

Board of Zoning Appeals

August 8, 2013

Members present: Phil Rooney, Chairman; Doug Warren; George McAfee; Sharon Rooney.

The meeting was called to order at 6:02 p.m. by Mr. Rooney. Mr. Rooney introduced the members to the audience and explained the order of the proceedings and the general rules.

Case # 50892-BA-13 was reviewed by Todd Richard, City of Findlay:

Filed by Shelly Garey. She is seeking a variance from section 1122.06C1 of the City of Findlay Zoning Ordinance. The applicant has proposed to construct a 22' x 27' detached garage to replace the existing one. The maximum allowable lot coverage is 33% and the proposed construction will cause the coverage to be 39.5%.

The new garage will meet all of the setback requirements. The existing garage does not and will be removed along with the existing shed. The lot is small and should be zoned R-3 Single Family, High-density, as prescribed by the Future Land Use Plan. This district allows a 50% lot coverage and was created for this type of lot. The applicant could apply for a zone change and probably get it, however, the variance process is much quicker if the request is granted.

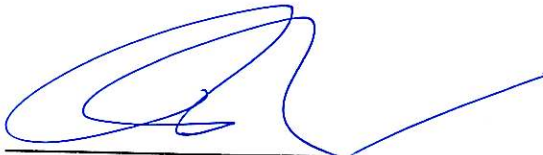
This request shows a clear hardship and is warranted. An anticipated future zone change will make this variance obsolete.

There was no testimony or communication regarding this request.

Mr. McAfee made a motion to approve the variance on the condition the permit be obtained within 60 days. Mrs. Rooney seconded the motion. The variance was granted 4-0.

Mrs. Rooney made a motion to approve the July 11, 2013 Minutes. Mr. McAfee seconded the motion. The minutes were approved 4-0.

The meeting was adjourned.


Chairman


Secretary