

Legal Notice

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

BZA-17-2024-65182 filed by Jeffrey Sexton, regarding a variance from section 1161.01.1(C)(2) of the City of Findlay Zoning Ordinance for a new accessory structure at 2201 Chestnut Lane. The applicant is proposing to build a new 20 X 40 accessory structure with a 16 X 16 roofed porch area, which exceeds the allowable floor area by 56 square feet. This section allows for a maximum of 900 square feet of floor area.

BZA-18-2024-65183 filed by David Gonzalez, regarding a variance from section 1122.04(B) of the City of Findlay Zoning Ordinance for a new addition to the dwelling at 200 Baldwin Avenue. The applicant is proposing to build a new 12 X 13 addition to the dwelling that will be .6 feet from the side property line, which is in line with the existing building line. This section requires a 5-foot setback from the side property line.

BZA-19-2024-65207 filed by Reid Wieggers, regarding a variance from section 1161.03(B)(1) of the City of Findlay Zoning Ordinance for a new privacy fence at 516 W. Melrose Avenue. The applicant is proposing to build a new 6-foot high privacy fence at the Greenacre Drive right-of-way. This section requires a 4-foot high fence that is 50-percent open for the first 17.5 feet from the Greenacre Drive right-of-way

BZA-20-2024-65208 filed by Nancy Frederick, regarding a variance from section 1121.04(A) of the City of Findlay Zoning Ordinance for a new addition to the dwelling at 2801 Northgate Boulevard. The applicant is proposing to build a new 39 X 18 addition to the dwelling that will be 26-feet from the W. Bigelow Avenue right-of-way. This section requires a 30-foot setback from the W. Bigelow Avenue right-of-way.

BZA-21-2024-65215 filed by Cascade Heights of Findlay, LLC, regarding a variance from section 1161.03(B)(1) of the City of Findlay Zoning Ordinance for a new fence at 411 W. McPherson Avenue. The applicant has constructed a 4-foot high fence in the required front yard that is solid for the first 40-feet from the W. McPherson Avenue right-of-way. This section requires a 4-foot high fence that is 50-percent open for the first 40 feet from the W. McPherson Avenue right-of-way.

BZA-22-2024-65223 filed by Susan Ferrell, regarding a variance from section 1161.01(D)(2) of the City of Findlay Zoning Ordinance for a new accessory structure at 1624 Grant Boulevard. The applicant has constructed a new shed in the rear yard that is 3 feet from the rear property line. This section requires a 5-foot setback from the rear property line.

BZA-23-2024-65233 filed by Rocky Five Investments, LLC, regarding a variance from section 1161.12.8(C)(1) of the City of Findlay Zoning Ordinance for a new sign at 1800 Tiffin Avenue. The applicant is proposing to remove the existing tenant sign and construct a new sign that will be 7 feet from the Tiffin Avenue right-of-way. This section requires a 10-foot setback from the Tiffin Avenue right-of-way.

BZA-24-2024-65234 filed by Rocky Five Investments, LLC, regarding a variance from section 1161.12.8(B)(1) of the City of Findlay Zoning Ordinance for a new sign at 1800 Tiffin Avenue. The applicant is proposing to remove the existing tenant sign, which is 29 feet in height, and construct a new sign that will be 30 feet in height for the new development. This section allows for a maximum sign height of 8 feet.

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, September 12th, 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, September 19th, 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 8-30 and 9-6****