

BOARD OF ZONING APPEALS  
CITY OF PIQUA, OHIO  
6:00 P.M. OCTOBER 23, 2018  
MUNICIPAL GOVERNMENT COMPLEX  
COMMISSION CHAMBERS - 201 W. WATER STREET

CALL TO ORDER

ROLL CALL

MEETING MINUTES

Minutes of BZA Meeting of September 25, 2018

NEW BUSINESS

Resolution No.04-18

A Resolution requesting an area variance  
for a private garage accessory structure to  
be located at 1036 Broadway

ADJOURNMENT

CITY OF PIQUA, OHIO  
BOARD OF ZONING APPEALS MEETING MINUTES  
TUESDAY, SEPTEMBER 25, 2018  
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: David Fishback, Skip Murray, Cindy Pearson

Members Absent: Nate Funderberg

Staff Members: Chris Schmiesing

**MEETING MINUTES**

Approval of the minutes of March 13, 2018 Board of Zoning Appeals Meeting. Minutes were approved.

**NEW BUSINESS**

**Resolution No. BZA 03-18**

A Resolution requesting a variance to increase the maximum driveway width at the property located at 2308 Kiowa Court.

Indian Ridge Builders submitted the variance request to increase the maximum twenty-four (24') foot driveway width allowed for a One-Family Residential home to a width of up to thirty-two (32') to thirty-four (34') feet on behalf of the home owners Robert and Courtnie Decker. The home will be 2225 square feet ranch style home of living space with a three car garage being built across two 65' properties combined into a single 130' wide lot.

No one came forward to speak for or against Resolution BZA 3-18 at this time.

After a short discussion a motion was made and seconded to approve the variance request to increase the maximum twenty-four (24') foot driveway width allowed for a One-Family Residential home to a width of up to thirty-two (32') to thirty-four (34') feet. Resolution No. BZA 3-18 was approved on a 3-0 vote.

CITY OF PIQUA, OHIO  
BOARD OF ZONING APPEALS MEETING MINUTES  
TUESDAY, SEPTEMBER 25, 2018  
MUNICIPAL GOVERNMENT COMPLEX -COMMISSION CHAMBERS

**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 6:10 P.M.

**RESOLUTION No. BZA 04-18**

WHEREAS, Kenneth T. Lewis, owner of 1036 Broadway, in the City of Piqua, Ohio, being in a district zoned R-1 (One-family Residential), has filed a petition to variance the area requirements for a private garage accessory structure.

WHEREAS, the City of Piqua Code of Ordinances Chapter 154.121 (B)(3) establishes that:

§ 154.121 ACCESSORY BUILDINGS

(B) Accessory buildings accessory to a residential use, including private garages permitted as a special use, shall conform to the following:

(3) Area. An accessory building shall be permitted a ground floor level gross floor area up to 720 square feet and the ground floor level gross floor area may increase up to a maximum of the lesser of 50% of the gross floor area of the ground floor level of the principal structure to which it is accessory;

WHEREAS, the proposed private garage accessory structure has an area of 960 square feet; and,

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

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

NOW THEREFORE BE IT RESOLVED that \_\_\_\_\_ motioned to 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. Skip Murray				
Mr. David Fishback				
Mr. Nate Funderburg				
Mrs. Cindy Pearson				
Vacant Seat				

BOARD OF ZONING APPEALS

APPLICATION REQUESTING A ZONING VARIANCE

-PLEASE TYPE OR PRINT-

APPLICANT NAME Kenneth T. Lewis  
APPLICANT ADDRESS 1036 Broadway St  
CITY Piqua STATE Ohio ZIP 45356  
PHONE (937) 773-9455  
LEGAL INTEREST OF APPLICANT owner

OWNER NAME Same  
BUSINESS NAME \_\_\_\_\_  
OWNER ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
PHONE (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

PROPERTY LOCATION WHERE VARIANCE IS BEING REQUESTED  
STREET ADDRESS 1036 Broadway  
CITY Piqua STATE Ohio ZIP 45356  
LOT NUMBER 144-016020 ZONING DESIGNATION \_\_\_\_\_

