

Board of Zoning Appeals

May 14, 2015

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

The meeting was called to order at 6:04 p.m. by Mr. Rooney. Mr. Rooney introduced the members to the audience and the general rules were reviewed.

Case # 53222-BA-15 (310 Third Street) was reviewed by Todd Richard, City of Findlay:

Filed by Peggy Jo Ferrell, regarding 310 Third Street. The applicant is seeking a variance from section 1161.01.1.C2 of the City of Findlay Zoning Ordinance, which limits the size of an accessory building to 900 square feet in area. The applicant has proposed to construct an accessory building 1200 square feet in area.

This code has been modified to its present language and seems to address most requests for sizeable accessory buildings. There is no hardship to allow a larger building than 900 square feet in area. Additional storage area can be created with a supplemental shed or other accessory building. Two photographs were shown to the Board.

Patrick McKinnis, tenant, was speaking on behalf of the owner and was sworn in. His mother owns the property. An old carriage house was removed. He has 4 cars that he would like to have sheltered. There has been some vandalism and he does not want cars parked on the street. He will be meeting all of the other standards. He wants to keep everything under one roof and have the appearance of just one building. His proposed lot coverage is only 25%. He thinks there is more harmony with one building.

Mr. Warren asked if a 40 x 22 ½ foot building would work? It would give the width he needs for the cars.

Mr. Richard stated that a typical parking space is 18 feet in depth.

Heidi Quorion, 1119 Maple Avenue, was sworn in. She just moved to this property. She is concerned with the size of the building. She wants to know what the building will be used for. She wanted to know if there will be an A/C unit. It will be three feet from her fence. Noise is a concern depending on what type of activity will occur. This building will block her view.

Mr. McKinnis responded that it will only be a garage and have no A/C unit. He may have a wood burner. He is currently renting a storage unit and needs the space.

Ms. Quorion asked if there were any statistics on devaluing the property if the variance is granted.

No one on the Board was aware of any statistic.

Mrs. Rooney asked why a wood burner was needed.

Mr. McKinnis said he may maintain his vehicles or do some other hobby activity in the building.

There was no other testimony offered.

Mr. Warren made a motion to deny the request because there are alternatives.

Mr. McAfee seconded the motion.

The motion to deny the request passed 4-0.

Case # 53232-BA-15 (1119 Tarra oaks Drive) was resented by Mr. Richard.

This case was filed by Mathew and Rebecca Evans. The applicants are seeking a variance from section 1161.03B1 of the City of Findlay Zoning Ordinance. This section prohibits fences in the front yard that exceed 4 feet in height and are less than 50% open. The applicant has proposed a solid, 6 foot high fence in the front yard.

This is a corner lot with a front yard to the north and east. The lot is very shallow (109 foot depth) and was once part of a Planned Unit Development. An above ground swimming pool was installed in 2013 and the applicants want to provide some privacy with a fence.

The pool was installed in its present location because of the limits of the lot depth and the desire to keep the pool away from windows and doors at the rear of the dwelling. The request has some validity, however, we would prefer that it be moved back slightly to lessen the severity of the encroachment but still have space to the pool for maintenance and access and still provide the desired privacy.

Mr. Evans, 1119 Tarra Oaks Drive was sworn in. He has some landscaping and wants to keep the fence in line with it. He wants to contain his dog and wants security. Mr. Evans mentioned he has an interest in buying the vacant property to the west.

Mrs. Rooney asked that the fence requirements for pools be clarified and Mr. Richard explained the code requirements.

Mr. McAfee had more questions regarding the requirements and Mr. Richard further clarified how fences are treated in front yard areas.

Mr. Richard stated that the house and pool were only required to have a 20 foot setback from the north lot line.

There was some discussion and Mr. Evans proposed that the fence be allowed to meet the north building line. He was asking for the maximum amount of space for his variance request, but he would be satisfied if the fence could meet the same setback as the current building line.

Mr. Rooney made a motion to grant the variance provided the fence be placed equal to the building line of the dwelling on the north side and that a zoning permit be obtained within 60 days.

Mrs. Rooney seconded the motion.

The motion to grant the variance passed 4-0.

Mr. Warren made a motion made a motion to approve the April 2015 minutes and Mr. Rooney seconded the motion.

The motion to approve the April 2015 minutes passed 4-0.

The meeting was adjourned.



Chairman



Secretary