BOARD OF ZONING APPEALS  
CITY OF PIQUA, OHIO  
6:00 P.M. APRIL 25, 2017  
MUNICIPAL GOVERNMENT COMPLEX  
COMMISSION CHAMBERS - 201 W. WATER STREET

CALL TO ORDER

ROLL CALL

MEETING MINUTES  
Minutes of BZA Meeting of February 28, 2016

NEW BUSINESS

Resolution No. 3-17  
A Resolution requesting a variance to exceed the sign area standard in the B Business Zoning District to allow the construction of a canopy sign to be located at 1551 Covington Avenue

Resolution No. 4-17  
An appeal to the property maintenance code violations at the properties located at 218 N. College Street, 220 N. College Street, 222 N. College Street, 701 W. High Street, and 703 W. High Street

ADJOURNMENT
CITY OF PIQUA, OHIO  
BOARD OF ZONING APPEALS MEETING MINUTES  
TUESDAY, FEBRUARY 28, 2017  
MUNICIPAL GOVERNMENT COMPLEX –COMMISSION CHAMBERS

CALL TO ORDER
At 6:00 Chairperson Skip Murray 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: Gary Koenig, Skip Murray, Dustin Davis, Earl Slater,  
Members Absent: David Fishback  
Staff Members: Chris Schmiesing, Becky Cool

Moved by Mr. Davis, seconded by Mr. Koenig to excuse Mr. Fishback from the February 28, 2017 Board of Zoning Appeals Meeting. Roll call, Aye: Koenig, Murray, Davis, and Slater. Nay, None. Motion carried on a 4-0 vote to excuse Mr. Fishback.

MEETING MINUTES
Approval of the minutes of November 29, 2016 Special Board of Zoning Appeals Meeting. Moved by Mr. Slater seconded by Mr. Davis. Roll call, Aye: Koenig, Murray, Davis, and Slater. Nay: None. Motion carried on a Roll Call 4-0 vote in support of the motion. Minutes were approved.

NEW BUSINESS
Resolution No. BZA 1-17
A Resolution nominating and electing the BZA Chairperson and Vice Chairperson for the 2017 calendar year

Moved by Mr. Koenig, seconded by Mr. Davis moved to nominate Mr. Murry as Chairman of the 2017 Board of Zoning Appeals. Roll call vote, Aye: Koenig, Davis, and Slater. Nay, None. Mr. Murray abstained. Mr. Murray was appointed as Board of Zoning Appeals Chairman for 2017.

Moved by Mr. Koenig, seconded by Mr. Murray to nominate Dustin Davis as Vice Chairman of the 2017 Board of Zoning Appeals. Roll call vote, Aye: Koenig, Murray, Slater. Nay, None. Mr. Davis abstained. Mr. Davis was appointed as Vice Chairman of the Board of Zoning Appeals for 2017.
Resolution No. BZA 2-17

A 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 1801 Commerce Drive.

City Planner Chris Schmiesing provided the Staff Report.

The applicant Evenflo Company has requested a height variance to exceed the 40 feet maximum height requirement in an I-1 Light Industrial District to allow for a structure height of 79 feet for a building improvement located at 1801 Commerce Drive.

This is the normal height for this type of structure. There have been other variances granted for the same type of building in the area.

PUBLIC COMMENT

Brian Whiteley, Plant Manager for Evenflo Company, Applicant came forward and provided a brief overview of the reason for the request for the extra height.

Mr. Koenig motioned to approve the variance request as submitted, and Mr. Slater seconded the motion. Roll call vote on the motion resulted in Mr. Koenig, Mr. Davis, Mr. Slater, voting aye in support of the motion. Nay: None. Resolution No. BZA 1-17 was approved by a 4-0 vote.

ADJOURNMENT

With no other business before the Board, a motion was made by Mr. Koenig, seconded by Mr. Slater. With all those present in favor the meeting was adjourned at 6:15 P.M.
RESOLUTION No. BZA 03-17

WHEREAS, Speedway LLC, owner of 1551 Covington Avenue in the City of Piqua, Ohio, being in a district zoned B Business, has filed a petition to variance the 20 feet maximum sign area to allow a canopy sign area of 47.25 feet for a sign canopy improvement to be located at the subject property.

WHEREAS, the City of Piqua Code of Ordinances section 154.101 establishes:

C) Height, area, and setback regulations.
   (1) General requirements for primary permanent detached signs.

