

# Board of Zoning Appeals

June 13, 2024 – No quorum - meeting rescheduled to June 27, 2024

## June 27, 2024

**Members present:** Phil Rooney, Chairman; Scott Brecheisen; Brody Yingling; 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-11-2024-64898, BZA-12-2024-64899, and BZA-13-2024-64900**

**Address: 1880 Tiffin Avenue**

**Zone: C-2 General Commercial**

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 that 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.

The rear building setback and the parking lot setback have been requested before in July of last year for a similar project that has since been withdrawn. The rear building setback request for this project has increased from a 20-foot setback to a 10-foot setback from the rear property line. The parking lot setback has remained the same as last years' request, and the request of the neighboring property of a 7-foot setback from the front property line got approved by the board in the summer of last year.

The city does not see an issue with this request due to the improvement to the impervious area that currently exist and will improve the esthetics of the property.

The city will not oppose the decision the board makes.

The third request has to do with the landscaping requirements set forth by the City Planning Commission. Being that this project has not gone through the approval process, the city feels like the board will not be able to grant a variance at this time. The city would suggest tabling this item until the project gets approval from the City Planning Commission, and on the same day revisit the request.

Mr. Adkins stated case #**BZA-13-2024-64900** request for variance pertaining to the landscaping was withdrawn.

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

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

Mr. Rooney stated that since this is basically the same variance requests that came through and was approved for a different company, that did not happen, he sees no problems with the requested variances.

Mr. Rooney made a motion to approve both #BZA-11-2024-64898 and #BZA-12-2024-64899 variance requests with the condition that the required permits be obtained within 60 days after City Planning Commission approval.

Mr. Brecheisen seconded the motion.

**BZA-11-2024-64898:** Motion to approve variance request with the condition that the required permits be obtained within 60 days after City Planning Commission approval, 4-0.

**BZA-12-2024-64899:** Motion to approve variance request with the condition that the required permits be obtained within 60 days after City Planning Commission approval, 4-0.

The following was introduced by Mr. Erik Adkins:

**Case Number: BZA-14-2024-64919**  
**Address: 922 Summit Street**  
**Zone: R-2 Medium Lot Residential**

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.

The property owner currently has a detached garage that sits right at the property that they want to tear down and replace it with a new structure that will be 1-foot from the property line.

Being the existing structure is at the property line, and the new structure will sit off of it, the city will be supportive of the boards' decision.

(The owners were unable to attend this meeting since it was rescheduled from June 13, 2024).

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

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

Mr. Rooney stated that by looking at the drawing, if they moved the garage over to far, they would not be able to use it.

Mr. Adkins agreed and stated that since they are moving it a little bit off of the property line, it makes it a little more conforming to the code.

Mr. Brecheisen made a motion to approve the requested variance with the condition that the required permits be obtained within 60 days.

Mr. Yingling seconded the motion.

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

The May 09, 2024 meeting minutes were approved.

The meeting was adjourned.



Chairman



Secretary