BOARD OF ZONING APPEALS AGENDA
AMENDED AGENDA (11-19-2012)
CITY OF PIQUA, OHIO
6:00 P.M. – NOVEMBER 27, 2012
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET

CALL TO ORDER
ROLL CALL
MEETING MINUTES SEPTEMBER 25, 2012
OLD BUSINESS NONE

NEW BUSINESS

1. Resolution 12-12 A resolution requesting a variance to exceed the 35 feet maximum height standard in the R-3 Multi-Family Residential zoning district to allow the construction of a structure to be located at the corner of Park and Nicklin Avenue

2. Resolution 13-12 A resolution requesting a variance to the requirement of two foot candles of light at the parking lot surface to allow one foot candle lights in the parking lot at the corner of Park & Nicklin Avenue

3. Resolution 14-12 A resolution requesting a variance to the requirement of two foot candles of light at the parking lot surface to allow one foot candle lights in the parking lot located at 800 N. Sunset Drive

4. Resolution 15-12 A resolution requesting a variance to the minimum setback regulations for existing building improvements subsequent to the proposed replat of certain lot lines.

OTHER BUSINESS

ADJOURNMENT
CALL TO ORDER
At 6:00 Chairperson Mr. Steve Reindel called the meeting to order. The Chair read the Introductory Statement of BZA Duties and outlined the order of business to be followed. The Chair reviewed the meeting conduct procedures and swore in those persons in attendance. The Chairman asked all persons present to stand and raise their right hand. The Chairman administered an oath to all persons present to testify before the BZA asking them to swear or affirm to tell the truth, and to acknowledge their intent to abide by the oath administered by stating, “I do” or “opposed”. All persons present stood and took the oath to tell the truth with all persons present stating “I do”.

ROLL CALL
Members Present: Steve Reindel, Chairman, Mike Taylor, Skip Murray and Dan Patrizio.
Members Absent: Dan Henthorn
Staff Members: Chris Schmiesing, and Becky Cool,
Attendees: Rick Hanes, Curt South, Jim Connell, and George Moorman.

Motion was made by Mr. Patrizio, seconded by Mr. Murray to excuse Mr. Henthorn from the September 25, 2012 Board of Zoning Appeals Meeting. Voice vote, Aye: Mr. Reindel, Mr. Murray, Mr. Taylor, and Mr. Patrizio. Nay: None.

OLD BUSINESS

MEETING MINUTES
Approval of the July 24, 2012 Board of Zoning Appeals Amended minutes. Moved by Mr. Murray, seconded by Mr. Taylor. Roll call, Aye; Mr. Reindel, Mr. Murray, Mr. Taylor. Mr. Patrizio abstained stating he was not in attendance at the July 24, Meeting. Motion carried on a 3-0 vote. Amended Minutes were approved.
NEW BUSINESS

1. Resolution BZA 07-12 resolution requesting a variance to exceed the 40 feet maximum height standard in the I-1 Light Industrial Zoning District to allow the construction of a structure to be located at 1747 Commerce Drive

Mr. Schmiesing presented Staff comments stating the Applicant has applied for a variance for an increase in the maximum height allowance, and to eliminate the curbing requirement to allow construction of a new building addition and driveway relocation. The proposed improvements are necessary to the type of manufacturing process conducted at this location and the improvement will be consistent with improvements typically found in the neighborhood. They would like to add a 51,000 square foot addition with a total height of 75 feet. The height is necessary to house their equipment, stated Mr. Schmiesing.

The gravel parking area that exists now around the building is considered nonstandard and lacks curbing at this time. The applicants have agreed to replace the gravel with asphalt in the future.

Mr. Murray stated he would like to recuse himself at this time since he is currently employed by Crayex Corporation. It was noted that Mr. Murray would not be participating in the discussion or voting on either BZA 07-12 or BZA 08-12.

There was further discussion regarding the height restrictions with Mr. Schmiesing explaining the code standards.

George Moorman, contractor for Crayex Corporation came forward and gave a brief overview of the need for the variance at this time and the plans for the new building.

PUBLIC COMMENT

No one came forward to speak for or against BZA 07-12 at this time.

After a brief discussion all Board members present were in agreement to grant the variance at this time based on staff comments and hearing comments from the contractor for the applicant Crayex Corporation.

Moved by Mr. Patrizio, seconded by Mr. Taylor to approve the variance as requested. Roll call, Aye: Mr. Reindel, Aye; Mr. Patrizio, Aye; and Mr. Taylor Aye; Nay: None.
A roll call vote was taken and Resolution No. BZA 07-12 was approved with a vote of 3-0.

2. **Resolution BZA 08-12**

A Resolution requesting a variance to eliminate the curbing requirements in the parking regulations to allow the construction of a parking lot improvement to be located at 1747 Commerce Drive.

Chairman Reindel stated Mr. Schmiesing’s previous Staff comments also covered BZA 08-12.

There was discussion regarding the curbing and the nonstandard issue, it was noted that the required curbing could possibly cause issues if it were to be required at this time.

After a brief discussion all Board members present were in agreement to grant the variance at this time based on staff comments heard previously, and hearing the previous comments from the contractor for Crayex Corporation.

Moved by Mr. Patrizio, seconded by Mr. Taylor, to approve the variance as requested. Rcll call, Aye: Mr. Reindel, Aye; Mr. Patrizio, Aye; Mr. Taylor Aye; Nay: None.

A roll call vote was taken and Resolution No. BZA 08-12 was approved with a vote of 3-0.

Chairman Reindel thanked the representatives of Crayex Corporation stating this will be a great addition to the business, and to the City of Piqua.

Chairman Reindel asked that the next three BZA Resolutions be read as they all pertained to the same project.

3. **Resolution BZA 09-12**

A Resolution requesting a variance to reduce the curbing requirement in the parking regulations to allow the construction of a parking lot improvement to be located at 1249 W. High Street

4. **Resolution BZA 10-12**

A Resolution requesting a variance to reduce the lighting requirement in the parking regulations to allow the construction of a parking lot improvement to be located at 1249 W. High Street
5. Resolution B&A 11-12

A Resolution requesting a variance to reduce the screening requirement in the parking regulations to allow the construction of a parking lot improvement to be located at 1249 W. High Street

Mr. Schmiesing presented Staff comments regarding all three of the resolutions stating the Applicant has applied for a variance to allow for a reduction and/or elimination of the curbing, lighting, and screening requirements to the proposed enlargement of an existing nonstandard parking lot. The applicant proposes to enlarge the current parking lot at 1249 W. High Street to accommodate a modular classroom structure.

