BOARD OF ZONING APPEALS
CITY OF PIQUA, OHIO
6:00 P.M. JUNE 27, 2017
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS — 201 W. WATER STREET

CALL TO ORDER

ROLL CALL

MEETING MINUTES
Minutes of BZA Meeting of April 25, 2017

NEW BUSINESS

Resolution No. 5-17
A Resolution requesting a variance to reduce the minimum front yard setback in a R-1A One-Family Residential District to allow the construction of a 16' x 22' attached garage to be located at 2325 Whitetail Lane

Resolution No. 6-17
A Resolution requesting a variance to reduce the minimum rear yard setback in a R-2 Two-Family Residential District to allow the construction of a carport in the rear of the property located at 316 W. North Street

ADJOURNMENT
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, David Fishback, Dustin Davis
Members Absent: Earl Slater
Staff Members: Chris Schmiesing

Moved by Mr. Davis, seconded by Mr. Fishback to excuse Mr. Slater from the April 25, 2017 Board of Zoning Appeals Meeting. Roll call, Aye: Koenig, Murray, Davis, and Fishback. Nay, None. Motion carried on a 4-0 vote to excuse Mr. Slater.

MEETING MINUTES
Approval of the minutes of February 28, 2017 Board of Zoning Appeals Meeting. Moved by Mr. Koenig, seconded by Mr. Fishback. Roll call, Aye: Koenig, Murray, Davis, and Fishback. Nay: None. Motion carried on a Roll Call 4-0 vote in support of the motion. Minutes were approved.

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

City Planner Chris Schmiesing provided the staff report.

Speedway representative Mr. Robert Crawford was present to speak on this request. He explained that the request reflects the corporate standard for this sign type. Mr. Crawford acknowledged that in some communities where they do business the signage exceeds the community standard.

The Board members discussed the proposed signage presented and recognized that there are reasonable modifications that can be made to the proposed signage that would bring it into compliance with the applicable standards.
Mr. Koenig motioned to **Deny** the variance to exceed the sign area as submitted, and Mr. Murray, seconded the motion. Roll call vote on the motion resulted in Mr. Koenig, Mr. Davis, Mr. Murray, Mr. Fishback, Aye, in support of the denial of the request. Nay, None. Resolution No. BZA 3-17 was denied on a 4-0 vote.

**Resolution No. BZA 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 City Planner Chris Schmiesing provided the Staff Report.

Jim Roth was in attendance to speak in favor of enforcing the adopted property maintenance standards. No one else was present to speak in this item.

Noting that the applicant was not present and the lack of clarity concerning what the applicant was appealing, Chairman Skip Murray dismissed the item citing the incompleteness of the application/appeal request.

**OTHER BUSINESS**

None

**ADJOURNMENT**

With no other business before the Board, a motion was made and seconded to adjourn the meeting. With all those present in favor the meeting was adjourned at 6:51 P.M.
RESOLUTION No. BZA 5-17

WHEREAS, Kathleen M. Sherman, applicant for the property located at 2325 Whitetail Lane in the City of Piqua, Ohio, being in a district zoned R-1A (One-Family Residential District), has filed a petition for a variance to reduce the minimum front yard setback from 30 ft. to 22 ft. to construct a 16’ x 22’ attached garage at 2325 Whitetail Lane in the City of Piqua, Ohio.

WHEREAS, the City of Piqua Code of Ordinances Chapter 154.021 (G) (1) establishes that:

154.021 (G) Height and area regulations

The maximum height and minimum lot requirements within the R1-A One-Family Residential District shall be as follows:

(1) General requirements for dwellings.

Minimum front yard setback 30 feet.

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

☐ Is necessary to permit 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 approve/deny the request for a variance as described herein and by the testimony provided, and the motion was seconded by ________ and the Board of Zoning Appeals acted as follows:

AYE  NAY  ABSTAIN  ABSENT

Mr. Gary Koenig
Mr. Skip Murray
Mr. Dustin Davis
Mr. Earl Slater
Mr. David Fishback
BOARD OF ZONING APPEALS

APPLICATION REQUESTING A ZONING VARIANCE

APPLICANT NAME  Kathleen M. Sherman
APPLICANT ADDRESS  2325 Whitetail Ln.
CITY  Piqua  STATE  Oh.  ZIP  45356
PHONE  (937)  570-1244
LEGAL INTEREST OF APPLICANT  OWNER

OWNER NAME  Kathleen M. Sherman
BUSINESS NAME  N/A
OWNER ADDRESS  2325 Whitetail Ln.
CITY  Piqua  STATE  Oh.  ZIP  45356
PHONE  (937)  570-1244

PROPERTY LOCATION WHERE VARIANCE IS BEING REQUESTED
STREET ADDRESS  2325 Whitetail Ln.
CITY  Piqua  STATE  Ohio  ZIP  45356
LOT NUMBER  8657  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  Setback reduced from 20ft to 22ft.

