

Board of Zoning Appeals

August 08, 2024 – No quorum - meeting rescheduled to August 15, 2024

August 15, 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. Both cases will be heard together but voted on separately.

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-15-2024-65130, and BZA-16-2024-65131

Address: 1803 Payne Avenue (Lot 24 and ½ of Lot 25) and 1803 Payne Avenue (Lot 25 ½ and Lot 26)

Zone: Small Lot Residential, R-3

Filed by David Turk, regarding a variance from section 1161.11.2 of the City of Findlay Zoning Ordinance for a new duplex at 1803 Payne Avenue (Lot 25 ½ and Lot 26) and a new duplex at 1803 Payne Avenue (Lot 24 and ½ of Lot 25). The applicant is proposing to build a new duplex with one of the required parking spaces being located within the required front yard at both locations. This section requires the required parking spaces are located outside the required front yard, which is the first 31-foot from the property line for this parcel.

The owner of the property is seeking a conditional use of duplex on each of the lot via City Planning Commission.

The requirement for a duplex is two parking spots not in the required front yard. Typically, in R-3 zones, the required front yard is 10-feet. The driveway being proposed is 31-feet in length, and each are approximately 15-feet in width.

The city would prefer that there is no stacking of required parking of vehicles in the driveway, because it could lead to the third car blocking the sidewalk. However, the city will support the board's decision.

Mr. Wells asked if this has gone to City Planning Commission yet?

Mr. Adkins stated yes, it got approval last week, conditional upon this approval.

Mr. Wells asked where the lot split process is at?

Mr. Adkins stated that Mr. Turk can speak on that; however, it would have to be completed prior to any permits being issued.

Mr. David Turk, 708 Country Creek Drive, Findlay, Ohio, was sworn in. He stated he will be doing the lot split either tomorrow, or Monday. He stated he is waiting on the sewer estimates getting back, but other than that, he has everything else ready to go. He would like to break ground in the next 30-days.

Mr. Wells asked if the intent is to rent?

Mr. Turk stated yes, they will be rental units. He stated the driveways are combined which will allow for a little bit of extra room.

Mr. Wells asked if they entertained a 2-car garage setup per unit?

Mr. Turk stated it did not allow large enough lot spaces for them. He wants people to call this their home and not just a place to reside.

Mr. Wells asked if there will be sidewalks put in?

Mr. Turk stated there will be a sidewalk along Bliss Avenue but not along Harrison Street.

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

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

#BZA-15-2024-65130:

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

Mr. Brecheisen seconded the motion.

Motion to approve the requested variance with the condition that the required permits be obtained within 60 days, 3-0. (Mr. Rooney abstained from voting).

#BZA-16-2024-65131:

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

Mr. Brecheisen seconded the motion.

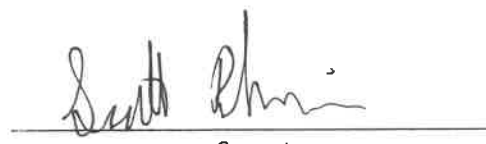
Motion to approve the requested variance with the condition that the required permits be obtained within 60 days, 3-0. (Mr. Rooney abstained from voting).

The June 27, 2024 meeting minutes were approved.

The meeting was adjourned.



Chairman



Secretary