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Maximum Height</th>
<th>Maximum Sign Area</th>
<th>Minimum Lot Area</th>
<th>Minimum Setback from Front Lot Line</th>
<th>Minimum Setback from Side and Rear Lot Lines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Canopy (detached) sign</td>
<td>20 feet</td>
<td>1 sq. foot per lineal foot of the width of the canopy face to which the sign will be attached, not to exceed 50 sq. feet</td>
<td>N/A</td>
<td>10 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Ground sign; monument sign</td>
<td>8 feet</td>
<td>25 sq. feet</td>
<td>&lt; 1 acre</td>
<td>2 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Ground sign; monument sign</td>
<td>12 feet</td>
<td>50 sq. feet</td>
<td>1 acre or more</td>
<td>10 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Pole sign</td>
<td>8 feet</td>
<td>25 sq. feet</td>
<td>&lt; 1 acre</td>
<td>2 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Pole sign</td>
<td>20 feet</td>
<td>50 sq. feet</td>
<td>1 acre or more</td>
<td>10 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>High Rise/Highway Oriented Sign</td>
<td>90 feet</td>
<td>200 sq. feet plus 20 sq. feet for each acre of lot area greater than 10 acres, not to exceed 600 sq. feet</td>
<td>N/A</td>
<td>20 feet</td>
<td>20 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.
RESOLUTION No. BZA 03-17

☐ 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>
<th>ABSTAIN</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Gary Koenig</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
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<tr>
<td>Mr. Dustin Davis</td>
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</tr>
</tbody>
</table>
BOARD OF ZONING APPEALS

APPLICATION REQUESTING A ZONING VARIANCE

-PLEASE TYPE OR PRINT-

APPLICANT NAME       Robert Crawford
APPLICANT ADDRESS     500 Speedway Dr.
CITY                 Enon STATE Ohio ZIP 45323
PHONE                (937) 863-7484
LEGAL INTEREST OF APPLICANT Construction Project Manager

OWNER NAME           Speedway LLC
BUSINESS NAME        Speedway
OWNER ADDRESS        500 Speedway Dr.
CITY                 Enon STATE Ohio ZIP 45323
PHONE                (937) 864-3000

PROPERTY LOCATION WHERE VARIANCE IS BEING REQUESTED
STREET ADDRESS       1551 Courington Ave
CITY                 Piqua STATE Ohio ZIP 45356
LOT NUMBER           7822 ZONING DESIGNATION B

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  Sq. ft. of sign on short side of canopy

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    [Signature] DATE 3/6/17
SIGNATURE OF APPLICANT [Signature] DATE 3-6-17

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

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

$25.00 FEE PAID - 25.00 RECEIVED BY - B Leal

RECEIPT No. - 221319 DATE - 3-15-17
RESOLUTION No. BZA 04-17

WHEREAS, Deron Yingst, on behalf of Warnkey Management Property LLC, owner of the subject properties in the City of Piqua, Ohio, being in a district zoned R-1 (One Family Residential), has filed an appeal of the April 11, 2017 code violation orders pertaining to 213 N. College Street, 220 N. College Street, 222 N. College Street, 701 W. High Street, and 703 W. High Street.

WHEREAS, the City of Piqua Property Maintenance Code states:

(A) Section PM-101 General

Section 101.2 "This code is intended to protect the public health, safety and welfare in all existing structures, residential and non-residential, and on all existing premises by establishing minimum requirements and standards for premises, structures, equipment and facilities for lights, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; fixing the responsibility of owners, operators and occupants; regulating the occupancy of existing structures and premises, and providing for administration, enforcement and penalties."

(F) Section F PM-111 Means of Appeal

111.2

Section 111.2 "The Board of Zoning Appeals as defined by Section 154.142 of the City of Piqua Code of Ordinances shall be the authoritative body designated to hear and decide upon all matters related to an appeal of an action taken by the code official in the administration and enforcement of this code. The membership and organization of the board shall be set forth by Section 154.142 of the City of Piqua Code of Ordinances, and the procedures, rules and regulations adopted by the Board of Zoning Appeals shall govern the proceedings of this body in its consideration of any matter related to this code.

WHEREAS, the Piqua Code Compliance Coordinator has cited the above referenced properties for various property maintenance issues as indicated by the property maintenance orders dated April 11, 2017 and the attached information and photographs.

NOW THEREFORE BE IT RESOLVED that __________ motioned to affirm the approval/denial of the appeal to the property maintenance orders dated April 11, 2017. The Motion was seconded by __________ and the appeal was approved/denied with a vote of _______ as recorded below.
<table>
<thead>
<tr>
<th></th>
<th>Aye</th>
<th>Nay</th>
<th>Abstain</th>
<th>Absent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Gary Koenig</td>
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<tr>
<td>Mr. David Fishback</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
I want the BZA board. Its your boss that sent you out there. Thanks Deron

On Apr 18, 2017 12:13 PM, "Aaron Morrison" <amorrison@piquaoh.org> wrote:

Deron,

On these violations were you wanting to come in and talk with my boss and I about receiving the violations or were you wanting to go in front of the BZA Board? We weren’t for sure what you wanted to do.

