

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-38-2025-66512, Filed Joe Warner, who is requesting a variance from Section 1121.04(A) of the Zoning Ordinance to construct a new accessory structure at 1848 Cherry Lane. The new accessory structure is being constructed 10 feet from the rear property line, which, due to the parcel abutting Bright Road, is classified as a front yard and therefore requires a 30-foot setback. The Ordinance requires a 30-foot setback from the front yard property line.

BZA-39-2025-66576, Filed by Circle K, who is requesting a variance from Section 1161.12.19(A) of the Zoning Ordinance to modify existing sign panels at 2727 N. Main Street. The business wants to modify the existing approved sign from three faces to two faces. The Ordinance does not allow for any modifications to a non-conforming sign.

BZA-40-2025-66577, Filed by Circle K, who is requesting a variance from Section 1161.12.19(A) of the Zoning Ordinance to construct an Electronic Message Center (EMC) on an existing sign at 2727 N. Main Street. The business wants to modify the existing non-conforming sign to add an EMC cabinet to the sign. The Ordinance does not allow for any modifications to a non-conforming sign.

A public hearing to consider these requests will be held by the **Board of Zoning Appeals at 6:00 p.m. on Thursday, November 13, 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, November 20, 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 October 31, 2025, and November 7, 2025