BOARD OF ZONING APPEALS
CITY OF PIQUA, OHIO
5:30 P.M. MARCH 13, 2018
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET

CALL TO ORDER

ROLL CALL

MEETING MINUTES
Minutes of BZA Meeting of October 24, 2017

NEW BUSINESS

Resolution No.01-18
A Resolution to appoint the BZA chair and vice chair

Resolution No.02-18
A Resolution to permit parking on parcel N44-250337, a lot located on N. Roosevelt Avenue, incidental to and immediately across the street from the nonresidential use found at 414 W. Water 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, Earl Slater
Members Absent: Dustin Davis, David Fishback
Staff Members: Chris Schmiesing

Moved by Mr. Slater, seconded by Mr. Koenig to excuse Mr. Fishback and Mr. Davis from the October 24, 2017 Board of Zoning Appeals Meeting. Roll call, Aye: Koenig, Murray and Slater. Nay, None. Motion carried on a 3-0 vote to excuse Mr. Fishback and Mr. Davis.

MEETING MINUTES
Approval of the minutes of June 27, 2017 Board of Zoning Appeals Meeting. Moved by Mr. Slater, seconded by Mr. Koenig. Roll call, Aye: Koenig, Murray 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 7-17
A Resolution requesting a variance to increase the maximum driveway width at the property located at 320 Short Drive
City Planner Chris Schmiesing provided the staff report.

The request for a zoning variance is being submitted by Indian Ridge Builders represented by Rob Alexander on behalf of the home owners Brett and Julia Davis. The home is to be constructed at 320 Short Drive, and is the last undeveloped property located on Franz’s Pond. The request is to allow the driveway to be wider than the City of Piqua Code allows at this time. The maximum wide at the sidewalk is twenty-four feet (24’) and the Davis’s would like to have the driveway width at thirty-two (32”) to thirty-four (34”) feet.
This request is very similar to one that was recently approved for a home in Indian Ridge. The market trend now is to have a three car driveway width and our current code only allows up to 24’.

Rob Alexander, Indian Ridge Builders, applicant came forward and provided additional information regarding the request.

Mr. Murray commended Mr. Alexander on his presentation of the request for the additional footage.

Mr. Koenig also stated Mr. Alexander’s details of the proposed variance were very concise.

Mr. Slater stated this will add to the integrity of the neighborhood.

The Board members discussed the proposed variance presented.

Mr. Koenig motioned to approve the variance to increase the maximum driveway width at the property located at 320 Short Drive as submitted, and Mr. Slater, seconded the motion. Roll call vote on the motion resulted in Mr. Koenig, Mr. Murray, and Mr. Slater Aye, in support of the approval of the request. Nay, None. Resolution No. BZA 7-17 was approved on a 3-0 vote.

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 6:10P.M.
PURSUANT TO, article B-1.1 of the Board of Zoning Appeals Procedures, Rules, and Regulations as originally adopted August 6, 2002, the Board of Zoning Appeals Chairman and Vice-Chairman shall be elected annually; and,

WHEREAS, article B-1.1 of the Board of Zoning Appeals Procedures, Rules, and Regulations states the Board of Zoning Appeals shall appoint chairman and vice-chairman by a majority vote in the month of January, or at the first regularly scheduled meeting held during the calendar year; and,

WHEREAS, the Board of Zoning Appeals has nominated _______ as the Chairman and ____________ as the Vice-Chairman and both have agreed to serve in this capacity if appointed by the Board of Zoning Appeals;

NOW THEREFORE BE IT RESOLVED, board member _______ hereby moves to nominate _______ as Chairperson. The motion was seconded by _______ and the vote was ___ as recorded below. _______ will serve as Chairperson for the 2018 calendar year.

NOW THEREFORE BE IT RESOLVED, board member _______ hereby moves to nominate _______ as Vice Chairperson. The motion was seconded by _______ and the vote was ___ as recorded below. _______ will serve as Vice Chairperson for the 2018 calendar year.

FOR CHAIR

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FOR VICE CHAIR

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PROCEDURES FOR APPOINTING A CHAIR AND VICE-CHAIR

Step One - Determination of interest in being nominated.