Thanks,

Aaron Morrison
Code Compliance Coordinator

PIQUA

Development Department
201 W. Water Street
Piqua, OH 45356
(937)778-2049
amorrison@piquaoh.org
www.piquaoh.org
Thank you.

On Apr 13, 2017 2:33 PM, "Aaron Morrison" <amorrison@piquaoh.org> wrote:

Deron,

Let me look at our schedules and I will get back with you in a day or two.

Thanks,

Aaron Morrison

Code Compliance Coordinator

PIQUA

Development Department

201 W. Water Street

Piqua, OH 45356

(937)778-2049

amorrison@piquaoh.org

www.piquaoh.org
From: Deron Yingst [mailto:deron.yingst@gmail.com]
Sent: Thursday, April 13, 2017 2:29 PM
To: Aaron Morrison <amorrison@piquaoh.org>
Subject: Code violation at 218 North college street

Please schedule the appeal hearing for 218,220,222 north college street and 701 and 703 west high street. Let know of time and date. Thanks Deron

Warnkey property management llc
NOTICE OF CODE VIOLATION

April 11, 2017

Warnkey Property
239 Dream Catcher Dr.
Kewaskum, WI 53090

Parcel No: N44-016240
Property Address: 218 N. College St. – Piqua, OH 45356

Case Number: CVN 10895750938

An inspection of the above referenced property has confirmed the existence of conditions that fail to conform to minimum acceptable standards for the maintenance of existing buildings, structures, premises, and facilities to protect the health, safety, and general welfare of the occupant or general public. Therefore, pursuant to City of Piqua Ordinances sections 91.20 and 105.999 the subject conditions are hereby declared a public nuisance and you are hereby ordered to correct/abate the areas of concern identified herein in accordance with the code section, standard, permit, and correct/abate by date indicated for each item.

As the owner of record of the referenced property you are responsible for ensuring the conditions identified by this notice are corrected/abated in accordance with this notice. Failure to correct/abate the violation conditions within the time specified may result in the enforcing official instituting legal proceedings and or directing summary action to abate the nuisance at the owner’s expense without further notice.

In accordance with 91.22(A) of the City of Piqua Code of Ordinances you may appeal the determination of the enforcing official concerning this matter by submitting such a request in writing to the City of Piqua Code Compliance Coordinator at 201 W. Water Street, Piqua, Ohio, within five (5) calendar days from the date of this notice.

If you have questions regarding this notice you may contact me at (937) 778-2049.

Respectfully,

[Signature]

Aaron Morrison, Code Compliance Coordinator

Cc: Derron Yingst
NOTICE OF CODE VIOLATION

Case number: CVN 10895750938

Area of Concern: Application of Codes
Code Section: Property Maintenance Code: 102.3
Standard: Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Piqua Building Code and the Piqua Zoning Code.
Permit(s) Required: As Required

Area of Concern: Premises Identification
Code Section: Property Maintenance Code: 304.3
Standard: Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inch (12.7mm).
Permit(s) Required: None
Correct/Abate By Date: 5 calendar days from the date of this notice

Area of Concern: Electrical System Hazards
Code Section: Property Maintenance Code: 604.3
Standard: Electrical systems in a structure shall remain free of hazards to the occupants or the structure, including inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar conditions.
Permit(s) Required: Electric
Correct/Abate By Date: 5 calendar days from the date of this notice

Area of Concern: Means of Egress
Code Section: Property Maintenance Code: 702.1
Standard: A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.
Permit(s) Required: Zoning, Building
Correct/Abate By Date: 5 calendar days from the date of this notice

Area of Concern: Sidewalks and Driveways
Code Section: Property Maintenance Code: 302.3
Standard: Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
Permit(s) Required: Zoning
Correct/Abate By Date: 30 calendar days from the date of this notice
NOTICE OF CODE VIOLATION

Case number: CVN 10895750938

Area of Concern: Protective Treatment
Code Section: Property Maintenance Code: 304.2
Standard: Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Exterior Walls
Code Section: Property Maintenance Code: 304.6
Standard: All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Roofs and Drainage
Code Section: Property Maintenance Code: 304.7
Standard: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
Permit(s) Required: Building
Correct/Abate By Date: 30 calendar days from the date of this notice
NOTICE OF CODE VIOLATION

