

**LEGAL NOTICE**  
**CITY OF FINDLAY BOARD OF ZONING APPEALS**

The following applications have been filed with the City of Findlay Board of Zoning Appeals:

**BZA-33-2025-66399**, Filed by The Union Bank, requesting a variance from Section 1161.12.8(A) of the Zoning Ordinance to permit a third monument sign at 1500 Bright Road. The Ordinance permits a maximum of two monument signs for a parcel with two street frontages.

**BZA-34-2025-66424**, Filed by John Wadding, requesting a variance from Section 1161.01(C)(2) and 1161.01(F) of the Zoning Ordinance to construct a new detached garage at 412 Church Hill Drive with a height of 21.2 feet and a roofed area of 1,040 square feet. The Ordinance permits a maximum building height of 18 feet and a maximum roofed area of 900 square feet for accessory structures.

**BZA-35-2025-66448**, Filed by Michael Couchot, requesting a variance from Section 1123.04(C) of the Zoning Ordinance to convert an existing garage into a dwelling at 734 Dayton Avenue, with a rear yard setback of 9.10 feet. The Ordinance requires a minimum rear yard setback of 21.3 feet.

**BZA-36-2025-66449**, Filed by Michael Couchot, requesting a variance from Section 1123.06 of the Zoning Ordinance to allow a dwelling unit conversion at 734 Dayton Avenue with 676 square feet of living area. The Ordinance requires a minimum living area of 900 square feet.

**BZA-37-2025-66450**, Filed by Brenda Davis, requesting a variance from Section 1161.01.1(D)(2) of the Zoning Ordinance to replace an existing deck at 801 Bright Road, extending up to the side property line. The Ordinance requires a minimum 3-foot side yard setback for decks.

A public hearing to consider these requests will be held by the **Board of Zoning Appeals at 6:00 p.m. on Thursday, October 9, 2025**, in the **Council Chambers, Room 114, Municipal Building, Findlay, Ohio**.

At that time, you may appear in person, by agent, or through an attorney to present arguments for or against the applications.

**If the hearing cannot be held on that date due to lack of quorum, or if no formal action is taken, the meeting will be rescheduled to Thursday, October 16, 2025, at 6:00 p.m. in the same location.**

**BY ORDER OF THE BOARD OF ZONING APPEALS**

Erik Adkins, CFM  
Flood Plain/Zoning Administrator

Please advertise on September 26, 2025, and October 3, 2025