Curt South of Fanning Howey Associates, representing the applicant Piqua City Schools came forward and gave an brief overview of the plans for the parking lot located at 1249 W. High Street at this time. Mr. South also explained the plans for the other new proposed school sites. There was discussion of the demolition of the current schools, and the construction schedule for 2013. Also the use or non use of security lighting at the 1249 W. High Street location, along with an explanation for not wanting to install curbing on the temporary parking lot. Questions regarding the use of High Street School as the new Board of Education facility were discussed, as well as where the buses would be parked if the Board should locate there.

Rick Hanes, Superintendent Piqua City Schools, explained the plans for the location of the Board of Education office have not been determined at this time, and explained where the buses are being housed. Mr. Hanes stated they are looking carefully at all of the current school buildings, and no decision has been made at this time.

Board members voiced concern about the lighting and the security at the High Street location now and in the future. If High Street School would become the Board of Education Office they would like to see it brought into compliance. Mr. Hanes explained they are very proud of their buildings and would make sure they are in compliance. We are not looking at either one of the Junior Highs as a possibility for the Board Office at this time, stated Mr. Hanes. Discussion continued concerning the property and the possible uses in the future if it were not used for the Board Office, including the parking lot. It was brought up with discussion on possibly amending the Resolutions to include a time frame to complete the project and for the variance to expire.
After a lengthy discussion of all of the information provided it was moved by Mr. Reindel, seconded by Mr. Taylor to amend Resolutions BZA 09-12, BZA 10-12, and BZA 11-12 in the last sentence of the first paragraph in each of the resolutions to add: **thru December 31, 2015 at which time the variance will expire.** Roll call vote, Mr. Reindel, Aye; Mr. Patrizio, Aye; Mr. Murray, Aye; and Mr. Taylor, Aye. Nay, None.

Moved by Mr. Patrizio, seconded by Mr. Murray, to adopt Resolution BZA 09-12, as amended. Roll call, Mr. Reindel, Aye; Mr. Patrizio, Aye; Mr. Murray, Aye; and Mr. Taylor, Aye. Nay, None.

Moved by Mr. Murray, seconded by Mr. Patrizio, to adopt Resolution BZA 10-12, as amended. Roll call, Mr. Reindel, Aye; Mr. Patrizio, Aye; Mr. Murray, Aye; and Mr. Taylor, Aye. Nay, None.

Moved by Mr. Patrizio, seconded by Mr. Murray, to adopt Resolution BZA 11-12, as amended. Roll call, Mr. Reindel, Aye; Mr. Patrizio, Aye; Mr. Murray, Aye; and Mr. Taylor, Aye. Nay, None.

Resolutions BZA 09-12, BZA 10-12, and BZA 11-12 were adopted, as amended. Roll call, Mr. Reindel, Aye; Mr. Patrizio, Aye; Mr. Murray, Aye; and Mr. Taylor, Aye. Nay, None.

Mr. Reindel thanked both Mr. South and Mr. Hanes for providing information regarding the Piqua City Schools plans for the parking lot located at 1249 W. High Street.

**OTHER BUSINESS**

Mr. Schmiesing passed out information regarding the Planning & Zoning Workshop in December 2012 and encouraged Board Members to attend. Several of the Board Members who attended last year stated it was very informative and worth the time attending. Mr. Schmiesing further stated he would be one of the presenters this year at the workshop.

**ADJOURNMENT**

With no other business before the Board, a motion was made by Mr. Patrizio, seconded by Mr. Murray. With all those present in favor the meeting was adjourned at 7:55 p.m.
RESOLUTION No. BZA 12-12

WHEREAS, Fanning Howey Associates, Inc. on behalf of The Piqua Board of Education, owner of the property located at the corner of Park and Nicklin Avenue in the City of Piqua, Ohio, being in a district zoned R-3, has filed a petition to variance the 35 feet maximum height regulation to allow a structure height of 45 feet for a new school building located at the subject property.

WHEREAS, the City of Piqua Code of Ordinances section 154.024 (G3) establishes:

(G) Height and area regulations. The maximum height and minimum lot requirements within the R-3 Multi-Family Residential District shall be as follows.

(1) General requirements within this District shall be as follows.

<table>
<thead>
<tr>
<th>Minimum lot area</th>
<th>1,500 square feet per unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot frontage</td>
<td>50 feet</td>
</tr>
<tr>
<td>Minimum front yard setback</td>
<td>25 feet</td>
</tr>
<tr>
<td>Minimum side yard setback</td>
<td>10 feet</td>
</tr>
<tr>
<td>Minimum rear yard setback</td>
<td>Less of 30 feet or 20% of lot depth</td>
</tr>
<tr>
<td>Maximum height</td>
<td>35 feet</td>
</tr>
</tbody>
</table>

WHEREAS, the Board of Zoning Appeals has considered whether the variance requested:

☐ Is necessary to permits the owner a reasonable use of the land.
☐ Is justified due to peculiar exceptions and unusual circumstances found at this location that are not generally found within the neighborhood concerned.
☐ Will constitute a change in the district map
☐ Will impair an adequate supply of light and air to adjacent property.
☐ Will increase the congestion in public streets.
☐ Will increase the public danger of fire and safety.
☐ Will materially diminish or impair established property values within the surrounding area.
☐ Will in any other respect impair the public health, safety, comfort, morals, and welfare of the citizens of the city.

NOW THEREFORE BE IT RESOLVED that __________ motioned to __________ the variance request and the motion was seconded by __________ and the Board of Zoning Appeals recorded the following vote affirming or rejecting the motioned action.
RESOLUTION No. BZA 12-12

<table>
<thead>
<tr>
<th></th>
<th>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
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<tbody>
<tr>
<td>Mr. Steve Reindel</td>
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<td>Mr. Mike Taylor</td>
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</tbody>
</table>
BOARD OF ZONING APPEALS

APPLICATION REQUESTING A ZONING VARIANCE

- PLEASE TYPE OR PRINT -

APPLICANT NAME  Fanning Howey Associates, Inc.