Case number: CVN 10895750938

Area of Concern: Chimney and Towers
Code Section: Property Maintenance Code: 304.11
Standard: All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
 Permit(s) Required: Building
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Window, Skylight, and Door Frames
Standard: Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
 Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Exterior Doors
Code Section: Property Maintenance Code: 304.15
Standard: All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.
 Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Signs; Illegal
Code Section: Zoning Code: 154.106(A)(1)
Standard: All illegal signs shall be removed in accordance with this section. The enforcing officer or designee shall issue an order for the sign to be removed. If any illegal sign has not been removed after 30 days following the issuance of an order, the city shall cause the sign to be removed and the cost of such removal shall be assessed to the property owner’s tax records.
 Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice
NOTICE OF CODE VIOLATION

(PM)304.3
**NOT LEGIBLE PREMISES IDENTIFICATION**

(PM)304.6
**ALL DEFECTIVE/MISSING EXTERIOR MATERIALS**

(PM)304.13
**ALL DEFECTIVE DOOR/WINDOW FRAMES**

(PM)604.3
**ALL HAZARDOUS ELECTRIC**

(PM)304.6
**ALL DEFECTIVE/MISSING EXTERIOR MATERIALS**

(PM)304.2
**ALL PEELING/FLAKING PAINT**

(PM)304.15
**EXTERIOR DOOR POOR CONDITION**

City of PIQUA
NOTICE OF CODE VIOLATION

(PM)304.15
**EXTERIOR DOOR POOR CONDITION**

(PM)304.6
**ALL DEFECTIVE/MISSING EXTERIOR MATERIALS**

(ZC)154.106(A)(1)
**ILLEGAL SIGN**

(PM)304.13
**ALL DEFECTIVE DOOR/WINDOW FRAMES**

(PM)304.6
**ALL DEFECTIVE/MISSING EXTERIOR MATERIALS**

City of Piqua
NOTICE OF CODE VIOLATION

(PM)304.11
**UNMAINTAINED/UNSAFE CHIMNEY**

(PM)304.13
**ALL DEFECTIVE DOOR/ WINDOW FRAMES**

(PM)702.1
**UNSAFE MEANS OF EGRESS**

(PM)302.3
**UNMAINTAINED DRIVEWAY**

City of PIQUA
NOTICE OF CODE VIOLATION

(PM)304.11
**UNMAINTAINED/UNSAFE CHIMNEY**

(PM)304.2
**ALL UNMAINTAINED/DEFECTIVE SURFACES**

(PM)304.13
**ALL DEFECTIVE DOOR/WINDOW FRAMES**

(PM)302.3
**UNMAINTAINED DRIVEWAY**

Apr 5, 2017, 2:57:15 PM

City of PIQUA
NOTICE OF CODE VIOLATION

(PM)304.6
**ALL DEFECTIVE/MISSING EXTERIOR MATERIALS**

(PM)304.7
**ALL DEFECTIVE GUTTERS/DOWNSPOUTS**

Apr 5, 2017; 2:57:45 PM

City of Piqua
NOTICE OF CODE VIOLATION

April 11, 2017

Warnkey Property
239 Dream Catcher Dr.
Kewaskum, WI 5309C

Parcel No: N44-016240 Case Number: CVN 10896701058
Property Address: (213) 220 N. College St. – Piqua, OH 45356

An inspection of the above referenced property has confirmed the existence of conditions that fail to conform to minimum acceptable standards for the maintenance of existing buildings, structures, premises, and facilities to protect the health, safety, and general welfare of the occupant or general public. Therefore, pursuant to City of Piqua Ordinances sections 91.20 and 105.999 the subject conditions are hereby declared a public nuisance and you are hereby ordered to correct/abate the areas of concern identified herein in accordance with the code section, standard, permit, and correct/abate by date indicated for each item.

As the owner of record of the referenced property you are responsible for ensuring the conditions identified by this notice are corrected/abated in accordance with this notice. Failure to correct/abate the violation conditions within the time specified may result in the enforcing official instituting legal proceedings and or directing summary action to abate the nuisance at the owner’s expense without further notice.

In accordance with 91.22(A) of the City of Piqua Code of Ordinances you may appeal the determination of the enforcing official concerning this matter by submitting such a request in writing to the City of Piqua Code Compliance Coordinator at 201 W. Water Street, Piqua, Ohio, within five (5) calendar days from the date of this notice.

If you have questions regarding this notice you may contact me at (937) 778-2049.

