

Board of Zoning Appeals

May 09, 2024

Members present: Phil Rooney, Chairman; Blaine Wells; Scott Brecheisen; 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-07-2024-64730

Address: 11600 County Road 99

Zone: C-2 General Commercial

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.

The applicant has proposed a way-finding sign for its on-site truck scale. This request is different than what you would typically see in regards to a way-finding signage, being it is built much like a drive through arch for the entryway on to the truck scale itself. The request fits the harmony of the site.

The city will not oppose the board's decision.

Mr. Rick Kwapich, 2115 Loxley, Toledo, Ohio, was sworn in. He stated it is a cat scale sign over the actual scale. It is up high so drivers can see it as soon as they get on the property and so they can drive underneath it. The poles act as guides for them to be able to get straight on the scale and get a proper weight.

Mr. Treece (inaudible)...

Mr. Kwapich stated he does not have a plot plan with him, but it is going over wherever the scale is going.

Mr. Rooney stated it is back in the corner where the interstate is.

Mr. Kwapich stated he was thrown into this at the last meeting but was told the sign probably will not be seen from outside the property.

Mr. Rooney stated it is to the West.

Mr. Adkins stated about 200 feet or so.

Mr. Wells stated you see it at all the Racetrac properties, uniform, brand consistency, he would call it.

Mr. Kwapich stated that is correct. Cat Scale sent them a form to help answer any questions the board may have, and they said they have over 2,000 of these across the country.

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

Mr. Adkins stated there was one (1) communications on this case, against it.

Mr. Wells asked which communication?

Mr. Adkins stated it was from Mrs. Weygandt.

Mr. Wells made a motion to approve the requested variance pending obtaining the required permits 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 following was introduced by Mr. Erik Adkins:

Case Number: BZA-08-2024-64785

Address: 750 Bright Road

Zone: R-1 Large Lot Residential

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.

The applicant is looking to update their existing sign with an EMC and new branding. This request is more in line with what the code allows for and does not resemble other EMCs that were constructed prior to the updated code.

The multiple request appears to be a lot; however, the church is repurposing its existing sign, which is non-conforming to the current zoning code due to its height, its size, and the distance from a residential district. The mentioned request will bring the current sign into compliance via the action of a variance.

The main request is for the proposed EMC signage. Due to the location being adjacent to residential, the 5-percent additional request is not that significant, if, the church keeps the brightness down to zero at night, and keeps the messaging amount to a minimum after dusk.

The city will not oppose the board's decision.

Mr. Wells asked if the applicant has already agreed to the 0 brightness, powering down at night?

Mr. Adkins stated they are here and will be able to answer that; but in general, yes.

Mr. Rooney stated it is really four (4) variances but under one (1) variance request.

Mr. Adkins stated it is bringing the existing sign into compliance, that way they can make the modification to the sign for the EMC, which is 5% greater than they are allowed.

Mr. Dow Campbell, 120 Hancock Street, Findlay, was sworn in. He stated it is an existing sign and will stay within the existing brick work that was built in 2003. The electronic message center is slightly larger than what is allowed but it fits within the brick work that they have and they want to update to the logo that they have changed to in the last few years. He stated they are willing to power it down from 11:00 pm to 6:00 am every day. They also have a 500-student school that this sign will also serve, as well as the parish.

Mr. Wells asked how the process of powering it down will work? Will it be on a photocell, automatic, or is someone going to have to flip a switch?

Mr. Campbell stated it does have a photocell, so when it gets dark, even before 11:00 pm, it will adjust. It has a computer program that will allow them to adjust the time.

Mr. Ryan Wishaw, Toledo Sign Company, 2821 Adams Street, Toledo, Ohio, was sworn in. He stated there is a light sensor on the display and also a computer program that you can manually turn off the sign from at a specified time, the light sensor as the daily light increases and decreases, the sign will do so as well.

Mr. Brecheisen stated, Mr. Wishaw stated manually through the computer program, not automatically.

Mr. Wishaw stated, he apologized, it would be an automatic setting within that computer system to turn it off opposed to the automatic brightening and dimming of the light sensor.

Mr. Wells asked about the brightness on cloudy days, do we have input on that?

Mr. Wishaw stated the sensor will adjust accordingly and he explained the levels.

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

Mr. Adkins stated he received three (3) email communications on this case, all three were against the signage; and one (1) phone call asking where the location is. The emails are attached into record.

Mr. Rooney stated this sign is more of a message to the public for community activity and not advertisements and is only giving them a 5% variance.

Mr. Rooney made a motion to approve the requested variance pending obtaining the required permits within 60 days; motion amended to add: and the sign go dark between 11:00 pm to 6:00am.

