

Board of Zoning Appeals

March 10, 2016

Members present: Chairman Phil Rooney; David Russell, Secretary; Doug Warren; and Sharon Rooney.

The meeting was called to order at 6:00 p.m. by Mr. Rooney. Mr. Rooney introduced the members to the audience and the general rules were reviewed.

Case #54408-BA-16 (1500 Manor Hill Road) was introduced. Mr. Richard read his comments as follows: Flash Real Estate, LLC, has requested a variance from section 1135.04.1 of the City of Findlay Zoning Ordinance. This section requires a 15 foot side yard setback. The proposed addition will be 5 feet from the side lot line. The building was constructed in 1978 and used to house a catering and reception hall service. In 2010 a permit was issued for the current funeral home use. The applicant needs an enclosed space to store transport vehicles and to remove those who are deceased discretely. The purpose of the addition is basically a garage area. According to the applicant, there is no other option given the layout of the building. The property owner to the north has communicated to the Zoning Department no objection and a copy is included in the packet.

Chairman Rooney swore in David Hufford, 4369 West County Road 52, Tiffin, Ohio. Mr. Hufford is attending the BZA Meeting as representation for his son's funeral home, Hufford Family Funeral Home. We are asking for a variance because they have outgrown the facility after being in business less than six years. He presented pictures and gave a brief explanation to the BZA members on how they currently do their removals.

Mr. Warren asked about alternatives and why more than one vehicle needs to be in the garage (the vehicle that has the person in it). Mr. Hufford explained that they have a removal vehicle and a hearse. Mr. Warren asked for clarification of what is a removal vehicle. Mr. Hufford replied that it is a Dodge Caravan for transporting the body from one to the other. Right now bodies are moved outside in the parking lot and the hearse is stored off site.

Communication:

Mr. Richard stated that there was no additional communication received from the neighbors.

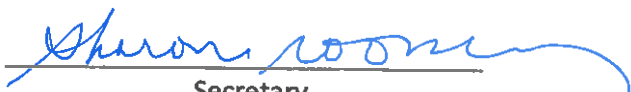
A motion was made by Mrs. Rooney that the variance be approved contingent that he obtains his permit within 60 days. The motion was seconded by Mr. Russell. The motion passed 4-0.

Chairman Rooney made a motion to approve the minutes from the February 2016 meeting. The motion was seconded by Mrs. Rooney. The motion to approve the minutes passed 4-0.

The meeting was adjourned.



Chairman



Secretary

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