Respectfully,

Aaron Morrison, Code Compliance Coordinator

Cc: Derron Yingst
NOTICE OF CODE VIOLATION

Case number: CVN 10896701058

Area of Concern: Application of Codes
Code Section: Property Maintenance Code: 102.3
Standard: Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Piqua Building Code and the Piqua Zoning Code.
Permit(s) Required: As Required

Area of Concern: Premises Identification
Code Section: Property Maintenance Code: 304.3
Standard: Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inch (12.7mm).
Permit(s) Required: None
Correct/Abate By Date: 5 calendar days from the date of this notice

Area of Concern: Sidewalks and Driveways
Code Section: Property Maintenance Code: 302.3
Standard: Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
Permit(s) Required: Zoning
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Protective Treatment
Code Section: Property Maintenance Code: 304.2
Standard: Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

City of PIQUA
NOTICE OF CODE VIOLATION

Case number: CVN 10896701058

Area of Concern: Exterior Walls
Code Section: Property Maintenance Code: 304.6
Standard: All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Roofs and Drainage
Code Section: Property Maintenance Code: 304.7
Standard: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
Permit(s) Required: Building
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Window, Skylight, and Door Frames
Standard: Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Electrical System Hazards
Code Section: Property Maintenance Code: 604.3
Standard: Electrical systems in a structure shall remain free of hazards to the occupants or the structure, including inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar conditions.
Permit(s) Required: Electric
Correct/Abate By Date: 5 calendar days from the date of this notice
NOTICE OF CODE VIOLATION

City of PIQUA

Apr 5, 2017, 2:59:25 PM

(PM)302.3 **HAZARDOUS STEPS**

(PM)304.3 **MISSING PREMISES IDENTIFICATION**

(PM)304.6 **ALL DEFECTIVE/MISSING EXTERIOR MATERIALS**

(PM)304.13 **ALL DEFECTIVE DOOR/WINDOW FRAMES**

Apr 5, 2017, 2:59:43 PM
NOTICE OF CODE VIOLATION

(PM)304.13
**ALL DEFECTIVE DOOR/WINDOW FRAMES**

(PM)304.7
**ALL DEFECTIVE GUTTERS/DOWNSPOUTS**

(PM)302.3
**UNMAINTAINED DRIVEWAY**

(PM)604.3
**ALL HAZARDOUS ELECTRIC**

Apr 5, 2017, 3:00:33 PM

City of PIQUA
NOTICE OF CODE VIOLATION

(PM)304.13
**ALL DEFECTIVE DOOR/WINDOW FRAMES**

(PM)304.6
**ALL DEFECTIVE/MISSING EXTERIOR MATERIALS**

(PM)302.3
**UNMAINTAINED DRIVEWAY**

City of PIQUA
NOTICE OF CODE VIOLATION

(PM)304.13
**ALL DEFECTIVE DOOR/WINDOW FRAMES**

(PM)304.6
**ALL DEFECTIVE/MISSING EXTERIOR MATERIALS**

(PM)304.13
**ALL DEFECTIVE DOOR/WINDOW FRAMES**

(PM)302.3
**UNMAINTAINED DRIVEWAY**

(PM)304.6
**ALL DEFECTIVE/MISSING EXTERIOR MATERIALS**
NOTICE OF CODE VIOLATION

(PM)304.2
**ALL PEELING/FLAKING PAINT**

(PM)304.6
**ALL DEFECTIVE/MISSING EXTERIOR MATERIALS**

(PM)304.13
**ALL DEFECTIVE DOOR/WINDOW FRAMES**

(PM)304.6
**ALL DEFECTIVE/MISSING EXTERIOR MATERIALS**

(PM)302.3
**HAZARDOUS WALK**
NOTICE OF CODE VIOLATION

(PM)304.6
**ALL DEFECTIVE/MISSING EXTERIOR MATERIALS**

(PM)304.13
**ALL DEFECTIVE DOOR/ WINDOW FRAMES**

Apr 5, 2017; 3:02:56 PM

City of Piqua
NOTICE OF CODE VIOLATION

April 11, 2017

Warnkey Property
239 Dream Catcher Dr.
Kewaskum, WI 53090

Parcel No: N44-016240 Case Number: CVN 10898071244
Property Address: (213) 222 N. College St. – Piqua, OH 45356

An inspection of the above referenced property has confirmed the existence of conditions that fail to conform to minimum acceptable standards for the maintenance of existing buildings, structures, premises, and facilities to protect the health, safety, and general welfare of the occupant or general public. Therefore, pursuant to City of Piqua Ordinances sections 91.20 and 105.999 the subject conditions are hereby declared a public nuisance and you are hereby ordered to correct/abate the areas of concern identified herein in accordance with the code section, standard, permit, and correct/abate by date indicated for each item.

As the owner of record of the referenced property you are responsible for ensuring the conditions identified by this notice are corrected/abated in accordance with this notice. Failure to correct/abate the violation conditions within the time specified may result in the enforcing official instituting legal proceedings and or directing summary action to abate the nuisance at the owner’s expense without further notice.

In accordance with 91.22(A) of the City of Piqua Code of Ordinances you may appeal the determination of the enforcing official concerning this matter by submitting such a request in writing to the City of Piqua Code Compliance Coordinator at 201 W. Water Street, Piqua, Ohio, within five (5) calendar days from the date of this notice.

