

Board of Zoning Appeals

November 14, 2019

Members present: Chairman, Phil Rooney; Blaine Wells; Brett Gies; David Russell and Sarah Gillespie.

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

The following was introduced by Mr. Adkins:

Case Number: 59070-BA-19
Address: 210 Osborn Avenue
Zone: R-1 – Single Family, Low Density

Filed by Lonnie Eaton, regarding a variance from section 1161.01.1(D)(2) of the City of Findlay Zoning Ordinance in regards to rear yard setback at 210 Osborn Avenue. The applicant has erected a new 10 x 12 shed, which was built approximately 4-feet from the rear property line. This section requires a 5-foot setback.

After going through all the proper steps, the owner ended up building the northeastern corner of the shed approximately four feet from the property line and over five feet at the southwestern corner of the shed. Typically, a standard shed is prefabricated and brought onto the property, however, this shed was built onsite and anchored into the ground permanently due to the parcel being located in the floodplain.

Being that there are multiple structures in the area that sit closer to rear property lines than this one, if granted a variance, this structure will not be out of harmony.

Mr. Lonnie Eaton was sworn in and spoke (inaudible).

Mr. Inbody stated a phone call was received by Mr. Richard Zunkiewicz, a partner of Facilita LTD, which owns a rental that abuts the rear of the property at 201 Eastowne Park Row, called and stated that he was in favor of the 1-foot variance and has no objections to it.

Mr. Wells made a motion to approve the requested variance and to get required permits within 60 days.

Mr. Russell seconded the motion.

Motion to approve the request for variance, 5-0.

The following was introduced by Mr. Adkins:

Case Numbers: 59118-BA-19
Address: 310 Northgate Court
Zone: R-1 – Single Family, Low Density

Filed by Charles Shindeldecker, regarding a variance from section 1161.01.1(C)(2) of the City of Findlay Zoning Ordinance in regards to maximum accessory structure area allowed on a site at 310 Northgate

Court. The applicant is proposing to replace a 12 x 14 non-conforming structure with an 8 x 12.5 non-conforming structure. The maximum allowed area has been exceeded on the parcel. This section allows for a maximum of 900-square feet of accessory structure area.

This kind of request usually comes forward whenever a homeowner wants to add an accessory structure to a property that has already exceeded the allowable amount. In this case, the owner is looking to replace a structure that is dilapidated with a building that has a smaller footprint, but still exceeding the allowable amount by approximately 600-square feet.

Being that the owner is replacing the old with one that is smaller, the city would be for the variance for the replacement of a non-conforming structure with a new one if granted.

Mr. Shindeldecker was sworn in and spoke (inaudible).

Mr. Adkins stated there are no communications on this case.

Mr. Wells made a motion to approve the variance as requested due to it being a new building replacing an old one.

Mr. Russell seconded the motion.

Mr. Wells added to pick up permit within 60 days.

Motion to approve the request for variance, with getting the required permits within 60 days, 5-0.

Minutes for August 08, 2019 Board of Zoning Appeals meeting approved.

Minutes for October 10, 2019 Board of Zoning Appeals meeting approved.

The meeting was adjourned.



Chairman



Secretary