The chair will ask the secretary to call the role. When your name is called and you are asked if you are interested in serving in the chair or vice-chair position during the upcoming calendar year, respond by stating YES if you are interested, NO if you are not interested. The secretary will first ask if you are interested in serving as chairperson, you will respond, then the secretary will ask if you are interested in the serving as vice-chairperson, and you will respond again.

Declaration of candidacy.

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<tr>
<th>Board Member</th>
<th>Chair</th>
<th>Vice-Chair</th>
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<tr>
<td>Mr. Mark Spoltman</td>
<td>YES</td>
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<td>Mr. David Fishback</td>
<td>NO</td>
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<td>Mr. Skip Murray</td>
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Step Two - Nomination of Chair and Vice-Chair.

The chair will open the floor for nominations. Board members interested in making a nomination will choose from the eligible candidates identified in the previous step and nominate the individual for each position that they feel is best suited to serve in that capacity. The chair will close the floor only after each board member interested nominating a chair and vice-chair has had an opportunity to do so.

Chairperson

Vice-Chairperson

Step Three - Motion to accept nominated persons.

The chair will accept a motion to appoint a chair and vice-chair from the nominees identified in the previous step. Said nominees to be appointed are to be identified in the motion, and upon the motion receiving a second the chair will ask the secretary to call the role. Motions without a second will die. Seconded motions that fail to secure a majority vote (at least 3 supportive votes) will be considered defeated. The chair will accept a new motion and repeat the process until a majority vote is cast in support of a motion.
RESOLUTION No. BZA 02-18

WHEREAS, Mike Twiss, applicant for the property owner of 414 W. Water Street in the City of Piqua, Ohio, being in a district zoned B (General Business), has filed a petition seeking to permit parking on parcel N44-250337, a lot located on N. Roosevelt Avenue, incidental to and immediately across the street from the nonresidential use found at 414 W. Water Street; and,

WHEREAS, the City of Piqua Code of Ordinances Chapter 154.081(N) establishes that:

(N) The Board of Appeals may permit parking within an adjacent lot zoned for residential uses, or immediately across the street from a nonresidential use, providing the following requirements are met.

1. The lot is necessary for the public convenience and will not have an adverse material effect on adjacent properties.
2. A public hearing is held.
3. All provisions of this section are complied with.
4. No parking shall be permitted between the street line and the building line prevailing in the zone in which the proposed parking area is to be located. The resulting open area shall be planted in grass, or otherwise landscaped to create a permanent green area.
5. A dense evergreen planting with a minimum height of four feet and a mature height of at least six feet, or solidly constructed decorative fence shall be permanently maintained along the mutual boundary of the restricted accessory parking area and adjacent land zoned for residential uses, except for the portion of the boundary located within a required front yard.
6. Whenever a lot located in a residential zone is used for accessory parking purposes and is located across the street from land in a residential zone, that portion of the lot used for parking purposes shall be screened from the street as specified in division (N)(5) above, except for access drive. This screening is to be placed along the setback line.

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.
RESOLUTION No. BZA 02-18

NOW THEREFORE BE IT RESOLVED that __________ motioned to approve/deny the request to permit parking as described herein and by the testimony provided, and the motion was seconded by _______ and the Board of Zoning Appeals acted as follows:

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BOARD OF ZONING APPEALS

APPLICATION REQUESTING A ZONING VARIANCE

- PLEASE TYPE OR PRINT -

APPLICANT NAME       Mike Twiss
APPLICANT ADDRESS    3 E. Main St.
CITY                Troy          STATE OH     ZIP 45373
PHONE ( 937 ) 760 - 3884
LEGAL INTEREST OF APPLICANT    Architect/Engineer

OWNER NAME          Jerry Williamson
BUSINESS NAME       Beppo Uno
OWNER ADDRESS       414 W. Water St.
CITY                Piqua         STATE OH     ZIP 45356
PHONE ( 937 ) 615 - 1100

PROPERTY LOCATION WHERE VARIANCE IS BEING REQUESTED
STREET ADDRESS      North Roosevelt Ave.
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 Request a variance to encroach upon the
15' side yard set back with the adjacent property owner
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 OF APPLICANT

DATE 2/20/18

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

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

$25.00 FEE PAID  - 25.00 RECEIVED BY - B. Coo-P

RECEIPT No. - 190320          DATE - 2.26.18
BEPPO UNO PARKING EXPANSION

CITY OF PIQUA
WASHINGTON TOWNSHIP
MIAMI COUNTY, OHIO

INDEX OF SHEETS

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<td>STORM DRAINAGE</td>
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<td>PLAN SITE</td>
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<td>5-6</td>
<td>PHOTOMETRIC AND LIGHTING PLAN</td>
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2016 SPECIFICATIONS


PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A PARKING LOT IN PIQUA, OHIO ON NORTH ROOSEVELT AVENUE.