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 wish to build 24x40  
garage

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 Kenneth T. Lewis DATE 10-9-18

SIGNATURE OF APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

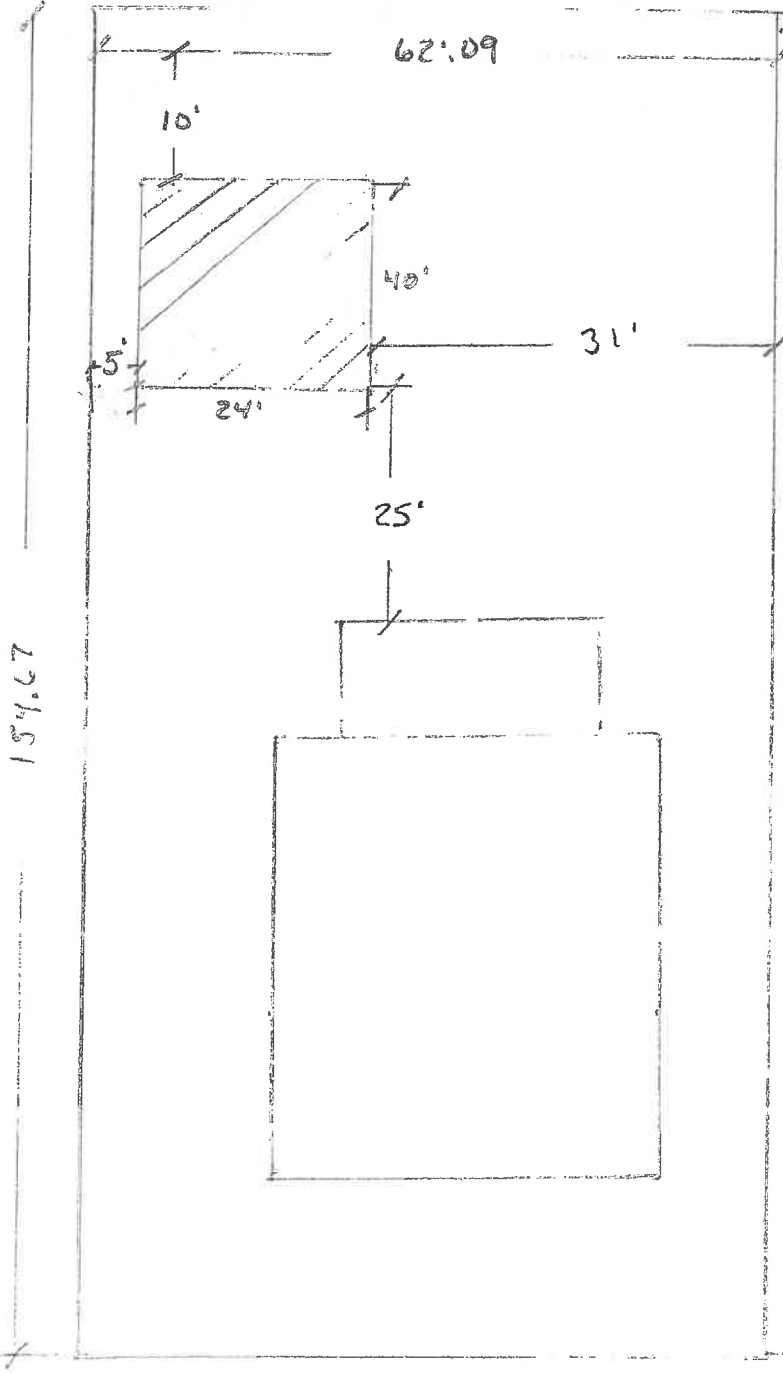
NOTE - BOTH OWNER AND APPLICANT DATED SIGNATURES IN INK REQUIRED TO PROCESS REQUEST

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

\$25.00 FEE PAID - 25.00 RECEIVED BY - B. Loop

RECEIPT No. - 228635 DATE - 10-9-18

16' Alley



154.67

62.09

10'