APPLICANT ADDRESS  540 East Market Street

CITY  Celina  STATE  Ohio  ZIP  45822

PHONE ( 419 ) 305 - 0905

LEGAL INTEREST OF APPLICANT  Piqua City Schools

OWNER NAME  Board of Education, Piqua

BUSINESS NAME

OWNER ADDRESS  719 East Ash Street

CITY  Piqua  STATE  Ohio  ZIP  45356

PHONE ( 937 ) 773 - 4324

PROPERTY LOCATION WHERE VARIANCE IS BEING REQUESTED

STREET ADDRESS  Corner of Park and Nicklin

CITY  Piqua  STATE  Ohio  ZIP  45356

LOT NUMBER  ___________________  ZONING DESIGNATION  R3

TYPE OF VARIANCE BEING REQUESTED - (CIRCLE ONE)  ZONING -OR- SIGN

- CHECK ALL BOXES THAT APPLY -

☐ ZONING ENFORCEMENT APPEAL  ☐ AREA VARIANCE
☐ SPECIAL DRIVeway  ☐ PARKING VARIANCE
☐ HEIGHT VARIANCE  ☐ ZONING MAP BOUNDARY LINE
☐ SETBACK VARIANCE  ☑ OTHER

BRIEFLY DESCRIBE VARIANCE REQUEST  To allow a 45 foot height for the New Intermediate School in lieu of 35 feet reference 154.356 (G1).

I hereby certify that the proposed request is authorized by the owner of record and agree to conform to all applicable laws of the City of Piqua, Ohio.

SIGNATURE OF OWNER  ___________________  DATE  11-02-12

SIGNATURE OF APPLICANT  ___________________  DATE  11-02-12

NOTE - BOTH OWNER AND APPLICANT DATED SIGNATURES IN INK REQUIRED TO PROCESS REQUEST

**********************************************************************************

OFFICE USE ONLY  **********************************************************************************

$25.00 FEE PAID  -  25.00  RECEIVED BY

RECEIPT No.  -  206678  DATE  -  11-2-12
RESOLUTION No. BZA 13-12

WHEREAS, Fanning Howey Associates, Inc. on behalf of The Piqua Board of Education, owner of the property located at the corner of Park and Nicklin Avenue in the City of Piqua, Ohio, being in a district zoned R-3, has filed a petition to variance the requirement of two foot candles of light at the parking lot surface regulation to allow one foot candle lights in the parking lot at the subject property.

WHEREAS, the City of Piqua Code of Ordinances section 154.081 (K) establishes:

If the parking lot is to be open for use after dark it shall be provided with an average of two foot candles of light at the parking lot surface and a minimum of 0.5 foot candles. Lights shall be shielded so as not to shine directly or in an offensive manner on the adjoining residential property or the public right-of-way.

WHEREAS, the Board of Zoning Appeals has considered whether the variance requested:

☐ Is necessary to permits the owner a reasonable use of the land.
☐ Is justified due to peculiar exceptions and unusual circumstances found at this location that are not generally found within the neighborhood concerned.
☐ Will constitute a change in the district map
☐ Will impair an adequate supply of light and air to adjacent property.
☐ Will increase the congestion in public streets.
☐ Will increase the public danger of fire and safety.
☐ Will materially diminish or impair established property values within the surrounding area.
☐ Will in any other respect impair the public health, safety, comfort, morals, and welfare of the citizens of the city.

NOW THEREFORE BE IT RESOLVED that ___________ motioned to ___________ the variance request and the motion was seconded by ___________ and the Board of Zoning Appeals recorded the following vote affirming or rejecting the motioned action.

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<tr>
<th>Mr. Steve Reindel</th>
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BOARD OF ZONING APPEALS

APPLICATION REQUESTING A ZONING VARIANCE

- PLEASE TYPE OR PRINT -

APPLICANT NAME: Fanning Howey Associates, Inc.
APPLICANT ADDRESS: 540 East Market Street
CITY: Celina STATE: Ohio ZIP: 45822
PHONE: (419) 308-0606
LEGAL INTEREST OF APPLICANT: Piqua City Schools

OWNER NAME: Board of Education, Piqua
BUSINESS NAME: 
OWNER ADDRESS: 718 East Ash Street
CITY: Piqua STATE: Ohio ZIP: 45356
PHONE: (937) 773-4324

PROPERTY LOCATION WHERE VARIANCE IS BEING REQUESTED
STREET ADDRESS: Corner of Park and Nicklin
CITY: Piqua STATE: Ohio ZIP: 45356
LOT NUMBER: 
ZONING DESIGNATION: R3

TYPE OF VARIANCE BEING REQUESTED - (CIRCLE ONE) ZONING OR SIGN

CHECK ALL BOXES THAT APPLY:
☑ ZONING ENFORCEMENT APPEAL
☐ AREA VARIANCE
☐ SPECIAL DRIVEWAY
☐ PARKING VARIANCE
☐ HEIGHT VARIANCE
☐ ZONING MAP BOUNDARY LINE
☐ SETBACK VARIANCE
☑ OTHER

BRIEFLY DESCRIBE VARIANCE REQUEST: To allow one foot candle light at the parking lots in lieu of two foot candles. Reference 154.081(K). Please see attached.
I hereby certify that the proposed request is authorized by the owner of record and agree to conform to all applicable laws of the City of Piqua, Ohio.

SIGNATURE OF OWNER: ___________________________ DATE: __________

SIGNATURE OF APPLICANT: ___________________________ DATE: 11.02.12

NOTE - BOTH OWNER AND APPLICANT DATED SIGNATURES IN INK REQUIRED TO PROCESS REQUEST

**************************************************************************
OFFICE USE ONLY
**************************************************************************

$25.00 FEE PAID - $25.00 RECEIVED BY - 8.10.12
RECEIPT No. - 506678 DATE - 11-2-12
Piqua City Schools is requesting a variance from the Zoning Code requirement of 2 footcandles average for the parking lots that are used after dark. For the new school Projects at the Washington Site and the former hospital site, Piqua City Schools has two other criteria that we are required to meet. One requirement is from the Ohio School Facility Commission (OSFC) who provides the Design Manual for the Projects. This requirement is one footcandle average for parking areas, and 0.5 foot candles for driveways (please see attached OSFC Design Manual, page 3211-1). The OSFC also mandates Leadership in Energy and Environmental Design (LEED) silver certification, which requires that the Project meets certain guidelines for energy efficiency and sustainable sites. In an effort to obtain LEED silver, we are pursuing a point for reduced light pollution (please see attached LEED requirement, page 19). The rules for light trespass are very stringent, but obtainable, when the site lighting is designed for the OSFC 1 footcandle requirement. Also, as a comparison, the Illuminating Engineers Society of North America (IESNA) RP-20-98 (please see attached) recommended lighting for parking facilities requires for a minimum horizontal illuminance of 0.20 footcandles and a minimum vertical illuminance of 0.10 footcandles. Piqua City Schools believes that the 1 footcandle light level that will be provided provides a lighting level that is safe, secure, and adequate for the users of the site.
CHAPTER 3: SCHOOL SITE

LIGHTING

A. SECURITY LIGHTING

1. Lighting for main building entrances and other entry/exit doors shall comply with the allowable lighting power densities listed in the applicable International Energy Conservation Code (IECC) with references to ASHRAE 90.1. When attempting compliance with LEED Sustainable Sites – Light Pollution Reduction – the allowable power densities shall be reduced by 20 percent.