Mr. Wells seconded the motion.

Motion to approve the requested variance pending obtaining the required permits within 60 days and the sign go dark between 11:00pm to 6:00am, 3-1 (Mr. Treece nay).

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-09-2024-64792

Address: 0 Wellness Way

Zone: M-2 Multi-Family, High Density

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.

The applicant is proposing construct Phase III of their apartment complex. This is a similar request that was granted during the construction Phase II prior to 2020. Being that the request is minimal and the previous Phase also received a variance for approximately 45-percent, the city will not oppose the board's decision.

Mr. Dan Stone, Van Horn, Hoover and Associates, 3200 North Main Street, Findlay, Ohio, representing the owner, was sworn in. He stated this request is for the increase in percent of lot coverage and is phase three (III). This has gone through City Planning Commission. When they did the initial development, it was prior to ODOT coming in and taking additional right of way. ODOT did take 10 – 15 feet of the North end of their property for the new divergent diamond and that put them above the allotted 40% lot coverage. They are not high density, it is just lot coverage. They are introducing a new town home, upper scale, open, kept clean, good landscaping, a couple of ponds, possibly walking paths around ponds.

Mr. Wells asked for confirmation that the original design or original plan, minus the land that ODOT pulled, is conforming? Is it solely the change in right of way of the additional land they pulled?

Mr. Stone stated yes.

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

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

Mr. Wells made a motion to approve the requested variance pending obtaining the required permits within 60 days.

Mr. Brecheisen seconded the motion.

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

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-10-2024-64795

Address: 831 Hawthorne Road

Zone: R-1 Large Lot Residential

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 Road. 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.

The applicant wants to place his new proposed shed in the vicinity of where a prior shed use to be. If this lot had an alley in the rear and not an unimproved right-of-way, the owner would have been able to place the proposed shed 5-feet from the rear property line.

The unimproved Carol Street right-of-way will not be improved in the immediate future, so this will remain a grass area owned by the city. There was a proposal to vacate this right-of-way in the past, but was unsuccessful due to a referendum after passage by council.

The city will not oppose the board's decision.

Mr. Kenneth Boyle, 831 Hawthorne Road, was sworn in.

Mr. Rooney asked Mr. Boyle if he just wants to put a shed up?

Mr. Boyle stated, yes.

Mr. Wells asked for verification if it is going to go in the exact footprint of the former shed?

Mr. Boyle stated it will be 11 feet from the road and the variance if for 10 feet.

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

Mr. Adkins stated there was one (1) emailed communications on this case, in favor of the request (attached into record).

Mr. Wells made a motion to approve the requested variance pending obtaining the required permits within 60 days.

Mr. Brecheisen seconded the motion.


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

The April 11, 2024 meeting minutes were approved.

The meeting was adjourned.



Chairman



Secretary

Jodi Mathias

BZA 5-09-24 mtg.

From: Erik Adkins
Sent: Tuesday, May 7, 2024 2:08 PM
Philip L Rooney; Sarah Gillespie; Blaine Wells; Alex K. Treece; Brody Yingling; Scott Brecheisen
Jodi Mathias
Subject: Correspondence letter #1 FW: [EXTERNAL]Protect Findlay's beauty

From: Lee Weygandt <lweygandt@woh.rr.com>
Sent: Monday, May 6, 2024 12:08 PM
To: Website - (Zoning) <zoning@findlayohio.gov>
Subject: [EXTERNAL]Protect Findlay's beauty

*****CAUTION*****

Security Checkpoint: External Website Email! This email originated from a "Department Address" listed on the City Website. These emails have a high probability of being Phishing/Spam related. Use extra caution when clicking links, or opening attachments.

To the Board of Zoning Appeals:

I am writing in strong opposition to two proposed, electronic message boards:

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. This is directly adjacent to a neighborhood of nicely maintained residences. Who would want a brightly lit, changing message board in their neighborhood? Try sleeping with one of these things outside your bedroom window. These boards are obnoxious and are distracting to drivers. The safety issue is compounded by the fact that Bright Rd. has a curve here that requires that passing drivers keep their eyes on the road. It's easy to imagine a head-on collision caused by a driver drifting left-of-center because he was reading the message board. A large sign is entirely unnecessary as this church is already highly visible from the street.

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 size of this proposed sign is entirely troubling. The sign would be 3 times the permitted height and 7 times the permitted area. Would this be a two-sided sign facing both north and south? I've seen these giant, flashing truck-stop signs elsewhere and they certainly do not reflect well on any community they're located in. This particular business is directly located at the entrance to our city. This is the first thing Findlay visitors will see. We have implemented zoning ordinances for a reason, precisely to prevent the construction of these electronic eye-sores. A nicely landscaped gas station right off the highway with a 5ft monument sign would certainly be utilized by travelers.