EARTH DISTURBED AREAS

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<td>ESTIMATED UNDISTURBED EARTH DISTURBED AREA</td>
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<td>NET EARTH DISTURBED AREA</td>
<td>0.19 ACRES</td>
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ChoiceOne Engineering

440 E. HOPFNER ROAD \\ SIDNEY, OHIO 45365 \\ 937.497.0299
303 W. LOYLAND AVENUE \\ LOYLAND, OHIO 45140 \\ 513.329.8554
607 N. MERRIAM STREET \\ PORTLAND, SHERIDAN 47371 \\ 760.766.2500
www.choicetoneengineering.com

FEBRUARY 12, 2018

ANDREW T. SHAWAL, P.E. 
DATE: 02/12/18
ELEVATION DATUM
All elevations are based on NAVD 88 (DOE 185.69220 ± 0.3).

GENERAL NOTES AND DETAILS
All water, material, and labor charges shall comply with city of Pawla standards and specifications and/or other documents issued by the City of Pawla, as approved by the City of Pawla.

UNDERGROUND UTILITIES
The locations of the underground utilities shown on the plans are approximate and will be provided at the option of the City of Pawla. The City of Pawla shall be responsible for verifying the location of underground utilities prior to construction and shall be responsible for any damage done to utility infrastructure by the contractor or any employee, agent, or contractor of the owner or the contractor. The City of Pawla shall be responsible for any damage done to utility infrastructure by the contractor or any employee, agent, or contractor of the owner or the contractor. All underground utilities shall be installed in accordance with the specifications in this contract. The City of Pawla shall be responsible for any damage done to utility infrastructure by the contractor or any employee, agent, or contractor of the owner or the contractor. All underground utilities shall be installed in accordance with the specifications in this contract.

CROSSINGS AND CONNECTIONS TO EXISTING PIPES AND UTILITIES
Where an existing utility line is to be crossed or under an existing sewer or underground utility line, the contractor shall connect to the line in line and grade before starting to lay the proposed conduit. If it is determined that the elevation of the existing conduit or existing utility line is to be elevated, the contractor shall be required to provide a new conduit or new utility line to the required elevation. The contractor shall be required to provide a new conduit or new utility line to the required elevation. The contractor shall be required to provide a new conduit or new utility line to the required elevation. The contractor shall be required to provide a new conduit or new utility line to the required elevation.

MUD
The fouling or splashing of mud, dirt or debris upon public streets is prohibited and any such deposit shall be cleaned up immediately by the contractor.

EXISTING UTILITY CONFLICT NOTE
If a conflict arises with existing utilities, the contractor shall coordinate with the appropriate utility company to get the conflict resolved.

UTILITY STATEMENT
The underground utilities shown have been located from field survey information and utility drawings. Choice One Engineering Corporation has confirmed that there are no underground utilities in the area. All public utilities, including those located underground, are the sole responsibility of the contractor to locate, maintain and supervise all safety requirements, specifications, and programs in connection with the work. The contractor shall be responsible for any damage done to utility infrastructure by the contractor or any employee, agent, or contractor of the owner or the contractor. All underground utilities shall be installed in accordance with the specifications in this contract.

SAFETY
The contractor shall be solely responsible for ensuring that all personnel are provided with appropriate safety equipment and that all personnel are trained in the use of safety equipment. The contractor shall be solely responsible for ensuring that all personnel are provided with appropriate safety equipment and that all personnel are trained in the use of safety equipment. The contractor shall be solely responsible for ensuring that all personnel are provided with appropriate safety equipment and that all personnel are trained in the use of safety equipment.