2. Light fixtures shall be wall-mounted, high-intensity discharge type or compact fluorescent located directly over doors or high-intensity discharge type recessed in overhangs or soffits located directly over doors. Fixtures shall be designed for exterior use and can be LED-type light fixtures. Wall-mounted fixtures shall be vandal resistant.

B. DRIVES & PARKING AREAS

1. Provide an illumination level of 0.5 footcandles at entrance/exit drives.

2. Provide an illumination level of 1.0 footcandles within parking areas and bus drop-off/pick-up areas.

3. Lighting shall be high-intensity discharge or LED-type located on poles with a concrete base. Pole height shall be a maximum of 39 feet.

4. Lighting fixtures should be full lateral cut off type to eliminate up lighting from the site.

5. Consider packaged site lighting using photovoltaics.

6. Lighting shall be in conformance with ASHRAE 90.1.

C. CIRCULATION & PEDESTRIAN AREAS

1. Provide an illumination level of 0.5 footcandles at pedestrian routes from parking areas and bus drop-off/pick-up areas to building entrances.

2. Lighting of pedestrian routes shall be of high-intensity discharge or LED-type. Fixture shall be bollard type or pole-mounted type.

3. Lighting shall be in conformance with ASHRAE 90.1.
LZ2: Low (primarily residential zones, neighborhood business districts, light industrial areas with limited nighttime use and residential mixed-use areas)

Design exterior lighting so that all site and building-mounted luminaires produce a maximum initial illuminance value no greater than 0.10 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 10 feet beyond the site boundary. Document that no more than 2% of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down).

LZ3: Medium (all other areas not included in LZ1, LZ2 or LZ4, such as commercial/industrial, and high-density residential)

Design exterior lighting so that all site and building-mounted luminaires produce a maximum initial illuminance value no greater than 0.20 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 15 feet beyond the site. Document that no more than 5% of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down).

LZ4: High* (high-activity commercial districts in major metropolitan areas)

Design exterior lighting so that all site and building-mounted luminaires produce a maximum initial illuminance value no greater than 0.60 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 15 feet beyond the site. Document that no more than 10% of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down).

LZ2, LZ3 and LZ4 - For site boundaries that abut public rights-of-way, light trespass requirements may be met relative to the curb line instead of the site boundary.

For All Zones
Illuminance generated from a single luminaire placed at the intersection of a private vehicular driveway and public roadway accessing the site is allowed to use the centerline of the public roadway as the site boundary for a length of 2 times the driveway width centered at the centerline of the driveway.

Sports Field Lighting (Physical Education Spaces)
Physical education spaces (playing fields) do not need to comply with the lighting power density requirements of this credit, as per ANSI/ASHRAE/IESNA Standard 90.1-2007 section 9.4.5, exception E.

Automatic Shutoff: All sports lighting must be automatically controlled to shut off no later than 11 p.m. Manual override must be provided to avoid disruption of school sponsored sporting events.

Trespass Calculations
All trespass calculations must be submitted for 2 conditions: (1) with the sports lighting turned off and all other site lighting turned on, the light trespass requirements are as stated above, and (2) with just the sports lighting turned on, the light trespass requirements for horizontal and vertical footcandles (fc) may be increased to the following illuminance levels:

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2. To be LZ4, the area must be so designated by an organization with local jurisdiction, such as the local zoning authority.
Illuminance recommendations for active parking lots open to customers, employees, or the general public are given in Table 1. The illuminance is to be measured or calculated on a clear pavement, without any parked vehicles. The maximum and minimum values are maintained illuminances. This condition occurs just prior to lamp replacement and luminaire cleaning. If the lamp catalog does not give end-of-life data, these should be selected from the manufacturer.

Note: While illuminance criteria are the basis for lighting recommendations in this Practice, there is a trend to using luminance criteria for many applications. Luminance is what an individual "sees" or perceives. Luminance ratios between surfaces better describe how the eye views and adapts to the visual environment, and luminance contrast is important in detecting objects against their background in visibility-based calculations. (See Annex D.)

Data from various studies of vehicular accidents in parking lots have shown about two-thirds involved a moving vehicle striking a parked vehicle, less than one-third involved a moving vehicle striking another moving vehicle, about six percent involved striking fixed objects, and one percent involved striking pedestrians. An average of 20 percent of these accidents occurred at night. Furthermore, the highest proportion (38 percent) of these night accidents involved avoiding pedestrians. However, this study did not include pedestrian slips or trips and falls, which were not recorded by police accident reports. If these were included in the consideration of parking facility lighting needs, then the proportion of total mishaps involving pedestrians would be greater than one percent. A major study of claims in commercial parking facilities found slip or trip-and-fall pedestrian accidents accounted for about 75 percent of the number of total claims and slightly over 50 percent of the costs paid. The study found seven percent of the claims represented personal assault, nine percent vehicle damage, and five percent gate damage.

A paper by Monahan examined the required contrast to see a 15-cm (6-in.) curb against a concrete floor of assumed reflectance, at a distance of 6 meters (20 ft.). The increased contrast required as a function of illuminance for a 60-year-old observer was plotted...

Table 1: Recommended Maintained Illuminance Values for Parking Lots

<table>
<thead>
<tr>
<th></th>
<th>Basic¹</th>
<th>Enhanced Security²</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Minimum Horizontal Illuminance</strong>³</td>
<td>lux⁴ 2</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>fc² 0.2</td>
<td>0.5</td>
</tr>
<tr>
<td><strong>Uniformity Ratio, Maximum to Minimum</strong>⁶</td>
<td>20:1</td>
<td>15:1</td>
</tr>
<tr>
<td><strong>Minimum Vertical Illuminance</strong>⁷</td>
<td>lux⁴ 1</td>
<td>2.5</td>
</tr>
<tr>
<td></td>
<td>fc² 0.1</td>
<td>0.25</td>
</tr>
</tbody>
</table>

¹ For typical conditions. During periods of non-use, the illuminance of certain parking facilities may be turned off to reduce energy. If reduced lighting is to be used only for the purpose of property security, it is desirable that the minimum (low point) value not be less than 0.1 horizontal lux (0.1 fc). Reductions should not be applied to facilities subject to intermittent night use, such as at apartments, hospitals, and transportation terminals.