If you have questions regarding this notice you may contact me at (937) 778-2049.

Respectfully,

[Signature]

Aaron Morrison, Code Compliance Coordinator

Cc: Derron Yingst
NOTICE OF CODE VIOLATION

Case number: CVN 10898071244

Area of Concern: Application of Codes
Code Section: Property Maintenance Code: 102.3
Standard: Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Piqua Building Code and the Piqua Zoning Code.
Permit(s) Required: As Required

Area of Concern: Sidewalks and Driveways
Code Section: Property Maintenance Code: 302.3
Standard: Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
Permit(s) Required: Zoning
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Motor Vehicles
Code Section: Property Maintenance Code: 302.8
Standard: Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.
Permit(s) Required: None
Correct/Abate By Date: 5 calendar days from the date of this notice

Area of Concern: Protective Treatment
Code Section: Property Maintenance Code: 304.2
Standard: Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice
NOTICE OF CODE VIOLATION

Case number: CVN 10898071244

Area of Concern: Premises Identification
Code Section: Property Maintenance Code: 304.3
Standard: Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inch (12.7mm).
Permit(s) Required: None
Correct/Abate By Date: 5 calendar days from the date of this notice

Area of Concern: Exterior Walls
Code Section: Property Maintenance Code: 304.6
Standard: All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Window, Skylight, and Door Frames
Standard: Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Exterior Doors
Code Section: Property Maintenance Code: 304.15
Standard: All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Electrical System Hazards
Code Section: Property Maintenance Code: 604.3
Standard: Electrical systems in a structure shall remain free of hazards to the occupants of the structure, including inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar conditions.
Permit(s) Required: Electric
Correct/Abate By Date: 5 calendar days from the date of this notice
NOTICE OF CODE VIOLATION

Case number: CVN 10898071244

Area of Concern: Accessory Building; Accessory to principal use
Code Section: Zoning Code: 154.121(B)(1)(a)
Standard: Accessory buildings shall only be permitted in the rear yard, unless attached to the principal structure by a breezeway or a similar unenclosed structure, in which case the accessory building may be permitted in a side or rear yard, subject to the applicable setback requirements.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Visual Blight
Code Section: Nuisance Code: 91.20(A)
Standard: The keeping, storage, depositing or accumulation on the premises of any refuse, litter, debris, or personal property which is within the view of persons on adjacent or nearby real property or the public right-of-way when such personal property constitutes visual blight, reduces the aesthetic appearance of the neighbourhood, is offensive to the senses, or is detrimental to nearby property or property values. Personal property includes, but is not limited to, junk, automotive parts and equipment, appliances, interior furniture, containers, packing materials, scrap metal, wood, or any material not stored in a manner to preserve its value.
Permit(s) Required: None
Correct/Abate By Date: 5 calendar days from the date of this notice
NOTICE OF CODE VIOLATION

(PM)302.8
**INOPERATIVE/DISREPAIRED VEHICLE**

Apr 5, 2017, 3:05:55 PM

(PM)304.13
**ALL DEFECTIVE DOOR/WINDOW FRAMES**

Apr 5, 2017, 3:06:54 PM
NOTICE OF CODE VIOLATION

(ZC)154.121(B)(1)a
**NOT PERMITTED ACCESSORY STRUCTURES**

(PM)304.2
**ALL PEELING/FLAKING PAINT**

(NC)91.20(a)
**ALL VISUAL BLIGHT**

(PM)604.3
**ALL HAZARDOUS ELECTRIC**

(PM)304.15
**EXTERIOR DOOR POOR CONDITION**
NOTICE OF CODE VIOLATION

(PM)304.13
**ALL DEFECTIVE DOOR/WINDOW FRAMES**
NOTICE OF CODE VIOLATION

April 11, 2017

Warnkey Property
239 Dream Catcher Dr.
Kewaskum, WI 53090

Parcel No: N44-016240 Case Number: CVN 10899261529
Property Address: (218 N. College St.) 701 W. Iligh St. — Piqua, OH 45356

An inspection of the above referenced property has confirmed the existence of conditions that fail to conform to minimum acceptable standards for the maintenance of existing buildings, structures, premises, and facilities to protect the health, safety, and general welfare of the occupant or general public. Therefore, pursuant to City of Piqua Ordinances sections 91.20 and 105.999 the subject conditions are hereby declared a public nuisance and you are hereby ordered to correct/abate the areas of concern identified herein in accordance with the code section, standard, permit, and correct/abate by date indicated for each item.

As the owner of record of the referenced property you are responsible for ensuring the conditions identified by this notice are corrected/abated in accordance with this notice. Failure to correct/abate the violation conditions within the time specified may result in the enforcing official instituting legal proceedings and or directing summary action to abate the nuisance at the owner’s expense without further notice.