MASONRY COLLAR
A concrete collar shall be provided where proposed storm sewer pipe is connected to an existing pipe. Cost of this collar shall be included in the cost of the contractor's overall bid for the project.

DEWATERING
All necessary dewatering or pumping necessary for the construction of any structure shall be included to those particular construction items in the contractor's proposal. The contractor shall be responsible for all costs associated with dewatering.

CLEAN WATER NOTE
Do not drink from clean water connections.

STORM SEWER INSTALLATION
This work consists of constructing storm sewer lines. The contractor shall provide all tools and equipment required for installing these lines. The work also includes furnishing all materials, excavating ditches, and especially the installation of the necessary facilities and surfaces, curbs, and paved walks. The contractor shall be responsible for removing any debris, trash, and other materials from the site after completion of the work. The contractor shall be responsible for removing any debris, trash, and other materials from the site after completion of the work. The contractor shall be responsible for removing any debris, trash, and other materials from the site after completion of the work.

WATER LINE CROSSING SEPARATION
Water line shall be laid at least 18" horizontally from any sewer. At crossings, the water line shall have a vertical clearance of 18" from storm and sanitary sewers. Also, full length of all materials shall be 18" apart from any storm and sanitary sewers as possible.

PARKING MARKINGS
All parking spaces are to be marked with the appropriate material. All parking spaces are to be marked with the appropriate material. All parking spaces are to be marked with the appropriate material.

APPLICATIONS
All applications shall be in accordance with the City of Pawla standards and specifications.

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PRE DEVELOPMENT DRAINAGE:
The lot drainage is BEST EAST TO WEST AND NORTH TO SOUTH. PLEASE REFER TO THE DRAWING DRAINAGE ARROWS.

THE SITE DO NOT CONTAIN A STORM WATER COLLECTION SYSTEM NOR IS A COLLECTOR SYSTEM AVAILABLE IN THE ADJACENT ALLEY OR STREET.

THE STORM WATER RUNOFF HEADS WEST (GATHERS IN THE INTERSECTION OF THE ALLEYS AND EVENTUALLY DRAINS TO THE NORTH DOWN THE ALLEY AND THROUGH YARDS). STORM WATER RUNOFF HEADING EAST DRAINS OVER THE CURB AND TO THE SOUTH IN THE CURB GUTTER TO A CATCH BASIN 17' AWAY AT THE INTERSECTION OF ROOSEVELT AND ASH STREET.

PRE DEVELOPMENT SITE DRAINAGE AREA BREAKDOWN (APPROXIMATE):
1240 SF DRAINS TO ROOSEVELT.
6030 SF DRAINS TO ALLEYS AND THE HOME TO THE SOUTH.

THE MOST USABLE OF THIS LOT WAS RESIDENTIAL. THE IMPERVIOUS AREA IS ESTIMATED TO BE 60%.

POST DEVELOPMENT DRAINAGE:
The post development condition will be 80% ASPHALT WITH 20% GRASS AND LANDSCAPE AREA.

ALL STORM WATER COLLECTED ON THE PARKING LOT WILL BE DIRECTED TO THE STREET OUT THE PARKING LOT ENTRANCE/EXIT. STORM WATER THEN FLOWS IN THE CURB GUTTER TO THE SOUTH AND IS COLLECTED BY THE EXISTING CATCH BASIN 17' AWAY AT THE INTERSECTION OF ROOSEVELT AND ASH STREET.

POST DEVELOPMENT SITE DRAINAGE AREA BREAKDOWN (APPROXIMATE):
5550 SF DRAINS TO ROOSEVELT.
1370 SF DRAINS TO ALLEYS AND THE HOME TO THE SOUTH.

THE PROPOSED IMPERVIOUS AREA IS ESTIMATED TO BE 60%.

THE PROPOSED PARKING LOT COLLECTS ROUGHLY 78% OF THE WATER THAT PREVIOUSLY DRAINED TO THE ALLEYS AND THE HOME TO THE SOUTH.

