

Board of Zoning Appeals

February 08, 2024

Members present: Phil Rooney, Chairman; Blaine Wells; Scott Brecheisen; and Brody Yingling.

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-01-2024-64559

Address: 2311 Bank Street

Zone: I-1 Light Industrial

Filed by Mark Bassitt, regarding a variance from section 1141.04(A) of the City of Findlay Zoning Ordinance for a new building at 2311 Bank Street. The applicant is proposing to build a new building 25-feet from the front yard property line. This section requires a 50-foot setback from the front property line.

The applicant is looking to construct a new building on his lot in the near future. The request is to allow for relief of a paved driveway to the Bank Street right-of-way. The existing building on the site does sit close to the required setback of 50-feet, so the proposed building will have a building line in front of the existing building and behind the building to the neighboring property to the north.

This proposal will still need to go through the City Planning Commission for approvals.

The city will not oppose the board's decision.

Mr. Adkins stated he believed, per past conversations, the idea is to split the lot off once the building is completed.

Mr. Rooney asked if the existing building already has a variance, because it looks to close already?

Mr. Adkins stated when that addition was built, in 2017 or 2018, City Planning was able to extend a non-conformity.

Mr. Mark Bassitt, 2311 Bank Street, was sworn in. He stated they previously added an addition to the existing building that City Planning Committee approved, as it was in line with the existing building. The proposed building will be for storage and they do not need a long driveway. The house to the North of their property is approximately 20-feet closer to the road than their building is; and the right-of-way makes a big jog when it gets to his property. He stated there is not a lot in that neighborhood. They want to have the new building closer to the road than the existing building is.

Mr. Denny Laube, 2311 Bank Street, was sworn in. He stated the setback would not be an issue if the right-of-way did not take a jog back.

Mr. Wells asked for confirmation that they don't need to worry about the 30-foot setback on the South side because they are purchasing the property to the South and combining them?

Mr. Bassitt stated they are purchasing 60-feet of the property to the South (from Hancor) and are combining that with their parcel, so the South setback will not be an issue.

Mr. Laube stated they will not have to build in the wooded area. He stated, down the road, if they want to split that building off, they can.

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

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

Mr. Wells made a motion to approve the requested variance contingent on City Planning Commission approval and the required permits be obtained within 60 days after City Planning Commission approval.

Mr. Yingling seconded the motion.

Motion to approve the requested variance contingent on City Planning Commission approval and the required permits be obtained within 60 days after City Planning Commission approval, 4-0.

The December 14, 2023 meeting minutes were approved.

Mr. Adkins stated that some terms were up, and Mr. Kerry Trombley left, so the Vice-Chairman and secretary positions need filled.

Nominations were held resulting in:

Mr. Blaine Wells is Secretary; and

Mr. Scott Brecheisen is Vice-Chairman.

The meeting was adjourned.



Chairman



Secretary