² If personal security or vandalism is a likely and/or severe problem, a significant increase of the Basic level may be appropriate (see Section 4.3). Many retailers prefer even higher levels, with a specification of 10 lux (1 fc) as the minimum value.

³ For preliminary design, an average value of 10 horizontal lux (1 fc) for basic, or 25 horizontal lux (2.5 fc) for enhanced illuminance may be calculated. The minimum points (or areas) and maximum point are then calculated and the uniformity ratio checked for compliance with the Table 1 values (see Section 5.3). Note: The 5:1 average-to-minimum ratio is the first step toward designing the design to achieve the maximum to minimum ratios presented in Table 1.

⁴ Measured on the parking surface, without any shadowing effect from parked vehicles or trees at points of measurement.

⁵ Rounded conversion of lux to footcandles (see Annex E).

⁶ The highest horizontal illuminance point divided by the lowest horizontal illuminance point or area should not be greater than the values shown (see Section 4.4 and Annex B).

⁷ Facial recognition can be made at levels as low as 2.5 lux (0.25 fc). The IESNA Security Lighting Committee recommends that facial identification, the minimum vertical illuminance should be 5.0 lux (0.5 fc).

⁸ Measured at 1.5 meters (5.0 ft.) above parking surface at the point of lowest horizontal illuminance, excluding facing outward along boundaries (see Section 4.4 and Annex B).

Note 1: The height of the measurement has been lowered from the previous 1.8 meters (6 ft.) of RPI-20-84 to be in line with the average human observer eye height of 1.5 meters (5 ft.).

Note 2: A survey of existing installations by the authoring committee found that a value of 1 lux (0.1 fc) minimum vertical illuminance was achievable using cutoff luminaires, but values greater than this may not be achievable.
RESOLUTION No. BZA 14-12

WHEREAS, Fanning Howey Associates, Inc. on behalf of The Piqua Board of Education, owner of the property located at 800 N. Sunset Drive in the City of Piqua, Ohio, being in a district zoned R1-A, has filed a petition to variance the requirement of two foot candles of light at the parking lot surface regulation to allow one foot candle lights in the parking lot at the subject property.

WHEREAS, the City of Piqua Code of Ordinances section 154.081 (K) establishes:

If the parking lot is to be open for use after dark it shall be provided with an average of two foot candles of light at the parking lot surface and a minimum of 0.5 foot candles. Lights shall be shielded so as not to shine directly or in an offensive manner on the adjoining residential property or the public right-of-way.

WHEREAS, the Board of Zoning Appeals has considered whether the variance requested:

☐ Is necessary to permits the owner a reasonable use of the land.
☐ Is justified due to peculiar exceptions and unusual circumstances found at this location that are not generally found within the neighborhood concerned.
☐ Will constitute a change in the district map
☐ Will impair an adequate supply of light and air to adjacent property.
☐ Will increase the congestion in public streets.
☐ Will increase the public danger of fire and safety.
☐ Will materially diminish or impair established property values within the surrounding area.
☐ Will in any other respect impair the public health, safety, comfort, morals, and welfare of the citizens of the city.

NOW THEREFORE BE IT RESOLVED that ____________ motioned to ____________ the variance request and the motion was seconded by ____________ and the Board of Zoning Appeals recorded the following vote affirming or rejecting the motioned action.

<table>
<thead>
<tr>
<th></th>
<th>AYE</th>
<th>NAY</th>
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<tr>
<td>Mr. Steve Reindel</td>
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<td>Mr. Mike Taylor</td>
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</tbody>
</table>
BOARD OF ZONING APPEALS

APPLICATION REQUESTING A ZONING VARIANCE

- PLEASE TYPE OR PRINT -

APPLICANT NAME: Fanning Howey Associates, Inc.
APPLICANT ADDRESS: 540 East Market Street
CITY: Celina
STATE: Ohio
ZIP: 45822
PHONE: (419) 305-0606
LEGAL INTEREST OF APPLICANT: Piqua City Schools

OWNER NAME: Board of Education, Piqua
BUSINESS NAME: 
OWNER ADDRESS: 719 East Ash Street
CITY: Piqua
STATE: Ohio
ZIP: 45356
PHONE: (937) 773-4324

PROPERTY LOCATION WHERE VARIANCE IS BEING REQUESTED
STREET ADDRESS: 800 N. Sunset Drive
CITY: Piqua
STATE: Ohio
ZIP: 45356
LOT NUMBER: 
ZONING DESIGNATION: R1A

TYPE OF VARIANCE BEING REQUESTED - (CIRCLE ONE) ZONING - OR - SIGN

- CHECK ALL BOXES THAT APPLY -

☐ ZONING ENFORCEMENT APPEAL  ☐ AREA VARIANCE
☐ SPECIAL DRIVEWAY  ☐ PARKING VARIANCE
☐ HEIGHT VARIANCE  ☐ ZONING MAP BOUNDARY LINE
☐ SETBACK VARIANCE  ☐ OTHER

BRIEFLY DESCRIBE VARIANCE REQUEST: To allow one foot candle light at the parking lots in lieu of two foot candles. Reference 154.081 (K).

I hereby certify that the proposed request is authorized by the owner of record and agree to conform to all applicable laws of the City of Piqua, Ohio.