40'

31'

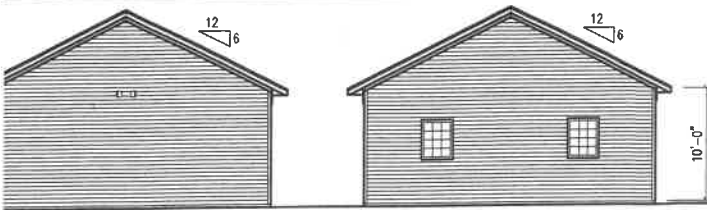
5'

24'

25'

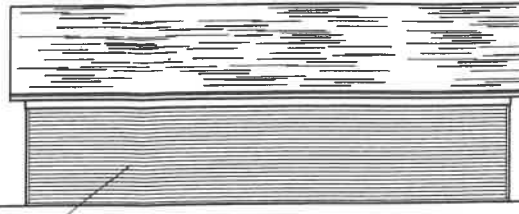
Sidewalk

1036 Broadway



**SIDE ELEVATION**  
Scale: 1/8"=1'-0"

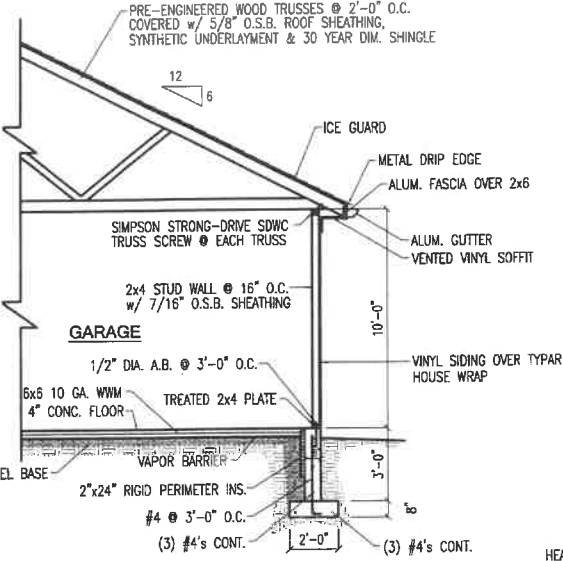
**SIDE ELEVATION**  
Scale: 1/8"=1'-0"



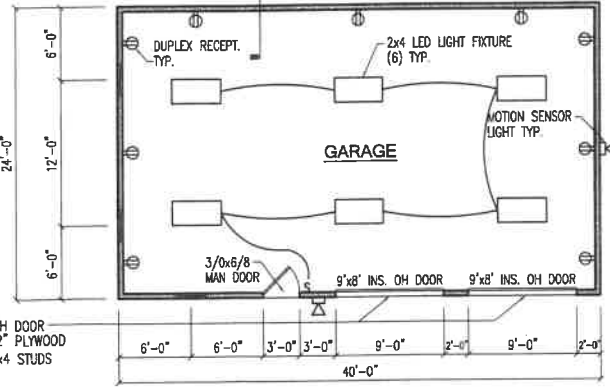
VINYL SIDING TYP.  
**REAR ELEVATION**  
Scale: 1/8"=1'-0"



32"x40" CASEMENT WINDOW TYP.  
**FRONT ELEVATION**  
Scale: 1/8"=1'-0"



**SECTION A-A**  
Scale: 1/8"=1'-0"



**FLOOR PLAN**  
Scale: 1/8"=1'-0"



**BAUMER**  
CONSTRUCTION, INC.  
285 SOUTH OHIO STREET  
P.O. BOX 3  
MINSTER, OHIO 45865  
PHONE: 419-628-3364  
FAX: 419-628-2911  
www.baumerconstruction.com

TERRY LEWIS GARAGE  
FLOOR PLAN & ELEVATIONS

APPROVALS:
PROJECT NUMBER
DRAWN BY DJS
DATE 10-4-18
DRAWING NUMBER <b>A-1</b>

Project:

Location: MLB1

Multi-Loaded Multi-Span Beam

[2015 International Building Code(2012 NDS)]

