

Legal Notice

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

BZA-29-2024-65392 filed by Gary Hindall, regarding a variance from section 1161.01.1(F) of the City of Findlay Zoning Ordinance for a new detached garage at 1725 Blaine Street Rear. The applicant has constructed a new garage that has a height of 19.2-feet. This section allows for an accessory structure to have a maximum height of 18-feet.

BZA-30-2024-65419 filed by Women's Resource Center of Hancock County, regarding a variance from section 1161.12.8(C)(1) of the City of Findlay Zoning Ordinance for a new sign at 116 Laquino Street. The applicant is proposing to build a new sign that will be 4-feet from the front property line. This section requires a minimum setback from the front property line of 10-feet.

BZA-31-2024-65429 filed by Kent Power, regarding a variance from section 1161.11.1(E) of the City of Findlay Zoning Ordinance for a driveway at parcel number 210001033566 (field east of Pioneer Sugar). City Planning Commission placed a condition requiring the driveway running east to west for access to the neighboring property to be paved. This section requires any ingress/egress to be of a paved surface.

BZA-32-2024-65430 filed by Kent Power, regarding a variance from section 1161.11.1(A) of the City of Findlay Zoning Ordinance for a new parking lot at parcel number 210001033566 (field east of Pioneer Sugar). City Planning Commission placed a condition that required a paved parking lot for employees. This section requires the parking lot to be paved.

BZA-33-2024-65431 filed by Blanchard Valley Health System, regarding a variance from section 1161.12.8(F)(3) of the City of Findlay Zoning Ordinance for a new institutional way finding sign at 3401 Wellness Way. The applicant is proposing an industrial way finding sign that is 40-square feet in sign area. This section allows for an industrial way finding sign to have a maximum of 24-square feet of sign area.

BZA-34-2024-65432 filed by Blanchard Valley Health System, regarding a variance from section 1161.12.8(F)(3) of the City of Findlay Zoning Ordinance for a new institutional way finding sign at 3411 Wellness Way. The applicant is proposing an industrial way finding sign that is 40-square feet in sign area. This section allows for an industrial way finding sign to have a maximum of 24-square feet of sign area.

BZA-35-2024-65433 filed by 2B Investments, regarding a variance from section 1141.04(A) of the City of Findlay Zoning Ordinance for a new storage unit at parcel number 580000243480 (0 Totten Avenue). The applicant is looking to develop new storage units that will be 20.89-feet from the Totten Avenue right-of-way. This section requires a 50-foot setback from the Totten Avenue right-of-way.

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, November 14th, 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, November 21st, 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 11-01 and 11-08****