SIGNATURE OF OWNER: ___________________________ DATE: _____________

SIGNATURE OF APPLICANT: ___________________________ DATE: 11.02.12

NOTE - BOTH OWNER AND APPLICANT DATED SIGNATURES IN INK REQUIRED TO PROCESS REQUEST

~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~

$25.00 FEE PAID - 25.00  RECEIVED BY - B. Long

RECEIPT No. - 201618  DATE - 11-2-12
Piqua City Schools is requesting a variance from the Zoning Code requirement of 2 footcandles average for the parking lots that are used after dark. For the new school Projects at the Washington Site and the former hospital site, Piqua City Schools has two other criteria that we are required to meet. One requirement is from the Ohio School Facility Commission (OSFC) who provides the Design Manual for the Projects. This requirement is one footcandle average for parking areas, and 0.5 footcandles for driveways (please see attached OSFC Design Manual, page 3211-1). The OSFC also mandates Leadership in Energy and Environmental Design (LEED) silver certification, which requires that the Project meets certain guidelines for energy efficiency and sustainable sites. In an effort to obtain LEED silver, we are pursuing a point for reduced light pollution (please see attached LEED requirement, page 19). The rules for light trespass are very stringent, but obtainable, when the site lighting is designed for the OSFC 1 footcandle requirement. Also, as a comparison, the Illuminating Engineers Society of North America (IESNA) RP-20-98 (please see attached) recommended lighting for parking facilities requires a minimum horizontal illuminance of 0.20 footcandles and a minimum vertical illuminance of 0.10 footcandles. Piqua City Schools believes that the 1 footcandle light level that will be provided provides a lighting level that is safe, secure, and adequate for the users of the site.
CHAPTER 3: SCHOOL SITE

LIGHTING

A. SECURITY LIGHTING

1. Lighting for main building entrances and other entry/exit doors shall comply with the allowable lighting power densities listed in the applicable International Energy Conservation Code (IECC) with references to ASHRAE 90.1. When attempting compliance with LEED Sustainable Sites – Light Pollution Reduction the allowable power densities shall be reduced by 20 percent.

2. Light fixtures shall be wall-mounted, high-intensity discharge type or compact fluorescent located directly over doors or high-intensity discharge type recessed in overhangs or soffits located directly over doors. Fixtures shall be designed for exterior use and can be LED-type light fixtures. Wall-mounted fixtures shall be vandal resistant.

B. DRIVES & PARKING AREAS

1. Provide an illumination level of 0.5 footcandles at entrance/exit drives.

2. Provide an illumination level of 1.0 footcandles within parking areas and bus drop-off/pick-up areas.

3. Lighting shall be high-intensity discharge or LED-type located on poles with a concrete base. Pole height shall be a maximum of 39 feet.

4. Lighting fixtures should be full lateral cut off type to eliminate up lighting from the site.

5. Consider packaged site lighting using photovoltaics.

6. Lighting shall be in conformance with ASHRAE 90.1.

C. CIRCULATION & PEDESTRIAN AREAS

1. Provide an illumination level of 0.5 footcandles at pedestrian routes from parking areas and bus drop-off/pick-up areas to building entrances.

2. Lighting of pedestrian routes shall be of high-intensity discharge or LED-type. Fixture shall be bollard type or pole-mounted type.

3. Lighting shall be in conformance with ASHRAE 90.1.
LZ2: Low (primarily residential zones, neighborhood business districts, light industrial areas with limited nighttime use and residential mixed-use areas)

Design exterior lighting so that all site and building-mounted luminaires produce a maximum initial illuminance value no greater than 0.10 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 10 feet beyond the site boundary. Document that no more than 2% of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down).

LZ3: Medium (all other areas not included in LZ1, LZ2 or LZ4, such as commercial/industrial, and high-density residential)

Design exterior lighting so that all site and building-mounted luminaires produce a maximum initial illuminance value no greater than 0.20 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 15 feet beyond the site. Document that no more than 5% of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down).

LZ4: High (high-activity commercial districts in major metropolitan areas)

Design exterior lighting so that all site and building-mounted luminaires produce a maximum initial illuminance value no greater than 0.60 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 15 feet beyond the site. Document that no more than 10% of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down).

LZ2, LZ3 and LZ4 - For site boundaries that abut public rights-of-way, light trespass requirements may be met relative to the curb line instead of the site boundary.

For All Zones
Illuminance generated from a single luminaire placed at the intersection of a private vehicular driveway and public roadway accessing the site is allowed to use the centerline of the public roadway as the site boundary for a length of 2 times the driveway width centered at the centerline of the driveway.

Sports Field Lighting (Physical Education Spaces)
Physical education spaces (playing fields) do not need to comply with the lighting power density requirements of this credit, as per ANSI/ASHRAE/IESNA Standard 90.1-2007 section 9.4.5, exception E.

Automatic Shutoff: All sports lighting must be automatically controlled to shut off no later than 11 p.m. Manual override must be provided to avoid disruption of school sponsored sporting events.

Trespass Calculations
All trespass calculations must be submitted for 2 conditions: (1) with the sports lighting turned off and all other site lighting turned on, the light trespass requirements are as stated above, and (2) with just the sports lighting turned on, the light trespass requirements for horizontal and vertical footcandles (fc) may be increased to the following illuminance levels:

2. To be LZ4, the area must be so designated by an organization with local jurisdiction, such as the local zoning authority.
illuminance recommendations for active parking lots open to customers, employees, or the general public are given in Table 1. The illuminance is to be measured or calculated on a clear pavement, without any parked vehicles. The maximum and minimum values are maintained illuminances. This condition occurs just prior to lamp replacement and luminaire cleaning. If the lamp catalog does not give end-of-life data, these should be secured from the manufacturer.

Note: While illuminance criteria are the basis for lighting recommendations in this Practice, there is a trend to using illuminance criteria for many applications. Luminance is what an individual "sees" or perceives. Luminance ratios between surfaces better describe how the eye views and adapts to the visual environment, and luminance contrast is important in detecting objects against their background in visibility-based calculations. (See Annex D.)

Data from various studies of vehicular accidents in parking lots have shown about two-thirds involved a moving vehicle striking a parked vehicle, less than one-third involved a moving vehicle striking another moving vehicle, about six percent involved striking fixed objects, and one percent involved striking pedestrians. An average of 20 percent of these accidents occurred at night. Furthermore, the highest proportion (38 percent) of these night accidents involved avoiding pedestrians. However, this study did not include pedestrian slips or trips and falls, which were not recorded by police accident reports. If these were included in the consideration of parking facility lighting needs, then the proportion of total mishaps involving pedestrians would be greater than one percent. A major study of claims in commercial parking facilities found slip or trip-and-fall pedestrian accidents accounted for about 75 percent of the number of total claims and slightly over 50 percent of the costs paid. The study found seven percent of the claims represented personal assault, nine percent vehicle damage, and five percent gate damage.

