CALL TO ORDER

ROLL CALL

MEETING MINUTES

August 26, 2014

NEW BUSINESS

Resolution No. 03-14 A request for a variance to the 25ft front yard setback requirement to add an additional 2ft to an existing carport at 1401 Severs Drive

ADJOURNMENT
CALL TO ORDER
At 6:00 Chairperson 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, Jim Oda, Skip Murray, Dustin Davis, Earl Slater
Members Absent: None
Staff Members: Chris Schmiesing

Attendees: Sylvia Jacobs, Julia Morrow, Mark Hery, Alex Barlage

MEETING MINUTES
Approval of the September 24, 2013 Board of Zoning Appeals minutes. Moved by Mr. Slater, seconded by Mr. Murray. Motion carried on a voice vote 5-0 vote in support of the motion. Minutes were approved.

NEW BUSINESS
Resolution 01-14
A Resolution nominating and appointing the chair and vice chair of the BZA.

Chairman Reindel reviewed the nomination process and opened the floor for nominations for chair and vice chair. Mr. Davis moved to nominate and appoint Mr. Murray as Vice-Chair and Mr. Reindel as Chair of the BZA and Mr. Oda seconded the motion. All in favor voted aye in support of the motion.

Resolution 02-14
A Resolution to variance the sign setback requirements to allow a reduced setback for a new sign to be installed at 1125 Covington Avenue. Mr. Schmiesing explained the existing conditions related to the sign currently extending beyond the property line and noting the minimum setback for this sign type is two (2) feet.
Mark Hery of 1125 Covington Avenue stepped forward to speak on behalf of the request. He noted that the new sign will actually be about 10" narrower than the existing sign. Mr. Hery pointed out that the new sign would replace an older sign and modernize the appearance and capabilities of the signage and noted that if the variance cannot be secured the existing sign will remain.

Board members inquired as to whether the new sign could be reduced in size and still be effective or installed offset on the post to and look appropriate. Mr. Hery indicated that the signage would lose its effectiveness if it were reduced in size, and pointed out that the sign could be installed offset on the post, but that it would be less aesthetically pleasing if it were installed in this manner. Mr. Murray agreed that the sign would look less aesthetically pleasing if installed with an offset. Mr. Oda pointed out the existing sign has been in its current location for 21 years. Mr. Davis pointed out the existing sign was presumably installed with the approval of the proper permits and inspections at the time.

PUBLIC COMMENT

No one came forward to speak for or against the resolution.

Mr Oda motioned to approve the variance request as submitted and Mr. Slater seconded the motion. Roll call vote on the motion resulted in Mr. Slater, Mr. Reindel, Mr. Murray, Mr. Oda, and Mr. Davis voting Aye in support of the motion. The resolution was approved by a 5-0 vote.

OTHER BUSINESS

None

ADJOURNMENT

With no other business before the Board, a motion was made by Mr. Oda, seconded by Mr. Murray. With all those present in favor the meeting was adjourned at 6:45 P.M.
RESOLUTION No. BZA 03-14

WHEREAS, Andrew Ray property owner of the subject parcel in the City of Piqua, Ohio, being in a district zoned R-1 (One-Family Residential District), has filed a request to variance the setback of the carport located at 1401 Severs Drive, Piqua, Ohio.

WHEREAS, the City of Piqua Zoning Code Section 154.022 (D) (4) (G) (1) General Requirements for dwellings states:

154.22 One-Family Residential District

(G) Height, area, and setback regulations.

(1) General requirements for dwellings.

| Minimum lot area               | 6,000 square feet |
| Minimum lot frontage          | 50 feet           |
| **Minimum front yard setback** | 25 feet           |
| Minimum side yard setback     | 6 feet            |
| Minimum rear yard setback     | less of 30 feet or 20% of lot depth |
| Minimum height                | 35 feet           |

(2) Front yard. There shall be a required front yard setback of each side of a through lot facing a street.

(3) Side yard. There shall be required front yard on each street side of a corner lot.