We can make this city look like a park or we can let it become illuminated like Las Vegas. We have zoning laws for the protection of existing property owners and to protect the character and aesthetic beauty of this city. I urge you to reject both of these requested variances.

Lee Weygandt

4 Greenlawn Ave.

Findlay, Ohio 45840

Jodi Mathias

From: Erik Adkins
Sent: Tuesday, May 7, 2024 2:09 PM
Philip L Rooney; Sarah Gillespie; Blaine Wells; Brody Yingling; Alex K. Treece; Scott Brecheisen
Jodi Mathias
Subject: Correspondence letter #2 FW: [EXTERNAL]St MikesBZA-08-2024-64785, BZA-07-2024-64730

-----Original Message-----

From: Cathy Weygandt <wall@woh.rr.com>
Sent: Monday, May 6, 2024 9:05 AM
To: Website - (Zoning) <zoning@findlayohio.gov>
Subject: [EXTERNAL]St MikesBZA-08-2024-64785, BZA-07-2024-64730

CAUTION

Security Checkpoint: External Website Email! This email originated from a "Department Address" listed on the City Website. These emails have a high probability of being Phishing/Spam related. Use extra caution when clicking links, or opening attachments.

In regards to the ludicrous huge increase in size variance request by St. Michael Parish for their digital message board, please soundly deny this variance. A 14' tall sign, so close to a neighborhood will allow the continued digression along Bright road of distractions for drivers.

That area, moving closer to the intersection is always congested and a place that needs full attention to drive.

Has there been a traffic study of this area to see if there is a higher accident rate? To more than double in size of a sign, and adding a message board so close to a neighborhood will set a precedent if allowed.

RaceTrac's proposal is along the same lines. As we are developing County Road 99, the time to set the precedence is now, in adhering to the carefully planned codes and ordinances, for the betterment of our community. Other cities have no problem finding gas stations where the signage sits low and maintains an aesthetically pleasing height established by thoughtful planning. We do not need 21' tall signs! Will we ever live down the Menard's signage debacle that was allowed? We can stop this.

Please soundly vote no against this ridiculous ask.

Let us continue our endeavor to proceed with careful, aesthetic planning, with codes and ordinances for the betterment of Findlay, OH.

Thank you for all you do,

Cathy Weygandt

204 Greenlawn Ave

Findlay OH

419-306-8691

Jodi Mathias

From: Erik Adkins
Sent: Tuesday, May 7, 2024 2:10 PM
Philip L. Rooney; Sarah Gillespie; Blaine Wells; Alex K. Treece; Brody Yingling; Scott Brecheisen
Jodi Mathias
Subject: Correspondence letter #3 FW: [EXTERNAL]St MikesBZA-08-2024-64785, BZA-07-2024-64730

-----Original Message-----

From: Cathy Weygandt <wall@woh.rr.com>
Sent: Monday, May 6, 2024 1:32 PM
To: Erik Adkins <eadkins@findlayohio.gov>
Subject: Re: [EXTERNAL]St MikesBZA-08-2024-64785, BZA-07-2024-64730

Security Checkpoint: External Email! Do not click on links or open attachments unless you trust the source and know the content is safe.

Dear Erik,

Thank you for the additional information.

For **St. Mike's**- at least it is not an additional sign. The idea of a moving, flashing sign in this busy area remains very disconcerting, especially at nighttime. These signs are a public nuisance and an eyesore. When I sit at a red light on Bright road or wherever one of these signs are, I find my mind distracted and attempting to read these annoying signs. Of course no one can ever receive the entire message, as they require more time sitting still to read. They are a cancer in our city and cheapen the entire look of surrounding areas.

As for the RaceTrac sign, I guarantee the truckers will find their way to an alternative weigh station, even without a sign that is out of spec. There simply is not a need for this. Would Dublin or Worthington even consider such considerations?

