

Legal Notice

The following applications have been filed with the City of Findlay Board of Zoning Appeals:

BZA-07-2024-64730 filed by RaceTrac Petroleum Inc, regarding a variance from section 1161.12.8(F)(2) of the City of Findlay Zoning Ordinance for a new sign for the trucking scale at 11600 County Road 99. The applicant is proposing to add a new sign that will be 107.5-square feet in size, and 21-feet tall, for the entryway to the trucking scale. This section allows for a 15-square foot of sign area, with the maximum height of 5-feet.

BZA-08-2024-64785 filed by St. Michael Parish, regarding a variance from sections 1161.12.12(4), 1161.12.12(5), and 1161.12.12(6); and 1161.12.7 of the City of Findlay Zoning Ordinance for a new sign at 750 Bright Road. The applicant is proposing to construct new sign that will be 14-feet in height, and 140-square foot in sign area, in which 30-percent of the sign is proposed to be an Electronic Message Center (EMC). The proposed sign will be 128.5-feet from a residential district. Section 1161.12.7 allows for a sign that is 50-square foot in sign area with a maximum height of 6-feet; and section 1161.12.12 prohibits an (EMC) from being located within a residential district, requires the (EMC) sign must be 300-feet from a residential zoned property, and restricts the (EMC) to only 25-percent of the approved sign area.

BZA-09-2024-64792 filed by Investek Holdings LLC, regarding a variance from sections 1126.05(C) of the City of Findlay Zoning Ordinance for a new apartment complex on Wellness Way. The applicant is proposing to construct new apartment complex that will cover 44.7-percent of the lot with impervious surface. This section allows for 40-percent of the lot to be covered by impervious surface.

BZA-10-2024-64795 filed by Kenneth Boyle, regarding a variance from section 1161.01.1(C)(3) of the City of Findlay Zoning Ordinance for a new accessory structure at 831 Hawthorne Drive. The applicant is proposing to construct a new 160-square foot accessory structure that will be 10-feet from the unimproved Carol Street right-of-way. This section does not allow accessory structures to be located within the required front yard which is the first 30-feet from the unimproved Carol Street right-of-way.

For the purpose of hearing reasons for and against these requests, the Board of Zoning Appeals will hold a Public Hearing at **6:00 p.m. on Thursday, May 9th, 2024**, in the Council Chambers, Room 114 of the Municipal Building, at which time, you may appear, if you so desire, either in person, or by agent or attorney. **In the event the hearing cannot be held on said date because of a lack of a quorum or there is no formal action taken by the Board, the meeting will be rescheduled for Thursday, May 18th, 2024, at 6:00 p.m. at the same location.**

BY ORDER OF THE BOARD OF ZONING APPEALS

Erik Adkins, CFM

Flood Plain/Zoning Administrator

****Please advertise on 4-26 and 5-3****