(4) Accessory buildings. Accessory buildings within the R-1 One Family Residential District shall be regulated in conformance with the provisions of 154.121 and 154.122

☐ Is necessary to permit the owner a reasonable use of the land.
☐ Is justified to peculiar exceptions and unusual circumstances found at this location that are not generally found within the neighborhood concerned.
☐ Will not constitute a change in the district map.
☐ Will not impair an adequate supply of light and air to adjacent property.
☐ Will not increase the congestion in public streets.
☐ Will not increase the public danger of fire and safety.
☐ Will not materially diminish or impair established property values within the surrounding area.
☐ Will not 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 approve/deny the request for a variance located at 1401 Severs Drive Piqua, Ohio. The motion was seconded by _________ and the request was approved/denied with a vote _______ as recorded below.

<table>
<thead>
<tr>
<th>Aye</th>
<th>Nay</th>
<th>Abstain</th>
<th>Absent</th>
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</thead>
<tbody>
<tr>
<td>Mr. Steve Reindel</td>
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<tr>
<td>Mr. Jim Cda</td>
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<td>Mr. Skip Murray</td>
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<tr>
<td>Mr. Dustin Davis</td>
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<tr>
<td>Mr. Earl Slater</td>
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</tbody>
</table>
APPLICATION REQUESTING A ZONING VARIANCE

APPLICANT NAME         Andrew G. Ray         
APPLICANT ADDRESS       1401 Severs Dr.       
CITY                   Piqua               STATE Ohio      ZIP 45356       
PHONE (937) 441-1379
LEGAL INTEREST OF APPLICANT    Home Owner

OWNER NAME            Same
BUSINESS NAME
OWNER ADDRESS
CITY STATE ZIP
PHONE

PROPERTY LOCATION WHERE VARIANCE IS BEING REQUESTED
STREET ADDRESS 1401 Severs Dr.
CITY Piqua STATE Ohio ZIP 45356
LOT NUMBER ZONING DESIGNATION

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
Would like to replace existing carport with new carport which will be wider and closer to property line.

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       Andrew G. Ray       DATE 9-9-14

SIGNATURE OF APPLICANT    Andrew G. Ray       DATE 9-9-14

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

$25.00 FEE PAID — RECEIVED BY —

RECEIPT No. — DATE —
**ZONING PERMIT APPLICATION**

### APPLICANT INFORMATION
- **Company/Organization Name:**
- **Contact Person First Last Name:** Andrew G. Ray
- **Street Address:** 1401 Severn Dr.
- **City:** Piqua
- **State:** Ohio
- **Zip:** 45356
- **Email Address:** aray@wbmcc.com
- **Cell Phone:** 937-441-1319
- **Home Phone:**
- **Fax:**

### LOCATION INFORMATION
- **No Existing Address Assignment / Address Assignment Requested**
- **Subdivision/Neighborhood Name:**

### PERMIT INFORMATION
- **Residential Construction $50**
- **Commercial Construction $100**
- **Change of Use/Occupancy $25**
- **Sign Installation $25**
- **Temporary Use $0**
- **Demolition $25**

### DETAIL INFORMATION
- **Use Type**
  - Residential
  - Commercial-Business
  - Commercial-Residential
- **Use Class**
  - Principal
  - Accessory
  - Temporary
- **Work Class**
  - New Construction
  - Addition/Enlargement
  - Remodel/Alteration
  - Tenant Finish
  - Demolition
  - Change of Use/Occupancy
  - Reconstruction
  - Relocation
- **Work Scope**
  - Building Structure
  - Other Structure (parking, driveway, deck, pool, etc.)
  - Signage
- **Use Type**
  - Existing: Driveway, Old Carport
  - Proposed: New Carport, asphalt overlay
- **Work Valuation:** $4,500.00
- **Start Date:** 9-12-14
- **End Date:**

### CONSTRUCTION DOCUMENTS SUBMITTED
- **Document Date**
- **File/Drawing Set Name**
- **Description**
  - Overlay on asphalt driveway, widening 2’ and replacing existing carport.