Cathy Weygandt

On 5/6/2024 10:40 AM, Erik Adkins wrote:

- > Cathy,
- >
- > I attached the sign document to you.
- >
- > The sign is not "new" per say. It is getting rebranded. The existing sign is staying (it is already 14' in ht.), the only addition is the 30-percent instead of 25-percent EMC.
- >
- > The **RaceTrac Truck Stop** sign is attached as well. It is an arch that the trucks go through to go onto the scale.
- >
- > After seeing the documents, if you have any other questions or concerns, please email me back.
- >
- > Thanks,
- >
- > Erik R.D. Adkins, CFM
- > Zoning Administrator
- > Certified Floodplain Manager
- > City of Findlay, Ohio
- > America's Top Micropolitan 10 Years In A Row
- > 318 Dorney Plaza, Room 304
- > Findlay, OH 45840
- > Phone: 419-424-7110

> Fax: 419-424-7120
> www.findlayohio.com

> -----Original Message-----

> From: Cathy Weygandt <wall@woh.rr.com>
> Sent: Monday, May 6, 2024 9:05 AM
> To: Website - (Zoning) <zoning@findlayohio.gov>
> Subject: [EXTERNAL]St MikesBZA-08-2024-64785, BZA-07-2024-64730

> ***CAUTION***

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> In regards to the ludicrous huge increase in size variance request by St. Michael Parish for their digital message board, please soundly deny this variance. A 14' tall sign, so close to a neighborhood will allow the continued digression along Bright road of distractions for drivers.

> That area, moving closer to the intersection is always congested and a place that needs full attention to drive.

> Has there been a traffic study of this area to see if there is a higher accident rate? To more than double in size of a sign, and including a message board so close to a neighborhood will set a precedent if allowed.

> RaceTrac's proposal is along the same lines. As we are developing County Road 99, the time to set the precedence is now, in adhering to the carefully planned codes and ordinances, for the betterment of our community. Other cities have no problem finding gas stations where the signage sits low and maintains an aesthetically pleasing height established by thoughtful planning. We do not need 21' tall signs! Will we ever live down the Menard's signage debacle that was allowed? We can stop this.

> Please soundly vote no against this ridiculous ask.

> Let us continue our endeavor to proceed with careful, aesthetic planning, with codes and ordinances for the betterment of Findlay, OH.

> Thank you for all you do,

> Cathy Weygandt

> 204 Greenlawn Ave

> Findlay OH

> 419-306-8691

Jodi Mathias

From: Erik Adkins
Sent: Wednesday, May 8, 2024 11:11 AM
Philip L Rooney; Sarah Gillespie; Blaine Wells; Brody Yingling; Scott Brecheisen; Alex K. Treece
Jodi Mathias
Subject: BZA Correspondence #4 FW: FW: [EXTERNAL]St MikesBZA-08-2024-64785, BZA-07-2024-64730

-----Original Message-----

From: Lee Weygandt <lweygandt@woh.rr.com>
Sent: Wednesday, May 8, 2024 10:28 AM
To: Erik Adkins <eadkins@findlayohio.gov>; Website - (Zoning) <zoning@findlayohio.gov>
Subject: Re: FW: [EXTERNAL]St MikesBZA-08-2024-64785, BZA-07-2024-64730

CAUTION

Security Checkpoint: External Website Email! This email originated from a "Department Address" listed on the City Website. These emails have a high probability of being Phishing/Spam related. Use extra caution when clicking links, or opening attachments.

I do hope the request for these 2 large, illuminated signs on **Bright road** are not permitted. They are an annoying, distracting eyesore for anyone passing by. Do not discount the safety issue these signs would create. Protect the property values and the attractive appearance of this neighborhood and reject this request.

We have zoning ordinances for a reason.

Weygandt

On 5/6/2024 12:18 PM, Erik Adkins wrote:

- > Lee,
- >
- > I attached the sign document to you.
- >
- > The sign is not "new" per say. It is getting rebranded. The existing sign is staying (it is already 14' in ht.), the only addition is the 30-percent instead of 25-percent EMC.
- >
- > **The RaceTrac Truck Stop** sign is attached as well. It is an arch that the trucks go through to go onto the scale.
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- > After seeing the documents, if you have any other questions or concerns, please email me back.
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- > Thanks,
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- > Findlay, OH 45840
- > Phone: 419-424-7110
- > Fax: 419-424-7120
- > www.findlayohio.com
- >
- >

Jodi Mathias

From: Erik Adkins
Sent: Wednesday, May 8, 2024 1:00 PM
Philip L Rooney; Sarah Gillespie; Blaine Wells; Scott Brecheisen; Alex K. Treece; Brody Yingling
Jodi Mathias
Subject: BZA Correspondence #5 FW: [EXTERNAL]BZA-08-2024-64785
Importance: High

From: Shaun Mason <shaunlmason@gmail.com>
Sent: Wednesday, May 8, 2024 12:41 PM
To: Website - (Zoning) <zoning@findlayohio.gov>
Subject: [EXTERNAL]BZA-08-2024-64785

CAUTION

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Shaun Mason
606 Bright Rd.
Findlay, Ohio 45840
May 8, 2024

Zoning Board of Appeals
City of Findlay
318 Dorney Plaza, Room 304
Findlay, OH 45840

Dear Members of the Zoning Board of Appeals,

I am writing to express my concerns regarding the variance application by **St. Michael Parish** for the property at 750 Bright Rd., referenced as **BZA-08-2024-64785**. The requested deviations from sections *1161.12.12(4)*, *1161.12.12(5)*, *1161.12.12(6)*, and *1161.12.7* of the *Findlay Zoning Ordinance* fail to meet the essential criteria outlined in *Chapter 1127* of our Zoning Code.

