

Board of Zoning Appeals

March 14, 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-02-2024-64608

Address: 1020 Interstate Drive

Zone: C-2 General Commercial

Filed by Findlay Lodging LLC, regarding a variance from section 1161.12.12.6 of the City of Findlay Zoning Ordinance for a new electronic message center sign cabinet at 1020 Interstate Court. The applicant is proposing to add a new building 72-square foot EMC cabinet to their existing interstate hi-rise sign. This section allows for 25-percent of the constructed sign area to be an EMC, which is 27-square feet.

The applicant is looking to add a sign panel that will be an EMC. The zoning code allows for the EMC portion of the sign to be 25-percent of the total constructed sign area. The code does allow for additional panels to be up to 75- square feet, but the percentage of the sign that may be an EMC still must be abided by.

The city will not oppose the board's decision.

(The applicant did not show up for the meeting).

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

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

Mr. Rooney made a motion to table this case to give the applicant a chance to speak and answer any questions the board may have.

Mr. Brecheisen seconded the motion.

Motion to table this case approved, 4-0.

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-03-2024-64629

Address: 718 Cherry Street

Zone: R-3 Small Lot Residential

Filed by William Baker, regarding a variance from section 1161.03(B)(1) of the City of Findlay Zoning Ordinance for a constructed 4-foot high privacy fence at 718 Cherry Street. The applicant has constructed a 4-high wooden privacy fence in the front yard that is 2.3-feet from the Carnahan Avenue right-of-way. This section allows for a 4-foot high fence that must be 50-percent open in the required front yard.

The applicant has constructed a 4-foot high, solid fence without a permit. There used to be a picket fence at the location, in which was replaced by the current fence. There is approximately about 10-feet of boulevard area that is green space, which makes the vision clearance coming out of the alleyway unlike what another corner lot may be impeded in a similar situation.

The city will not oppose the board's decision.

Mr. Blaine asked for confirmation that this fence was completed in 2022.

Mr. Adkins stated it was discovered in 2023 while doing an inspection at a neighboring property.

Mr. Baker, 718 Cherry Street, was sworn in. He stated he got a quote to replace the fence and did not know he had to have it spaced out. He wanted it solid for his dog, for security. He did not replace the posts, just the pickets.

Mr. Wells asked if the contractor made a reference to a permit when he had it quoted?

Mr. Baker stated, No, they did not.

Mr. John Richter, 802 Cherry Street, was sworn in. He stated there is a very large setback from the street to the sidewalk, which is approximately 12-14 feet. Benefits of it being a solid fence is his dog does not really chase people up and down the fence line like he used to; and the fence looks good, is very well done and it is very sturdy. He stated he lives right across the street and the fence looks good and does not impede on anybody's vision. He stated there is a lot of space on those two corners.

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

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

Mr. Wells stated the concern with a corner lot is the safety concern of it creating an obstruction (inaudible). He stated there is no obstruction.

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

Ms. Mathias stated since he has obtained his permit, and paid the triple fee, we will just amend the current permit.

Mr. Yingling seconded the motion.

Motion to approve the requested variance, 4-0.

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-04-2024-64636

Address: 123 McPherson Avenue

Zone: R-2 Medium Lot Residential

Filed by Alvin Rock, regarding a variance from sections 1122.04(A), 1124.04(B), and 1124.06(A) of the City of Findlay Zoning Ordinance for a new dwelling at 123 McPherson Avenue. The applicant is proposing to construct new dwelling with 900-square foot of living area, that will be 12.6-feet from the front yard property line and 2-feet from the side yard property line. These sections require an average of the neighboring properties to determine the front yard setback, a 5-foot side yard setback, and a minimum of 1300-square feet of living area.

The applicant is proposing to tear down the existing dilapidated dwelling and replace it with a similar foot print dwelling, using the existing foundation. The average living area size surrounding this parcel is less than 1300- square feet, but greater than 900- square feet. Additionally, the dwelling currently sits 5-feet from the east property line and 2-feet from the western property line.

With an existing eye-sore being replaced with a new dwelling, the city will not oppose the board's decision.

Mr. Alvin Rock and Taylor Fieger, 8002 Township Road 237, was sworn in.

Mr. Rock stated they purchased the property about a year ago with the intent of fixing up what is there; however, after tearing out the drywall, they realized there was a lot more repairs than was anticipated and there is a program going on where they can potentially tear down a house with a grant. The house is non-livable. They want to use the existing foundation and build a new house on it.

Mr. Wells asked if the intent is to live in it, sell it or rent it?

Mr. Rock stated they do not know at this time. It depends on what happens; if their cost goes to far up, they will probably just have to sell it.

Mr. Wells asked if this property has a shared driveway?

Mr. Rock stated, yes.

Mr. Wells (inaudible)...

Ms. Taylor Fieger stated it is a renter next door. (inaudible)...

Mr. Yingling asked if all the properties are in line?

Mr. Rock stated, yes.

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

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

Mr. Wells stated there is an urgent need for nice housing, so he made a motion to approve the requested variance pending the required permits be obtained within 60 days.

Mr. Brecheisen seconded the motion.

Motion to approve the requested variance pending the required permits be obtained within 60 days, 4-0.

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-05-2024-64650

Address: 3785 Speedway Drive

Zone: C-2 General Commercial

Filed by 5D Taylor III, regarding a variance from section 1161.12.8(C)(1) of the City of Findlay Zoning Ordinance for a new low-profile sign at 3785 Speedway Drive. The applicant is proposing to construct a new 32-square foot low-profile sign that will be 4-feet from the Speedway Drive right-of-way. This section requires a 10-foot setback from the Speedway Drive right-of-way.

The applicant is permitted to have an additional 32- square foot sign along Speedway Drive. The issue is being able to meet a 10-foot setback due to the configuration of the parking lot. Abiding by a 10-foot setback, the sign would be in the drive isle of the parking lot.

The city will not oppose the board's decision.

Mr. Greg Bunger, 808 Distribution Drive, Columbus, Ohio, was sworn in. He stated they are proposing a small ground sign at the entrance off of Speedway Drive at the Kia Dealership. He said the 10-foot setback that the code allows, would not work there or the sign would be in the parking lot. It's a small sign, only 4-feet high so there won't be an issue of visibility with cars pulling out, even with a 4-foot setback. They do have a sign in front along 99, but there is no entrance on 99. This sign will be to identify the entrance on Speedway Drive.

Mr. Wells asked how far it will be South from the corner along 99 to the sign?

Mr. Bunger stated he was not sure, he believes it is at least 50-feet.

Mr. Wells asked if it is at the first entrance from 99?

Mr. Bunger stated that is correct.

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 the required permits be obtained within 60 days.

Mr. Brecheisen seconded the motion.

Motion to approve the requested variance contingent on the required permits be obtained within 60 days.,
4-0.

The February 08, 2024 meeting minutes were approved.

The meeting was adjourned.



Chairman



Secretary