(2) 1.5 IN x 11.25 IN x 9.0 FT

#1 - Southern Pine - Dry Use

Section Adequate By: 8.7%

Controlling Factor: Moment



Kurt  
Baumer Construction  
285 S Ohio ST  
Minster, OH 45865

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**CAUTIONS**

\* Laminations are to be fully connected to provide uniform transfer of loads to all members

**DEFLECTIONS**

Center

Live Load 0.07 IN L/1476

Dead Load 0.06 in

Total Load 0.13 IN L/808

Live Load Deflection Criteria: L/240 Total Load Deflection Criteria: L/180

**REACTIONS**

A

B

Live Load 1350 lb 1350 lb

Dead Load 1116 lb 1116 lb

Total Load 2466 lb 2466 lb

Bearing Length 1.45 in 1.45 in

**BEAM DATA**

Center

Span Length 9 ft

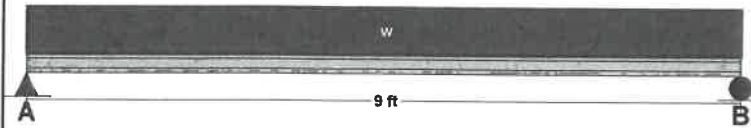
Unbraced Length-Top 2 ft

Unbraced Length-Bottom 9 ft

Live Load Duration Factor 1.15

Notch Depth 0.00

**LOADING DIAGRAM**



**MATERIAL PROPERTIES**

#1 - Southern Pine

	Base Values	Adjusted
Bending Stress:	Fb = 1000 psi	Fb' = 1144 psi
	Cd=1.15 Cf=0.99 CF=1.00	
Shear Stress:	Fv = 175 psi	Fv' = 201 psi
	Cd=1.15	
Modulus of Elasticity:	E = 1700 ksi	E' = 1700 ksi
Comp. ⊥ to Grain:	Fc - ⊥ = 565 psi	Fc - ⊥' = 565 psi

**UNIFORM LOADS**

Center

Uniform Live Load	300 plf	25 PSF
Uniform Dead Load	240 plf	
Beam Self Weight	8 plf	20 PSF
Total Uniform Load	548 plf	

Controlling Moment: 5549 ft-lb

4.5 Ft from left support of span 2 (Center Span)

Created by combining all dead loads and live loads on span(s) 2

Controlling Shear: -1973 lb

At a distance d from right support of span 2 (Center Span)

Created by combining all dead loads and live loads on span(s) 2

Comparisons with required sections:	Req'd	Provided
Section Modulus:	58.21 in3	63.28 in3
Area (Shear):	14.71 in2	33.75 in2
Moment of Inertia (deflection):	79.31 in4	355.96 in4
Moment:	5549 ft-lb	6033 ft-lb
Shear:	-1973 lb	4528 lb

**NOTES**



Project:

Location: COL2

Column

[2015 International Building Code(2012 NDS)]

(3) 1.5 IN x 3.5 IN x 10.0 FT

#2 - Southern Pine - Dry Use

Section Adequate By: 55.0%



Kurt  
Baumer Construction  
285 S Ohio ST  
Minster, OH 45865

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**CAUTIONS**

\* Laminations to be nailed together per National Design Specifications for Wood Construction Section 15.3.3.1

**VERTICAL REACTIONS**

Live Load: Vert-LL-Rxn = 1350 lb  
 Dead Load: Vert-DL-Rxn = 1158 lb  
 Total Load: Vert-TL-Rxn = 2508 lb

**COLUMN DATA**

Total Column Length: 10 ft  
 Unbraced Length (X-Axis) Lx: 2 ft  
 Unbraced Length (Y-Axis) Ly: 10 ft  
 Column End Condition-K (e): 1  
 Axial Load Duration Factor: 1.00