STORM WATER MANAGEMENT:
The intent of the proposed drainage plan is to collect the storm water runoff leaving the site to the western unmanaged area and direct it to the east to a collector system. While the site impervious area has increased due to the proposed improvements, it is very small. The increase in peak flow discharge during storm events 100 years or less are all under 0.6 cfs. To put this into perspective an 8" diameter pipe at 0.66 grade will carry 0.66 cfs.
NOTE:
CONTRACTOR TO BE INTO EXISTING PAVEMENT ELEVATIONS AS REQUIRED WHERE EVER NEW PAVEMENT ADJOINS EXISTING PAVEMENT TO ENSURE A SMOOTH TRANSITION. ALL EX. PAVEMENT ELEVATIONS TO BE CHECKED AND VERIFIED. CONTRACTOR SHALL ALSO ENSURE THAT A SMOOTH TRANSITION IS PROVIDED WHERE EVER PROPOSED GRADES MEET EXISTING GRADES THROUGHOUT THE SITE.

NOTES:
1) ALL DIMENSIONS INCLUING CURBING ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
2) INSTALL DRIVEWAY PER CITY OF PIQUA STANDARDS.
3) CONTRACTOR TO FOLLOW ALL PERMIT REQUIREMENTS AND SPECIFICATIONS TO INSTALL THE PROPOSED DEVELOPMENT INCLUDING COORDINATING THE INSTALLATION WITH LOCAL OFFICIALS AS NEEDED AND/OR REQUIRED.
4) CONTRACTOR TO COORDINATE ALL WORK WITH THE OWNER AS NEEDED/REQUIRED.

PAVEMENT STRIPING NOTES:
ALL PROPOSED PAVEMENT MARKINGS SHALL BE STRIPPED AS PART OF THIS WORK.
ALL PAVEMENT MARKINGS SHALL BE WHITE OR YELLOW (DO NOT REQUIRE REFLECTOR BEADS) AND SHALL CONSIST OF 6" WIDE LINES.
ALL PAVEMENT MARKINGS SHALL BE PER DOE ITEM 640 AND 642. ALL PAVEMENT MARKINGS TO BE TYPE 1, UNLESS APPLICATION IS REQUIRED WHEN AIR AND PAVEMENT TEMPERATURES ARE BETWEEN 38° AND 90°, THEN OBTAIN APPROVAL FROM THE OWNER AND APPLY ONLY PRE-QUALIFIED TYPE 1A COLD WEATHER TRAFFIC PAINT MATERIALS PER DOE 642 AND 740.
ALL MARKING LAYOUT AND COLOR SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

LEGEND:
EP = EXISTING PAVEMENT ELEVATION
EC = EXISTING TOP OF CURB (OR BADO) ELEVATION
P = PROPOSED EAVEMENT ELEVATION
S = PROPOSED GROUND ELEVATION
R = EXISTING ITEMS TO BE REMOVED
- = EXISTING CONTOURS
- - - = PROPOSED CONTOURS
--- = PROPOSED EDGE PAVEMENT
- - - - - = PROPOSED CURB
GENERAL LIGHTING NOTES

1) ALL LIGHT POLES SHALL BE MANUFACTURED BY LITHONIA LIGHTING AND SHALL BE DARK BRONZE TINTED 20 FT HIGH.

2) LUMINARE MANUFACTURER, LITHONIA LIGHTING KAO LED AS SPECIFIED IN THE LUMINARE SCHEDULE AND SHALL INCLUDE A HOUSE SHIELD.

3) PROVIDE PHOTO ELECTRIC CONTROL AT THE LUMINARE.


5) LIGHT POLE FOUNDATIONS SHALL FOLLOW CODE OJP 625110 AND STD 14-2011 WITH THE MANUFACTURER'S NOTES DECORATING THE POLE FOUNDATION SHEET TO BE SUBMITTED PRIOR TO THE ALIGNMENT OF THE POLE FOUNDATION. FAILURE TO SUBMIT THE FOUNDATION SHEET PRIOR TO ITS INSTALLATION WILL REQUIRE A CONTRACTOR TO RECONSTRUCT, OR RE-LEVEL AT THE CONTRACTOR'S EXPENSE.

6) POWER SUPPLY TO LIGHTING SHALL BE 240 VOLTS, TOTAL LOAD SHALL BE 70 WATTS.

7) POWER SERVICE SHALL BE GROUND MOUNTED PER CODE OJP 14-2030 AND SHALL BE COVERED BY A MIN. BOX WITH A GROUNDED SOCKET OR BOX IN THE CITY OF RIVERSIDE DEPARTMENT, ALL PERMITS AND INSPECTIONS FEES SHALL BE PAID BY THE CONTRACTOR.

