

# Board of Zoning Appeals

June 8, 2017

**Members present:** Chairman, Phil Rooney; Brett Giese, Sharon Rooney, Kerry Trombley

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.

Mr. Adkins introduced case and city's recommendation.

**Case number 55874-BA-17**, filed by David McBride on behalf of David Fishell, regarding a variance from section 1122.05(C) of the City of Findlay Zoning Ordinance. The applicant has proposed an addition to an attached garage at 1700 Carlin Street that will be approximately 27.5 feet from the rear lot line. The required setback is 30 feet.

George Phebus, 10950 State Route 68, Findlay, Ohio, was sworn in and appearing on behalf of David McBride.

Mr. Phebus had discussion of previous approved plan from 1991 that would allow for the building to exist without variance.

Mr. Richard responded, explained that the discrepancy was not made aware until measurements for the footer which discovered that there was an issue due to the angle of Interstate 75 that caused the need for this variance, and noted that the plan approved in 1991 would not be a plan approved currently.

Mr. Phebus noted that the 2 ½ encroachment would not affect any neighboring properties to north or south.

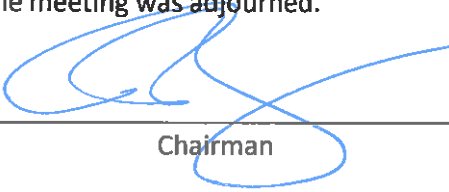
Mr. Richard responded that his point has already been noted.

There were no written or verbal communications to report, nor were there any one in the audience to oppose the request.

Mrs. Rooney called for a motion to approve variance request, which was seconded by Mr. Giese. The motion was approved 3-0.

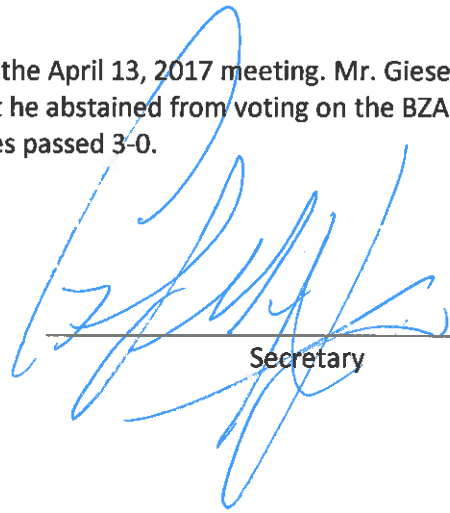
Mr. Rooney made a motion to approve the minutes from the April 13, 2017 meeting. Mr. Giese seconded the motion but wanted the record to show that he abstained from voting on the BZA Case number 55670-BA-17. The motion to approve the minutes passed 3-0.

The meeting was adjourned.



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Chairman



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Secretary