

Legal Notice

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

BZA-41-2025-66646, filed by HAT #1, LLC, regarding a variance from Section 1161.12.11 of the City of Findlay Zoning Ordinance for a new interstate high-rise cabinet at 1165 Trenton Avenue. The requested variance seeks to allow a fifth cabinet of 75 square feet on an existing non-conforming interstate high-rise sign, which will be supported by its own separate pole. This section currently allows a maximum of four cabinets of 75 square feet and requires sign setbacks to measure at least one-half (1/2) the height of the sign.

BZA-42-2025-66647, filed by George Phebus, regarding a variance from Sections 1161.03(B)(1) and 1161.03(C)(2)(b) of the City of Findlay Zoning Ordinance for a new six (6) foot high chain-link fence at 2020 Elyria Street. The requested variance seeks to allow the replacement of a prior existing six (6) foot high chain-link fence with a new one in the same location. These sections state that a fence may be a maximum of four (4) feet in height, must be 50 percent open, and may not be chain-link.

BZA-43-2025-66650, filed by Kreate, regarding a variance from Section 1161.12.17 of the City of Findlay Zoning Ordinance for a new off-premises sign at 14701 CR 212. The requested variance seeks to allow for an off-premises monument sign on the northern part of the parcel, which is not a billboard. This section currently allows only billboards to be utilized as an off-premises sign.

BZA-44-2025-66655, filed by Kreate, regarding a variance from Section 1161.12.17 of the City of Findlay Zoning Ordinance for a new off-premises sign at 14701 CR 212. The requested variance seeks to allow for an off-premises monument sign on the southern part of the parcel, which is not a billboard. This section currently allows only billboards to be utilized as an off-premises sign.

BZA-45-2025-66656, filed by Whitson Investors, LLC, regarding a variance from Section 1161.12.11 of the City of Findlay Zoning Ordinance to replace a cabinet on a non-conforming interstate high-rise sign at 941 Interstate Drive. The requested variance seeks to allow for the replacement of the non-conforming sign's cabinet with one of different dimensions. The sign's non-conformity is its setback distance. This section requires a setback from all property lines equal to one-half (1/2) the sign's height.

To hear reasons for and against these requests, the Board of Zoning Appeals will hold a Public Hearing at 6:00 p.m. on **Thursday, December 11th, 2025**, in the Council Chambers, Room 114 of the Municipal Building, at which time you may appear, if you so desire, in person, by agent, or by attorney.

In the event the hearings cannot be held on said date because of a lack of a quorum or there is no formal action taken by the Board, the meeting will be rescheduled for Thursday, December 18th, 2025, at 6:00 p.m. at the same location.

BY ORDER OF THE BOARD OF ZONING APPEALS

Erik Adkins, CFM

Flood Plain/Zoning Administrator

****Please advertise on 12-3 and 12-10****