A paper by Monahan examined the required contrast to see a 15-cm (6-in.) curb against a concrete floor of assumed reflectance, at a distance of 6 meters (20 ft.). The increased contrast required as a function of illuminance for a 60-year-old observer was plotted

<table>
<thead>
<tr>
<th>Table 1: Recommended Maintained Illuminance Values for Parking Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<tr>
<td>Minimum Horizontal Illuminance³</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Uniformity Ratio, Maximum to Minimum⁶</td>
</tr>
<tr>
<td>Minimum Vertical Illuminance⁵</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

¹ For typical conditions. During periods of non-use, the illuminance of certain parking facilities may be turned off or reduced to conserve energy. If reduced lighting is to be used only for the purpose of property security, it is desirable that the minimum (low point) value not be less than 1.0 horizontal lux (0.1 fc). Reductions should not be applied to facilities subject to intermittent night use, such as at apartments, hospitals, and transportation terminals.

² If personal security or vandalism is a likely and/or severe problem, a significant increase of the Basic level may be appropriate (see Section 4.3). Many retailers prefer even higher levels, with a specification of 10 lux (1 fc) as the minimum value.

³ For preliminary design, an average value of 10 horizontal lux (1 hfc) for basic, or 25 horizontal lux (2.5 hfc) for enhanced illuminance may be calculated. The minimum points (or areas) and maximum point are then calculated and the uniformity ratio checked for compliance with the Table 1 values (see Section 5.3). Note: The 5:1 average-to-minimum ratio is the first step toward directing the design to achieve the maximum to minimum ratios presented in Table 1.

⁴ Measured on the parking surface, without any shadowing effect from parked vehicles or trees at points of measurement.

⁵ Rounded conversion of lux to footcandles (see Annex E).

⁶ The highest horizontal illuminance point divided by the lowest horizontal illuminance point or area should not be greater than the values shown (see Section 4.4 and Annex B).

⁷ Facial recognition can be made at levels as low as 2.5 lux (0.25 fc). The IESNA Security Lighting Committee recommends that for facial identification, the minimum vertical illuminance should be 5.0 lux (0.5 fc).

⁸ Measured at 1.5 meters (5.0 ft.) above parking surface at the point of lowest horizontal illuminance, excluding facing outward abing boundaries (see Section 4.4 and Annex B).

Note 1: The height of the measurement has been lowered from the previous 1.8 meters (6 ft.) of RP-20-84 to be in line with the average human observer's eye height of 1.5 meters (5 ft.)

Note 2: A survey of existing installations by the authoring committee found that a value of 1 lux (0.1 fc) minimum vertical illuminance was achievable using cutoff luminaires, but values greater than this may not be achievable.
RESOLUTION No. BZA 15-12

WHEREAS, Stephen King, owner of King Masonry, Inc. 401 Young Street in the City of Piqua, Ohio, being in a district zoned I-1 Light Industrial, has filed a petition to variance the minimum setback regulations to allow for existing building improvements subsequent to the proposed replat of certain lot lines.

WHEREAS, the City of Piqua Code of Ordinances section 154.027 G establishes:

(G) Height and area regulations. The maximum height and minimum lot requirements within the I-1 Light Industrial District shall be as follows.

(1) General requirements within this District shall be as follows.

<table>
<thead>
<tr>
<th>Minimum lot area</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot frontage</td>
<td>None</td>
</tr>
<tr>
<td>Minimum front yard setback</td>
<td>25 feet</td>
</tr>
<tr>
<td>Minimum side yard setback</td>
<td>15 feet</td>
</tr>
<tr>
<td>Minimum rear yard setback</td>
<td>15 feet or 30 feet if abutting an alley.</td>
</tr>
<tr>
<td>Maximum height</td>
<td>40 feet</td>
</tr>
</tbody>
</table>

(2) Where an I-1 Industrial District abuts, or is across the street from a residential district, the following minimum requirements shall apply.

(a) The minimum front yard shall be 50 feet. If loading facilities are located in the front yard, the required front yard shall be 80 feet.

(b) The minimum side yard shall be 50 feet. For every two feet by which the building height exceeds 40 feet, the required side yard shall be increased by one foot.

(c) The minimum rear yard shall be 50 feet.

(3) If a side yard is greater than 15 feet, the additional area may be utilized for parking subject to the screening requirements in division (G) (4) below.

(4) When a side or rear yard abuts a residential district, it shall be screened in conformance with the following provisions.

(a) A plot shall be submitted indicating the location and type of screening to be used.

(b) A finding shall be made that the proposed screening will do the following.

(1) Provide a visual barrier of no less than six feet in height to partially or completely block out the view of unattractive structures or activities.
RESOLUTION No. BZA 15-12

(2) Provide an acoustic screen, of no less than 15 feet in depth, of dense plantings or a solid masonry wall in combination with decorative plantings, to aid in absorbing and deflecting noise.

(3) Provide for the containment of litter and debris.

(c) Screening may be one or more of the following or other similar materials.

(1) A solid masonry wall.
(2) A solidly constructed decorative fence.
(3) Louvered fence
(4) Dense evergreen plantings.
(5) Deciduous trees and shrubs.

WHEREAS, the Board of Zoning Appeals has considered whether the variance requested:

☐ Is necessary to permits the owner a reasonable use of the land.
☐ Is justified due to peculiar exceptions and unusual circumstances found at this location that are not generally found within the neighborhood concerned.
☐ Will constitute a change in the district map
☐ Will impair an adequate supply of light and air to adjacent property.
☐ Will increase the congestion in public streets.
☐ Will increase the public danger of fire and safety.
☐ Will materially diminish or impair established property values within the surrounding area.
☐ Will in any other respect impair the public health, safety, comfort, morals, and welfare of the citizens of the city.

NOW THEREFORE BE IT RESOLVED that ___________ motioned to _________ the variance request and the motion was seconded by ___________ and the Board of Zoning Appeals recorded the following vote affirming or rejecting the motioned action.