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  Kathleen M. Sherman  DATE  5/10/17
SIGNATURE OF APPLICANT  Kathleen M. Sherman  DATE  5/10/17
NOTE - BOTH OWNER AND APPLICANT DATED SIGNATURES IN INK REQUIRED TO PROCESS REQUEST

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

$25.00 FEE PAID  2751  RECEIVED BY  Q. Stein
RECEIPT No.  -  DATE  5/30/17

Reverse - Dotted Line  Solid Line
Proposed
RESOLUTION No. BZA 6-17

WHEREAS, Roy F. Hatten, applicant for the property located at 316 W. North Street in the City of Piqua, Ohio, being in a district zoned R-2 (Two-Family Residential District), has filed a petition for a variance to reduce the minimum rear yard setback from 15 ft. to 7 ft. to construct a carport in the rear of the property located at 316 W. North Street in the City of Piqua, Ohio.

WHEREAS, the City of Piqua Code of Ordinances Chapter 154.066 (C) establishes that:

154.066 (C) Rear yard.
   The requirement for rear yard shall be 20% of the depth of the lot.

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

☐ Is necessary to permit 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 [Name] motioned to approve/deny the request for a variance as described herein and by the testimony provided, and the motion was seconded by [Name] and the Board of Zoning Appeals acted as follows:

AYE  NAY  ABSTAIN  ABSENT

Mr. Gary Koenig
Mr. Skip Murray
Mr. Dustin Davis
Mr. Earl Slater
Mr. David Fishback
BOARD OF ZONING APPEALS

APPLICATION REQUESTING A ZONING VARIANCE

--PLEASE TYPE OR PRINT--

APPLICANT NAME                        ROY F. HATTEN
APPLICANT ADDRESS                     316 W. NORTH ST.
CITY                                PIQUA
STATE                        OH
ZIP                                45356
PHONE  (740) 710-4393
LEGAL INTEREST OF APPLICANT            OWNER

OWNER NAME                                SAME AS ABOVE
BUSINESS NAME
OWNER ADDRESS
CITY
STATE
ZIP
PHONE

PROPERTY LOCATION WHERE VARIANCE IS BEING REQUESTED
STREET ADDRESS                        316 W. NORTH ST.
CITY                                PIQUA
STATE                        OHIO
ZIP                                45356
LOT NUMBER                  ZONING DESIGNATION R2

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

--CHECK ALL BOXES THAT APPLY--

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

BRIEFLY DESCRIBE VARIANCE REQUEST DISTANCE FROM NEw STRUCTURE TO NORTH PROP. 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            DATE 5/22/2017

SIGNATURE OF APPLICANT         DATE 5/22/2017

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

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

$25.00 FEE PAID -         Cash 25.00        RECEIVED BY -            M. STER

RECEIPT No.  221365        DATE  5/22/2017
PROJECT OVERVIEW:
1) EXTEND CONCRETE PAD TO ACCOMMODATE 2 VEHICLES
   a) 4" REINFORCED CONCRETE (4000 PSI)
   b) FILL IN TO REAR OF EXISTING STRUCTURE
2) ATTACH NEW STEEL CARPORT TO BACK OF EXISTING STRUCTURE BELOW GUTTER
   a) WILL COVER ALL OF NEW CONCRETE AND EASY TO INCLUDE DECK AND EXISTING CONCRETE PAD
   b) ONE FOOT OVERHANG

PROJECT DETAILS:
1) GUTTER ON NORTH SIDE OF CARPORT
2) GRAVEL ADDED BETWEEN NEW CONCRETE AND BACK FENCE
3) NEIGHBORS ARE AWARE OF PLANS AND HAVE NO OBJECTIONS
4) SUPPORT POSTS ARE 4X4 TREATED WOOD
5) 2X6 SUPPORT BEAMS
6) 0.029 TO 0.032 GAUGE STEEL ROOF
7) MAX SPAN BETWEEN BEAMS 13
8) ROOF ON 316 W. NORTH REPLACED MAY 2017
9) 2.5:12 MIN. ROOF PITCH

SCALE: 1/8" = 1'
FLAT ROOF ON REAR OF HOUSE JUST REPLACED IN MAY 2017 WITH "MOD. BIN" ROOF, "BUFF" COLOR, FORMERLY BLACK RUBBER. NEW CARPORT METAL ROOF WILL MATCH FLAT ROOF COLOR AS CLOSELY AS POSSIBLE. TWO EXISTING PORCHES AND HOUSE TRIM CURRENTLY MATCHES NEW FLAT ROOF COLOR.
## Mailing List

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<thead>
<tr>
<th>Resolution</th>
<th>Name</th>
<th>Mailing Address</th>
<th>City</th>
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<tr>
<td>BZA RES. 5-17</td>
<td>Kathleen Sherman</td>
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*** MEETING NOTICE ***

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

TIME: 5:30PM
DATE: Tuesday, June 27, 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.