

### Legal Notice

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

**BZA-11-2024-64898, BZA-12-2024-64899, and BZA-13-2024-64900** filed by Rocky Three Investments, LLC, regarding a variance from section 1135.04(D), 1161.11.4(A)(2), and 1161.06.2(B) of the City of Findlay Zoning Ordinance for a new gas station at 1880 Tiffin Avenue. The applicant is proposing to a new gas station building that will be 10-feet from the rear property line; a parking lot will be 7-feet from the front property line; and relief from the landscaping requirement for this site. These sections require a 30-foot setback from the rear property line; a 10-foot setback from the front property line for parking; and 2 shrubs/ornamental trees per every 12-feet of building circumference.

**BZA-14-2024-64919** filed by Chris Cameron, regarding a variance from sections 1161.01.1(D)(2) of the City of Findlay Zoning Ordinance for a new detached garage at 922 Summit Street. The applicant is proposing to tear down the existing detached garage, and replace it with a new detached garage that will be 1-foot from the side property line. This section requires the detached accessory structure to be a minimum of 3-feet from the side property line.

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, June 13th, 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, June 20th, 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 5-31 and 6-7\*\***