<table>
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<tr>
<th>Mr. Steve Reindel</th>
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<td>Mr. Skip Murray</td>
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<tr>
<td>Mr. Mike Taylor</td>
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</tbody>
</table>
BOARD OF ZONING APPEALS

APPLICATION REQUESTING A ZONING VARIANCE

- PLEASE TYPE OR PRINT -

APPLICANT NAME  Stephen D. King
APPLICANT ADDRESS  323 Pinewood
CITY  Piqua  STATE  OH  ZIP  45356
PHONE  (937)  778-9167
LEGAL INTEREST OF APPLICANT  owner of property

OWNER NAME  King Masonry Inc.
BUSINESS NAME  King Masonry Inc.
OWNER ADDRESS  323 Pinewood
CITY  Piqua  STATE  OH  ZIP  45356
PHONE  (937)  778-9167

PROPERTY LOCATION WHERE VARIANCE IS BEING REQUESTED
STREET ADDRESS  401 Young St.
CITY  Piqua  STATE  Ohio  ZIP  45356
LOT NUMBER  4509, 4510, 4511, 4512, 4513, 4514, 4515
ZONING DESIGNATION  Light Industrial

TYPE OF VARIANCE BEING REQUESTED - (CIRCLE ONE) ZONING -OR- SIGN

- CHECK ALL BOXES THAT APPLY -
  □ ZONING ENFORCEMENT APPEAL  □ AREA VARIANCE
  □ SPECIAL DRIVeway  □ PARKING VARIANCE
  □ HEIGHT VARIANCE  □ ZONING MAP BOUNDARY LINE
  □ SETBACK VARIANCE  □ OTHER

BRIEFLY DESCRIBE VARIANCE REQUEST  Lot Frontage

I hereby certify that the proposed request is authorized by the owner of record and agree to conform to all applicable laws of the City of Piqua, Ohio.

SIGNATURE OF OWNER  Stephen D. King  DATE  11/19/12
SIGNATURE OF APPLICANT  Stephen D. King  DATE  11/19/12

NOTE - BOTH OWNER AND APPLICANT DATED SIGNATURES IN INK REQUIRED TO PROCESS REQUEST

******************OFFICE USE ONLY******************

$25.00 FEE PAID -  ———— RECEIVED BY  ————

RECEIPT No.  ———— DATE  ————
KING MASONRY, INC. REPLAT
CITY OF PIQUA, MIAMI COUNTY, OHIO

BEING A REPLAT OF INLOTS 4509, 4510, 4511, 4512, PARTS INLOTS 4513, 4514, 4515

YOUNG STREET 45' R/W

INLOT
0.626 ACRE

COMMERCIAL STREET ~ NO RECORD

ROOSEVELT AVENUE

NORTHWEST CORNER
LOT 4513
PT. 4513
0.002 AC.

PT. 4513
0.128 AC.

N 85°37'30" W 37.00' E 28.51'
PT. 4513
0.045 AC.

N 85°37'30" W 37.00' E 28.51'
PT. 4513
0.045 AC.

N 85°37'30" W 37.00' E 28.51'
PT. 4513
0.045 AC.

INLOT
0.171 ACRE

NORTHWEST CORNER
LOT 4513
PT. 4513
0.002 AC.

PT. 4513
0.128 AC.

N 85°37'30" W 37.00' E 28.51'
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LOT 4513
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PT. 4513
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N 85°37'30" W 37.00' E 28.51'
PT. 4513
0.045 AC.

PLAT BOOK PAGE
MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS _____ DAY OF _____, 20__, AT _______ M.

FILE # _______

FEE $ ______

MIAMI COUNTY RECORDER
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED _____ 20_

MIAMI COUNTY AUDITOR
BY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF INLOTS 4509, 4510, 4511, 4512, PARTS INLOTS 4513, 4514, 4515 AS ACQUIRED BY KING MASONRY, INC. (DEED BOOK 667, PG. 282) BY DEED BOOK 577, PAGE 122 AND OFFICIAL RECORD ______ PAGE ______ (0.014 AC. PT. 4513) AND BY TAMMY J. MORROW BY DEED BOOK 855, PAGE 154 AND OFFICIAL RECORD ______ PAGE ______ (0.003 AC. PT. 4513).

INLOT

0.626 ACRE

NORTHWEST CORNER
LOT 4513
PT. 4513
0.002 AC.

PT. 4513
0.128 AC.

N 85°37'30" W 37.00' E 28.51'
PT. 4513
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PT. 4513
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PT. 4513
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N 85°37'30" W 37.00' E 28.51'
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DESCRIPTION

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INLOT

0.626 ACRE

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LOT 4513
PT. 4513
0.002 AC.

PT. 4513
0.128 AC.

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INLOT

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NORTHWEST CORNER
LOT 4513
PT. 4513
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PT. 4513
0.128 AC.

N 85°37'30" W 37.00' E 28.51'
PT. 4513
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REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:
VOLUME 12, PAGE 118
VOLUME 12, PAGE 124
VOLUME 17, PAGE 103

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOLUME 2, PAGE 37
VOLUME 452, PAGE 507
VOLUME 635, PAGE 154

SURVEYED BY
DREES & DREES
900 WESTERLY ROAD
CINCINNATI, OH 45231

SCALE 1" = 100'
November 16, 2012

*** MEETING NOTICE ***

Please be advised that the City of Piqua Board of Zoning Appeals will hold a meeting at the time and location stated below.

TIME: 6:00 P.M.
DATE: Tuesday, November 27
LOCATION: Commission Chambers, Municipal Government Complex
201 W. Water Street

To view the Board of Zoning Appeals packet in its entirety, visit http://www.piquaoh.org/agenda_zoning_bd.htm or stop by this office.

Please contact this office if you have any questions pertaining to this matter.

Christopher W. Schmiesing
City Planner
### BOARD OF ZONING APPEALS

#### MEETING NOTICE AND AGENDA TO:

<table>
<thead>
<tr>
<th>RESOLUTION</th>
<th>NAME</th>
<th>MAILING ADDRESS</th>
<th>CITY STATE ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>BZA 12-12 &amp; 13-12</td>
<td>James Apple</td>
<td>512 Park Avenue</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>BZA 12-12 &amp; 13-12</td>
<td>Carol Shoemaker</td>
<td>523 Park Avenue</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>BZA 12-12 &amp; 13-12</td>
<td>Michael Morgan</td>
<td>529 Park Avenue</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>BZA 12-12 &amp; 13-12</td>
<td>Matthew Knuff</td>
<td>535 Park Avenue</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>BZA 12-12 &amp; 13-12</td>
<td>Yvonne Ordain</td>
<td>539 Park Avenue</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>BZA 12-12 &amp; 13-12</td>
<td>Raymond Fuller</td>
<td>541 Park Avenue</td>
<td>Piqua, OH 45356</td>
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<td>BZA 15-12</td>
<td>Stephen King</td>
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<td>Ella Graves</td>
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BOARD OF ZONING APPEALS EMAIL
 Entire Packet To: GARY HUFF EMAIL
 AGENDA PACKET TO: CHRIS SCHMIESING EMAIL

AMY WELKER EMAIL
 EGOV-MEETING NCT EMAIL
 CHRISS Booke EMAIL
 CITY COMMISSION EMAIL
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