**COLUMN PROPERTIES**

#2 - Southern Pine

	<u>Base Values</u>	<u>Adjusted</u>
Compressive Stress:	Fc = 1250 psi	Fc' = 354 psi
	Cd=1.00 Cf=1.16 Cp=0.24	
Bending Stress (X-X Axis):	Fbx = 750 psi	Fbx' = 1265 psi
	Cd=1.00 CF=1.47 Cr=1.15	
Bending Stress (Y-Y Axis):	Fby = 750 psi	Fby' = 1265 psi
	Cd=1.00 CF=1.47 Cr=1.15	
Modulus of Elasticity:	E = 1600 ksi	E' = 1600 ksi

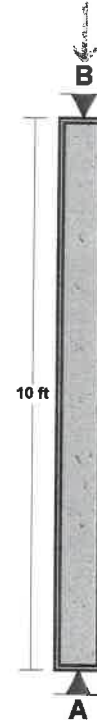
Column Section (X-X Axis):	dx =	3.5 in
Column Section (Y-Y Axis):	dy =	4.5 in
Area:	A =	15.75 in <sup>2</sup>
Section Modulus (X-X Axis):	Sx =	9.19 in <sup>3</sup>
Section Modulus (Y-Y Axis):	Sy =	3.94 in <sup>3</sup>
Slenderness Ratio:	L <sub>ex</sub> /dx =	6.86
	L <sub>ey</sub> /dy =	26.67

**Column Calculations (Controlling Case Only):**

Controlling Load Case: Axial Total Load Only (L + D)

Actual Compressive Stress:	Fc =	159 psi
Allowable Compressive Stress:	Fc' =	354 psi
Eccentricity Moment (X-X Axis):	M <sub>x-ex</sub> =	0 ft-lb
Eccentricity Moment (Y-Y Axis):	M <sub>y-ey</sub> =	0 ft-lb
Moment Due to Lateral Loads (X-X Axis):	M <sub>x</sub> =	0 ft-lb
Moment Due to Lateral Loads (Y-Y Axis):	M <sub>y</sub> =	0 ft-lb
Bending Stress Lateral Loads Only (X-X Axis):	Fbx =	0 psi
Allowable Bending Stress (X-X Axis):	Fbx' =	1265 psi
Bending Stress Lateral Loads Only (Y-Y Axis):	Fby =	0 psi
Allowable Bending Stress (Y-Y Axis):	Fby' =	1265 psi
Combined Stress Factor:	CSF =	0.45

**LOADING DIAGRAM**



**AXIAL LOADING**

Live Load:	PL =	1350 lb
Dead Load:	PD =	1120 lb
Column Self Weight:	CSW =	38 lb
Total Load:	PT =	2508 lb

**NOTES**

October 12, 2018

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**\*\*\* PUBLIC HEARING NOTICE \*\*\***

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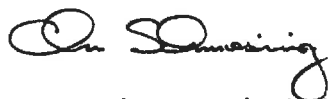
Please be advised that the City of Piqua Board of Zoning Appeals will conduct a public hearing at the time and location stated below.

**TIME: 6:00 PM**  
**DATE: Tuesday, October 23, 2018**  
**LOCATION: Commission Chambers – 2<sup>nd</sup> 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://piquaoh.org/city-government/boards-and-committees/board-of-zoning-appeals/> 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.

BOARD OF ZONING APPEALS  
OCTOBER 23, 2018  
MAILING LIST

RESOLUTION	NAME	MAILING ADDRESS	CITY STATE ZIP
MEETING NOTICE AND AGENDA TO:			
	MUNICIPAL GOVERNMENT COMPLEX PUBLIC BULLETIN BOARD		
BZA RES. 4-18	Kenneth T. Lewis	1036 Broadway	Piqua, Ohio 45356
BZA RES. 4-18	Brian & Melissa Ross	1018 Broadway	Piqua, Ohio 45356
BZA RES. 4-18	Mark Dowty	1040 Broadway	Piqua, Ohio 45356
BZA RES. 4-18	Gerhart Greenhouse	1020 Scudder Street	Piqua, Ohio 45356
	DEAN BURCH	EMAIL	
	DEBBIE STEIN	EMAIL	
	GARY HUFF	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 ASSOCIAT	EMAIL	