

# Board of Zoning Appeals

## August 9, 2018

**Members present:** Phil Rooney, Doug Warren, Blaine Wells and 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. Erik Adkins read his comments as follows:

**CASE# 57489-BA-18**

**Address: 430 First Street**

**Zone: R1, Single Family, Low Density**

Filed by Nicholas & Christie Ranzau, 430 First Street, regarding a variance from section 1161.03B1 of the City of Findlay Zoning Ordinance. This section prohibits fences in required front yards to exceed four feet in height and less than 50% open. The applicant has proposed to erect a solid, eight-foot high fence five feet from the right-of-way. The required setback is 20 feet.

Since the dwelling to the north is less than 20 feet from the front lot line, the required setback for the applicant is 20 feet, not the typical 30 feet for this district. On one hand the lot is 100 feet wide, which is a generous area to accommodate most development. The request is significant without an apparent hardship.

On the other hand, the fence isn't causing a visibility issue. A very large pine tree was removed and probably presented more of a visibility issue than this fence ever will. Additionally, an even more extreme variance request was made at 330 First Street. That request was granted by the Board and was appealed by the City. That case was actually upheld by the Common Pleas Court, so an argument can be made that there is a clear precedent for this type of request in this immediate vicinity. This is a significant factor to consider.

Mr. Warren asked for more detail about the Board of Zoning Appeals case involving 330 First Street. Mr. Richard went further into detail about the case, and explained that it was a corner lot as well, and that even though a fence isn't there now, the variance allows for a fence to be erected up to the property line.

Christie Ranzau, 430 First Street, was sworn in.

Mrs. Ranzau reiterated the city's decision and explained that they removed five huge pine trees not just one and explained how the trees caused way more of a visual obstruction. She explained that with the new pool she is having installed, she wants to keep privacy for her daughters and guest. She then proceeded to explain that the neighborhood is older and doesn't conform to a lot of the current zoning laws as is.

(The building power went out causing an end to the recording)

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

Mr. Trombley made a motion to approve the variance. Mr. Wells seconded the motion.


The variance was Approved 3-0. (Warren, Trombley, and Wells)

Minutes for June 14<sup>th</sup>, 2018, were tabled.


Minutes for March 8<sup>th</sup>, 2018, were approved 3-0.

Minutes for December 14<sup>th</sup>, 2017, were approved 3-0.

The meeting was adjourned.



Chairman



Secretary