In accordance with 91.22(A) of the City of Piqua Code of Ordinances you may appeal the determination of the enforcing official concerning this matter by submitting such a request in writing to the City of Piqua Code Compliance Coordinator at 201 W. Water Street, Piqua, Ohio, within five (5) calendar days from the date of this notice.

If you have questions regarding this notice you may contact me at (937) 778-2049.

Respectfully,

Aaron Morrison, Code Compliance Coordinator

Cc: Derron Yingst
NOTICE OF CODE VIOLATION

Case number: CVN 10899261529

Area of Concern: Application of Codes
Code Section: Property Maintenance Code: 102.3
Standard: Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Piqua Building Code and the Piqua Zoning Code.
Permit(s) Required: As Required

Area of Concern: Premises Identification
Code Section: Property Maintenance Code: 304.3
Standard: Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inch (12.7mm).
Permit(s) Required: None
Correct/Abate By Date: 5 calendar days from the date of this notice

Area of Concern: Electrical System Hazards
Code Section: Property Maintenance Code: 604.3
Standard: Electrical systems in a structure shall remain free of hazards to the occupants or the structure, including inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar conditions.
Permit(s) Required: Electric
Correct/Abate By Date: 5 calendar days from the date of this notice

Area of Concern: Visual Blight
Code Section: Nuisance Code: 91.20(A)
Standard: The keeping, storage, depositing or accumulation on the premises of any refuse, litter, debris, or personal property which is within the view of persons on adjacent or nearby real property or the public right-of-way when such personal property constitutes visual blight, reduces the aesthetic appearance of the neighbourhood, is offensive to the senses, or is detrimental to nearby property or property values. Personal property includes, but is not limited to, junk, automotive parts and equipment, appliances, interior furniture, containers, packing materials, scrap metal, wood, or any material not stored in a manner to preserve its value.
Permit(s) Required: None
Correct/Abate By Date: 5 calendar days from the date of this notice
NOTICE OF CODE VIOLATION

Case number: CVN 10899261529

Area of Concern: Sidewalks and Driveways
Code Section: Property Maintenance Code: 302.3
Standard: Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
Permit(s) Required: Zoning
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Protective Treatment
Code Section: Property Maintenance Code: 304.2
Standard: Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Foundation Walls
Code Section: Property Maintenance Code: 304.5
Standard: All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
Permit(s) Required: Building
Correct/Abate By Date: 30 calendar days from the date of this notice
NOTICE OF CODE VIOLATION

Case number: CVN 10899261529

Area of Concern: Roofs and Drainage
Code Section: Property Maintenance Code: 304.7
Standard: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
Permit(s) Required: Building
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Window, Skylight, and Door Frames
Standard: Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice
NOTICE OF CODE VIOLATION

(PM)304.2
**ALL PEELING/FLAKING PAINT**

(PM)304.3
**NOT LEGIBLE PREMISES IDENTIFICATION**

(PM)304.5
**DEFECTIVE FOUNDATION WALL**

Apr 5, 2017, 3:11:44 PM

City of PIQUA
NOTICE OF CODE VIOLATION

(PM)304.5
**DEFECTIVE FOUNDATION WALL**

(PM)604.3
**ALL HAZARDOUS ELECTRIC**
NOTICE OF CODE VIOLATION

(PM) 604.3
**ALL HAZARDOUS ELECTRIC**

(PM) 304.13
**ALL DEFECTIVE DOOR/WINDOW FRAMES**

Apr 5, 2017, 3:13:03 PM

(NC) 91.20(A)
**ALL VISUAL BLIGHT ON PORCH**

Apr 5, 2017, 3:13:03 PM

City of Piqua
NOTICE OF CODE VIOLATION

(PM)304.7
**ALL DEFECTIVE GUTTERS/DOWNSPOUTS**

(NC)91.20(A)
**ALL VISUAL BLIGHT**

(PM)302.3
**UNMAINTAINED DRIVE**

(PM)304.7
**ALL DEFECTIVE GUTTERS/DOWNSPOUTS**

(NC)91.20(A)
**ALL VISUAL BLIGHT**

(PM)604.3
**ALL HAZARDOUS ELECTRIC**

(PM)302.3
**UNMAINTAINED DRIVE**

City of PIQUA
NOTICE OF CODE VIOLATION

(PM)304.13
**ALL DEFECTIVE DOOR/WINDOW FRAMES**

City of Piqua
NOTICE OF CODE VIOLATION

April 11, 2017

Warnkey Property  
239 Dream Catcher Dr.  
Kewaskum, WI 53090

Parcel No: N44-016240  
Case Number: CVN 10899781633

Property Address: (238 N. College St.) 703 W. High St. – Piqua, OH 45356

An inspection of the above referenced property has confirmed the existence of conditions that fail to conform to minimum acceptable standards for the maintenance of existing buildings, structures, premises, and facilities to protect the health, safety, and general welfare of the occupant or general public. Therefore, pursuant to City of Piqua Ordinances sections 91.20 and 105.999 the subject conditions are hereby declared a public nuisance and **you are hereby ordered to correct/abate the areas of concern identified herein in accordance with the code section, standard, permit, and correct/abate by date indicated for each item.**

