City Planning Commission in December.

The expansion continues along existing payment, except for along N. Blanchard Street, which it is inside the property line.

This use to be the site of a fire damaged property, that was demolished and replaced with a parking lot. The pavement for this lot has already been installed due to asphalt season ending, and the need for parking at the beginning of the year.

The city will not oppose the board's decision.

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

Mr. Adkins stated he received an email on this case. He read the email letter from Cathy Weygandt into record. She stated she is against the variance request. He stated that to address one of the concerns, the City Planning Commission did require a green barrier be put along the South side, along the alleyway. He stated he spoke with the applicant and he may put a concrete planter with arborvitaes trees inside it.

Mr. Trombley asked if there plans on being any screening along the West property line?

Mr. Maciejewski, owner of 319 N. Blanchard Street, was sworn in. He stated that on the alleyway side, the South side, they cannot do anything since it is December. He stated he is going to do something, he has a row of arborvitaes now and may just continue them to the alleyway.

Mr. Trombley stated there is a chain link fence right now along the property line.

Mr. Maciejewski stated it was put in by the property owner next to him to separate the house that burnt down from their property.

Mr. Trombley asked if there will be something to provide a barrier from his property and the residential property.

Mr. Maciejewski stated that was correct.

Mr. Trombley asked if that would go all the way on the East side of the property?

Mr. Maciejewski stated it would go to the alleyway and down the alleyway is where they are talking about putting the concrete barrier.

Mr. Adkins stated the reason they wanted to put it up was because of the guide wire coming down from the telephone pole.

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 subject to obtaining the required permits within 60 days, 5-0.

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-38-2023-64503

Address: 802 Cherry Street

Zone: R-3 Small Lot Residential

Filed by John Richter, regarding a variance from section 1123.05(A) of the City of Findlay Zoning Ordinance for a proposed addition to the dwelling at 802 Cherry Street. The applicant is proposing to construct an addition continuing the existing building line which is 6.3-feet from the Carnahan Avenue right-of-way. This section requires a setback to be half of the distance of the neighbor's dwellings to the property line, which is approximately 9.5-feet from the Carnahan Avenue right-of-way.

The owner is looking to extend the existing building line to the north, but it encroaches into the required front yard setback. Being the dwelling is already existing, this request is minimal.

The city will not oppose the board's decision.

John Richter, 802 Cherry Street, was sworn in. He stated it is an existing wall on the house that has been there probably 50 years. They are going to tear off the kitchen and put a nicer kitchen on.

Mr. Brecheisen asked if the back porch in the photo is what is getting torn off?

Mr. Richter stated the steps and the whole back structure is going away.

Mr. Brecheisen asked if that porch is 12-feet?

Mr. Richter stated that porch is only about 9-feet.

Mr. Brecheisen asked if it will go out to about where the steps end?

Mr. Richtie stated that is correct.

Mr. William Baker, 718 Cherry Street, was sworn in. He stated he has no problem with them doing what they are doing.

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

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

Mr. Trombley made a motion to approve the requested variance contingent on required permits be obtained within 60 days.

Mr. Brecheisen seconded the motion.

Motion to approve the requested variance contingent on required permits be obtained within 60 days, 5-0.

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-39-2023-64506

Address: 628 Rector Avenue

Zone: R-3 Small Lot Residential

Filed by David Rader, regarding a variance from section 1161.01.1(C)(2) of the City of Findlay Zoning Ordinance for a proposed 24 X 36 detached garage at 628 Rector Avenue. The applicant is proposing to build a 996-square foot detached garage, which would exceed the allowable roofed area for accessory structures by 96-square feet. This section allows for the maximum total allowed roofed area for an accessory structure is 900-square feet.

The owner is looking to keep the existing 132-square foot shed on site after the garage is completed, which is the reason for the request. Had the shed been removed, a variance would not be needed.

The city will not oppose the board's decision.

Mr. Adkins stated it is 996 square feet total including the shed.

Mr. David Rader was present but did not speak.

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

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

Mr. Trombley made a motion to approve the requested variance contingent on required permits be obtained within 60 days.

Mr. Yingling seconded the motion.

Motion to approve the requested variance contingent on required permits be obtained within 60 days, 5-0.

Ms. Mathias stated that Mr. Rader has already gotten a permit, so the current permit will be amended.

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-40-2023-64512

Address: 118 Defiance Avenue

Zone: R-3 Small Lot Residential

Filed by Mark Ward, regarding a variance from section 1161.01.1(D)(2) of the City of Findlay Zoning Ordinance for a detached garage rebuild at 118 Defiance Avenue. The applicant has proposed to rebuild a 280-square foot garage that was destroyed in a fire, which was 1.3-feet from the side property line and 4.4-feet from the rear property line. This section requires a 3-foot setback from the side property line, and a 5-foot setback from the rear property line.

Being that the original structure burnt down in a fire, and the owner is looking to rebuild the garage in the same location, this request is minimal.

The city will not oppose the board's decision.

Mr. Mark Ward was present but did not speak.

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

Mr. Adkins stated there are no communications on this case. He clarified the rebuild is the same square footage that was there before it burnt down.

Mr. Trombley made a motion to approve the requested variance contingent on required permits be obtained within 60 days.

Mr. Treece seconded the motion.

Motion to approve the requested variance contingent on required permits be obtained within 60 days, 5-0.

Mr. Rooney thanked Mr. Trombley for his years of service on the Board of Zoning Appeals, as he will be leaving to serve on City Planning Commission.

The November 09, 2023 meeting minutes were approved.

The meeting was adjourned.



Chairman



Secretary