

Board of Zoning Appeals

April 12, 2018

Members present: Sharon Rooney; Kerry Trombley and Brett Gies.

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

Mr. Erik Adkins read his comments as follows:

CASE# 56856-BA-18

Address: 3900 Ventura Dr.

Zone: C2, General Commercial District

Filed by Classic Sign Company, on behalf of Ottawa Oil Company, regarding a variance from section 1161.12.9(C)(2) of the City of Findlay Zoning Ordinance in regards to the allowable dimensions for a sign with a frontage greater than 100 feet.

The applicant is proposing to replace an existing pylon sign with a pylon sign that is 178.5 square feet, causing the sign to be non-conforming by 8.5 feet. The street frontage for this parcel is 340 feet, allowing for the maximum size of proposed sign to be a total of 170 square feet.

The maximum allowable signage is very generous and a hardship is not apparent. We recommend the proposed sign be brought in to conformity and below the allowable 170 square feet.

Pat Gaswint, Classic Sign Company; and Janelle Cousey, Ottawa Oil Company.

Mr. Gaswint, explained that Shell only offered two different signage leaving the request for a variance due to size and due to the location, visibility with the bigger sign would make the site more visible on County Road 99. Mrs. Cousey explained that the enlargement of the sign was due to their branding of "Party Mart".

Mr. Trombley asked if it was replacing an existing sign. Mrs. Cousey answered yes.

Mr. Trombley asked if it would be one solid sign. Mr. Gaswint explained that it is fabricated as one complete sign.

Mr. Trombley asked if they were to comply to the code, what would they do. Mrs. Cousey stated they would eliminate the party mart or diesel.

Mr. Gies asked if the current sign is compliant. Mr. Richard stated yes that it was compliant.

There was further discussion about the total signage on the current signage and the location of all the signage. Mr. Trombley at this point asked if there was an interstate high-rise sign. Mr. Gaswint answered yes.

There were no communications.

Mr. Trombley made a motion to deny the variance. Mr. Gies seconded the motion.

The variance was denied 3-0. (Rooney, Trombley, and Gies)

CASE# 56922-BA-18

Address: 301 Winter Pine Drive

Zone: R-1, Single Family, Low Density

Filed by Dennis Cosart regarding a variance from section 1121.05(C) of the City of Findlay Zoning Ordinance, pertaining to required rear yard setbacks, which is 30-feet in this zoning district.

The applicant is proposing a 16' by 12' addition to the rear of the dwelling, which will be 25 feet from the rear property line and will encroach into the rear yard setback by 5 feet. The required rear yard setback for a property zoned R-1 is 30 feet. The applicant has taken measures to avoid an existing easement in the entire south-east corner of the lot.

The proposal will have little impact on the neighboring property towards the east since the applicant's rear yard is abutting the side yard, and a sub-division retention pond. The property owner has been in contact with the neighbor to the east to purchase land to make their lot deeper and to gain access to the pond, possibly making the variance irrelevant.

Dennis Cosart, spoke and explained that they recently purchased the home. He explained that the lot is not as deep as other lots in the neighborhood, most of which go all the way to the pond and theirs does not. He explained that they are aware of the easement that is on their lot and stated they will stay out of it. He discussed that they are only asking for five feet and not anything major.

There was no further discussion and no communications regarding this case.

Mr. Trombley made a motion to approve the variance. Mrs. Rooney seconded the motion.

The variance was Approved 3-0. (Rooney, Trombley, and Gies)

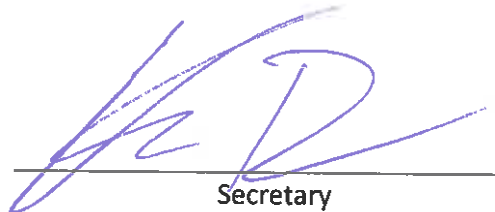
Minutes for March 8th, 2018, were tabled.

Minutes for December 14th, 2017, were tabled.

The meeting was adjourned.



Chairman



Secretary