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In accordance with 91.22(A) of the City of Piqua Code of Ordinances you may appeal the determination of the enforcing official concerning this matter by submitting such a request in writing to the City of Piqua Code Compliance Coordinator at 201 W. Water Street, Piqua, Ohio, within five (5) calendar days from the date of this notice.

If you have questions regarding this notice you may contact me at (937) 778-2049.

Respectfully,

[Signature]

Aaron Morrison, Code Compliance Coordinator

Cc: Derron Yingst
NOTICE OF CODE VIOLATION

Case number: CVN 10899781633

Area of Concern: Application of Codes
Code Section: Property Maintenance Code: 102.3
Standard: Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Piqua Building Code and the Piqua Zoning Code.
Permit(s) Required: As Required

Area of Concern: Premises Identification
Code Section: Property Maintenance Code: 304.3
Standard: Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inch (12.7mm).
Permit(s) Required: None
Correct/Abate By Date: 5 calendar days from the date of this notice

Area of Concern: Visual Blight
Code Section: Nuisance Code: 91.20(A)
Standard: The keeping, storage, depositing or accumulation on the premises of any refuse, litter, debris, or personal property which is within the view of persons on adjacent or nearby real property or the public right-of-way when such personal property constitutes visual blight, reduces the aesthetic appearance of the neighbourhood, is offensive to the senses, or is detrimental to nearby property or property values. Personal property includes, but is not limited to, junk, automotive parts and equipment, appliances, interior furniture, containers, packing materials, scrap metal, wood, or any material not stored in a manner to preserve its value.
Permit(s) Required: None
Correct/Abate By Date: 5 calendar days from the date of this notice

Area of Concern: Chimney and Towers
Code Section: Property Maintenance Code: 304.11
Standard: All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
Permit(s) Required: Building
Correct/Abate By Date: 30 calendar days from the date of this notice
NOTICE OF CODE VIOLATION

Case number: CVN 10899781633

Area of Concern: Handrails and Guards
Standard: Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Window, Skylight, and Door Frames
Standard: Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice
NOTICE OF CODE VIOLATION

(NC)91.20(A)
**ALL VISUAL BLIGHT ON PORCH**

(PM)304.13
**ALL DEFECTIVE DOOR/WINDOW FRAMES**

(NC)91.20(A)
**ALL VISUAL BLIGHT ON PORCH**

(PM)304.12
**ALL UNSAFE/UNMAINTAINED HANDRAIL**

Apr 5, 2017, 3:24:01 PM

City of PIQUA
NOTICE OF CODE VIOLATION

(PM)304.11
**UNMAINTAINED/UNSAFE CHIMNEY**

(PM)304.13
**ALL DEFECTIVE DOOR/WINDOW FRAMES**

(NC)91.20(A)
**ALL VISUAL BLIGHT**

Apr 5, 2017, 3:25:46 PM
*** 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, April 25, 2017
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>
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<td>ROBERT CRAWFORD</td>
<td>500 SPEEDWAY DRIVE</td>
<td>ENON, OHIO 45323</td>
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<td>SET LAND GROUP LLC</td>
<td>101 E. CANAL STREET</td>
<td>TROY, OHIO 45373</td>
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<td>BZA RES. 3-17</td>
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<td>1603 COVINGTON AVENUE</td>
<td>Piqua, Ohio 45356</td>
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<td>BZA RES. 3-17</td>
<td>TOLSON INVESTMENTS LLC</td>
<td>6501 W. CENTRAL STE. 100</td>
<td>TOLEDO, OHIO 43617</td>
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<td>BZA RES. 3-17</td>
<td>TILLER HOLDINGS LIMITED</td>
<td>5935 SQUIRES GALE DR.</td>
<td>MASON, OHIO 45040</td>
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<td>Piqua, Ohio 45356</td>
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<td>BRE RETAIL RESIDUAL</td>
<td>P. O. BOX 4900</td>
<td>SCOTTSDALE, AZ 85281</td>
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<td>DERON YINGST</td>
<td>408 N. WAYNE</td>
<td>Piqua, Ohio 45356</td>
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<td>DEAN BURCH</td>
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