### APPLICANT’S ACKNOWLEDGEMENT
I hereby request review of this application and the submittals provided incidental and necessary thereto, and hereby request certification that the application and submittals provided conform to the applicable provisions of the City of Piqua Code of Ordinances, and request the approval and issuance of the requested Zoning Permit for this project, purpose of said permit request being to authorize the planned use and work incidental to the subject property and to authorize the release of any other permits required for the work necessary to complete this project.

Applicant's Signature: Andrew G. Ray
Date: 9-9-14

### OWNER’S CONSENT
I, the owner of record of the subject property, hereby acknowledge with full consent the application and submittals presented, and understand and acknowledge that receipt of certification that the application and submittals provided conform to the applicable provisions of the City of Piqua Code of Ordinances, and or the approval and issuance of the Zoning Permit requested in no way waives or dismisses any applicable local, state, or federal standards or laws, or the obligation of the property owner to comply with the same. Further, I the owner of record of the subject property, hereby grant permission to the enforcing official to enter upon the subject property for the purpose of inspecting the use or work incidental and pursuant to this application request.

Owner's Signature: Andrew G. Ray
Date: 9-9-14
September 12, 2014

*** MEETING NOTICE ***

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

TIME: 6:00PM
DATE: Tuesday, September 23, 2014
LOCATION: Commission Chambers – 2nd Floor
Municipal Government Complex
201 W. Water Street

This letter serves to notify those persons who may have an interest in an agenda item to be discussed at this meeting. View the Board of Zoning Appeals packet in its entirety online at http://www.piquaoh.org/agendazoningbd.htm or by visiting the Development Office.

This is your opportunity to speak in favor of, or object to, an item to be considered. If you desire to state your opinion concerning this matter and will be unable to attend the meeting, please submit your statement in writing to this office prior to 5pm on the date of the meeting.

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

Christopher W. Schmiesing
City Planner

Enc.
<table>
<thead>
<tr>
<th>RESOLUTION</th>
<th>NAME</th>
<th>MAILING ADDRESS</th>
<th>CITY STATE ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>BZA 3-14</td>
<td>ANDREW RAY</td>
<td>1401 SEVERS DRIVE</td>
<td>Piqua, Oh 45359</td>
</tr>
<tr>
<td>BZA 3-14</td>
<td>MARK &amp; PEGGI RICHARD</td>
<td>1403 SEVERS DRIVE</td>
<td>Piqua, Oh 45359</td>
</tr>
<tr>
<td>BZA 3-14</td>
<td>CLARICE CARPENTER</td>
<td>1400 SEVERS DRIVE</td>
<td>Piqua, Oh 45359</td>
</tr>
<tr>
<td>BZA 3-14</td>
<td>PAUL KLOSTERMAN</td>
<td>1909 SEVERS DRIVE</td>
<td>Piqua, Oh 45359</td>
</tr>
<tr>
<td>BZA 3-14</td>
<td>SIE CALLEBS</td>
<td>100 MARYVILLE LANE</td>
<td>Piqua, Oh 45359</td>
</tr>
</tbody>
</table>

Entire Packet To:

- GARY HUFF EMAIL
- AGENDA PACKET TO: CHRIS SCHMIESING EMAIL

EGOV-MEETING NOTICE:

- CHRIS BOEKE EMAIL
- CITY COMMISSION EMAIL
- DEAN BURCH EMAIL
- DEBBIE STEIN EMAIL
- AMY WELKER EMAIL
- JUSTINE SOMMER EMAIL
- LORNA SWISHER EMAIL
- MARTIN KIM EMAIL
- STACY WALL EMAIL
- AMY HAVENAR EMAIL
- BRUCE JAMISON EMAIL
- PIQUA DAILY CALL EMAIL
- DAYTON DAILY NEWS EMAIL
- WPTW EMAIL
- PIQUA CHANNEL 5 EMAIL
- MIAMI COUNTY HOMEBUILDERS ASOC EMAIL