8) ALL CONDUIT IS 1-1/2" SCHEDULE 40 PVC CONDUIT WITH (3) NO. 10 AWG WIRE.
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<th>RESOLUTION</th>
<th>NAME</th>
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<tbody>
<tr>
<td>BZA RES. 7-18</td>
<td>Mike Twiss</td>
<td>3 E. Main Street</td>
<td>Troy, Ohio 45373</td>
</tr>
<tr>
<td>BZA RES. 7-18</td>
<td>Jerry Williamson</td>
<td>114 W. Water Street</td>
<td>Piqua, Ohio 45356</td>
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<td>BZA RES. 2-18</td>
<td>Michael Routson</td>
<td>2980 Shawnee Trail</td>
<td>Piqua, Ohio 45356</td>
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<td>BZA RES. 2-18</td>
<td>David Adams</td>
<td>1870 W. Main Street</td>
<td>Troy, Ohio 45373</td>
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<td>BZA RES. 2-18</td>
<td>City of Piqua</td>
<td>201 W. Water Street</td>
<td>Piqua, Ohio 45356</td>
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<td>BZA RES. 2-18</td>
<td>Sue Ann Penrod Trustee</td>
<td>890 Snyder Rd.</td>
<td>Piqua, Ohio 45356</td>
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<td>BZA RES. 2-18</td>
<td>Buckeye Properties</td>
<td>505 Harrison Street</td>
<td>Piqua, Ohio 45356</td>
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<td>BZA RES. 2-18</td>
<td>Betty J Jaqua (Trustee)</td>
<td>1714 Commerce Drive</td>
<td>Piqua, Ohio 45356</td>
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<td>BZA RES. 2-18</td>
<td>Cecilia Ching</td>
<td>320 1/2 W. Ash Street</td>
<td>Piqua, Ohio 45356</td>
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<td>BZA RES. 2-18</td>
<td>Rebecca Brinkman</td>
<td>629 S. Downing Street</td>
<td>Piqua, Ohio 45356</td>
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<td>BZA RES. 2-18</td>
<td>Nancy Wright (TR)</td>
<td>10111 Piqua Lockington</td>
<td>Piqua, Ohio 45356</td>
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<td>BZA RES. 2-18</td>
<td>Edwin Liette</td>
<td>9300 Country Club Road</td>
<td>Piqua, Ohio 45356</td>
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<td>BZA RES. 2-18</td>
<td>Valerie Hinkle</td>
<td>208 N. Roosevelt</td>
<td>Piqua, Ohio 45356</td>
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<td>BZA RES. 2-18</td>
<td>Williamson Williamson LLC</td>
<td>4 Lake Ridge Drive</td>
<td>Piqua, Ohio 45356</td>
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<td>BZA RES. 2-18</td>
<td>Goldie Curtis</td>
<td>518 W. Water Street</td>
<td>Piqua, Ohio 45356</td>
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</table>

DEAN BURCH                  EMAIL
DEBBIE STEIN                EMAIL
GARY HUFF                   EMAIL
JUSTIN SOMMER               EMAIL
AARON MORRISON              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 HOME BUILDERS ASSOCIATE EMAIL
*** PUBLIC HEARING NOTICE ***

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

TIME:  5:30 PM
DATE:  Tuesday, March 13, 2018
LOCATION:  Commission Chambers – 2nd Floor
            Municipal Government Complex
            201 W. Water Street

This letter serves to notify persons who may have an interest in an agenda item to be discussed at the above referenced public hearing. A public hearing affords citizens and other parties with standing the opportunity to speak in favor of, or object to, an item submitted for consideration. If you desire to state your opinion concerning this matter and will be unable to attend the public hearing, please submit your statement in writing to this office prior to 5pm on the date of the meeting.

You may view the Board of Zoning Appeals agenda packet in its entirety online at http://www.piquaoh.org/agendazoningbd.htm or by visiting the Development Office.

Please contact the Development Department at (937) 778-2049 if you have any questions pertaining to this notice.

Christopher W. Schmiesing
City Planner

Enc.