Absence of Undue Hardship and Unique Circumstances:

Current zoning regulations stipulate that a variance can only be granted under unique circumstances and undue hardship resulting from strict code enforcement. St. Michael Parish has not demonstrated any such hardships or circumstances that are exclusive to their property compared to other properties in the same zoning district.

Compliance with Zoning Code's Intent:

Section 1101.02 of the Zoning Code aims to maintain the aesthetic and structural integrity of the community. The proposed oversized and brightly illuminated sign threatens to disrupt the visual harmony of the area, potentially degrading the neighborhood's aesthetic quality and character.

Alternatives and Non-Substantial Nature of Variance:

There are practicable and less obtrusive alternatives available that would allow the parish to achieve its

communication goals. Utilizing smaller signage or digital communication methods would suffice, rendering the requested variance—particularly in terms of size and brightness—unnecessary and excessive.

General Harmony with Community and Property Rights:

Approving this variance would set a precedent that might encourage similar future requests, which could gradually undermine the integrity of our zoning standards. Our regulations aim to balance individual property rights with the collective interests of the community to ensure a cohesive environment.

Lack of Justification for Minimum Variance:

The application must demonstrate that the requested variance is the minimal necessary modification for reasonable use of the property. If it does not, it should be rejected. Alternatives exist that would significantly reduce community impact and more closely adhere to our zoning standards.

In conclusion, while I respect the intentions of St. Michael Parish to improve their communication capabilities, the variance they seek does not align with the stringent criteria set by our city's zoning code. Granting this variance would not serve the best interests of our community.

Thank you for considering my position. I trust that you will make a decision that upholds the integrity of our zoning laws and preserves the character of our neighborhood.

Sincerely,
Shaun Mason

Jodi Mathias

From: Erik Adkins
Sent: Wednesday, May 8, 2024 1:03 PM
Philip L Rooney; Scott Brecheisen; Sarah Gillespie; Brody Yingling; Blaine Wells; Alex K. Treece
Jodi Mathias
Subject: BZA Correspondence #6
Importance: High

To the Board of Zoning Appeals,

First off, you look unorganized, unprofessional, and unofficial when you refer to Hawthorne as Drive in the official mailing and NOT Hawthorne ROAD as this is labeled a ROAD and not a DRIVE. This sort of thing matters and if you are missing this attention to detail, where else have you failed the citizens?

The mere thought of your ordinances requiring the residents of 831 Hawthorne ROAD to be forced to pay \$250 to request a variance so they can put a shed in their own backyard is embarrassing. Their neighbors to the east, Christopher Neely and Greg Mohr (who happen to be close friends with the "chairman" of this very board) have multiple sheds within 30ft of Carrol Street. They also have an 8ft privacy fence on the Carrol Street property line. The neighbors to the west have a fence in Carrol Street, not on private property, but in the public land of Carrol Street. The neighbors further west have sheds, boats, trucks, and cars, ALL in Carrol Street and NOT placed on private property.

So, for you to tell one person they are not allowed to do what ALL of their neighbors are doing unless they pay extra money and get special permission is not fair and it is not equal.

Furthermore, allowing citizens on Cranberry Lane to erect fences on Sandusky Street property line without having to get special permission is further proof that the zoning ordinances in Findlay are unfair and unequal which is not permitted under Ohio law or US Constitution.

When I requested a variance, my neighbor, Christopher Neely's friend and attorney sat as the chairman of the BZA and unethically voted against my variance request in favor of his friend/client to have my fence removed.

His unethical behavior as chairman of the BZA should be reviewed by a third party as it seems to be grounds for dismissal or disbarment.

So, I say let my neighbors do whatever they want to do on their own property as long as it isn't causing harm to anyone. Put the shed anywhere on private property and refund them their \$250 back.

Remember, how you vote is public record, we see how the chairman's clients get all of their variances approved.

Sincerely,
Matthias Leguire
830 E. Sandusky Street
Findlay, OH 45840

Erik R.D. Adkins, CFM

Zoning Administrator

Certified Floodplain Manager

City of Findlay, Ohio

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