

Board of Zoning Appeals

September 19, 2013

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

The meeting was called to order at 6:10 p.m. by Mr. Rooney. Mr. Rooney introduced the members to the audience and explained the order of the proceedings and the general rules. This meeting was rescheduled since there was no quorum on September 12, 2013.

Case # 51088-BA-13 was reviewed by Todd Richard, City of Findlay:

Filed by Mr. James Harpst. He is seeking a variance from section 1161.03.B.1 of the City of Findlay Zoning Ordinance. The applicant has proposed to construct a 6 foot high privacy fence in the required front yard. This fence is required to be at least 30 feet from the Washington Avenue right-of-way. The applicant is proposing a 13 foot setback.

We have some history with past cases on this street. The pavement is not centered on the right-of-way and the green space between the pavement and the applicant's east lot line is larger than what is typical. The proposed fence will not pose a visibility issues for vehicular traffic, but a future sidewalk would be about 14 feet from the proposed fence.

The lot is 85 feet wide and should be able to allow for a 30 foot setback with this privacy fence. Would it make sense to have this fence on the neighboring property to the south? Remember, this property has two front yards.

Mr. James Harpst was sworn in. He explained what he wanted to do. He presented some photographs of the property and explained his intentions. A white 3 panel fence exists and the new fence would be about 5 feet closer. He would like the fence to contain his dog and kids.

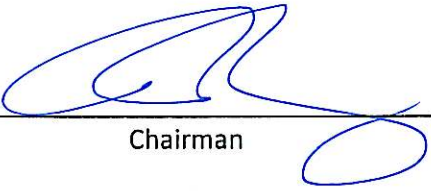
Mrs. Rooney asked about the sidewalk. Mr. Richard explained where a sidewalk is typically located and the wanted the board to be aware of the potential of future sidewalk construction and possible visibility issues.

There no other communication or testimony.


Mrs. Rooney moved to grant the request as presented. Mr. McAfee seconded the motion. The motion passed 3-0.

A motion was made to approve the minutes from the August 8, 2013 meeting by Mr. Rooney. Mrs. Rooney seconded the motion. The motion to approve the minutes passed 3-0.

The meeting was adjourned after some other business was discussed regarding contact information for each member.



Chairman



Secretary