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
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.
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:

<table>
<thead>
<tr>
<th>Mr. Skip Murray</th>
<th>Aye</th>
<th>Nay</th>
<th>Abstain</th>
<th>Absent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. David Fishback</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Mr. Nate Funderburg</td>
<td></td>
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<tr>
<td>Mrs. Cindy Pearson</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Vacant Seat</td>
<td></td>
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</tbody>
</table>
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) 273 - 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  44-016-020  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  wish to build 2x140 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. Smed
RECEIPT No.  228635  DATE  10-9-18
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

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

DEFLECTIONS
<table>
<thead>
<tr>
<th>Load Type</th>
<th>Deflection</th>
</tr>
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<tbody>
<tr>
<td>Live Load</td>
<td>0.07 IN L/1476</td>
</tr>
<tr>
<td>Dead Load</td>
<td>0.08 in</td>
</tr>
<tr>
<td>Total Load</td>
<td>0.13 IN L/808</td>
</tr>
<tr>
<td>Live Load Deflection Criteria:</td>
<td>L/240</td>
</tr>
<tr>
<td>Total Load Deflection Criteria:</td>
<td>L/180</td>
</tr>
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</table>

REACTIONS
<table>
<thead>
<tr>
<th>Load Type</th>
<th>A</th>
<th>B</th>
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<tbody>
<tr>
<td>Live Load</td>
<td>1350 lb</td>
<td>1350 lb</td>
</tr>
<tr>
<td>Dead Load</td>
<td>1116 lb</td>
<td>1116 lb</td>
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<tr>
<td>Total Load</td>
<td>2466 lb</td>
<td>2466 lb</td>
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<tr>
<td>Bearing Length</td>
<td>1.45 in</td>
<td>1.45 in</td>
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BEAM DATA
<table>
<thead>
<tr>
<th>Span Length</th>
<th>Unbraced Length-Top</th>
<th>Unbraced Length-Bottom</th>
<th>Live Load Duration Factor</th>
<th>Notch Depth</th>
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</thead>
<tbody>
<tr>
<td>9 ft</td>
<td>2 ft</td>
<td>9 ft</td>
<td>1.15</td>
<td>0.00</td>
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MATERIAL PROPERTIES
#1 - Southern Pine

<table>
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<tr>
<th>Property</th>
<th>Base Values</th>
<th>Adjusted</th>
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</thead>
<tbody>
<tr>
<td>Bending Stress:</td>
<td>Fb = 1000 psi</td>
<td>Fb' = 1144 psi</td>
</tr>
<tr>
<td>Shear Stress:</td>
<td>Fv = 175 psi</td>
<td>Fv' = 201 psi</td>
</tr>
<tr>
<td>Modulus of Elasticity:</td>
<td>E = 1700 ksi</td>
<td>E' = 1700 ksi</td>
</tr>
<tr>
<td>Compressibility:</td>
<td>Fc - Δ = 565 psi</td>
<td>Fc - Δ' = 565 psi</td>
</tr>
</tbody>
</table>

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:
<table>
<thead>
<tr>
<th>Property</th>
<th>Req'd</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section Modulus:</td>
<td>58.21 in3</td>
<td>63.28 in3</td>
</tr>
<tr>
<td>Area (Shear):</td>
<td>14.71 in2</td>
<td>33.75 in2</td>
</tr>
<tr>
<td>Moment of Inertia (deflection):</td>
<td>79.31 in4</td>
<td>355.96 in4</td>
</tr>
<tr>
<td>Moment:</td>
<td>5549 ft-lb</td>
<td>6033 ft-lb</td>
</tr>
<tr>
<td>Shear:</td>
<td>-1973 lb</td>
<td>4528 lb</td>
</tr>
</tbody>
</table>

NOTES
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

Base Values          Adjusted
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 in²
Section Modulus (X-X Axis):  
  Sx = 9.19 in³
Section Modulus (Y-Y Axis):  
  Sy = 3.94 in³
Slenderness Ratio:  
  Lex/dx = 6.86
  Ley/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):  
  Mx-ex = 0 ft-lb
Eccentricity Moment (Y-Y Axis):  
  My-ey = 0 ft-lb
Moment Due to Lateral Loads (X-X Axis):  
  Mx = 0 ft-lb
Moment Due to Lateral Loads (Y-Y Axis):  
  My = 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

NOTES
*** PUBLIC HEARING NOTICE ***

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 – 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://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

<table>
<thead>
<tr>
<th>RESOLUTION</th>
<th>NAME</th>
<th>MAILING ADDRESS</th>
<th>CITY STATE ZIP</th>
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<tbody>
<tr>
<td>BZA RES. 4-18</td>
<td>Kenneth T. Lewis</td>
<td>1036 Broadway</td>
<td>Piqua, Ohio 45356</td>
</tr>
<tr>
<td>BZA RES. 4-18</td>
<td>Brian &amp; Melissa Ross</td>
<td>1019 Broadway</td>
<td>Piqua, Ohio 45356</td>
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<tr>
<td>BZA RES. 4-18</td>
<td>Mark Dowty</td>
<td>1040 Broadway</td>
<td>Piqua, Ohio 45356</td>
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<tr>
<td>BZA RES. 4-18</td>
<td>Gerhart Greenhouse</td>
<td>1020 Scudder Street</td>
<td>Piqua, Ohio 45356</td>
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<table>
<thead>
<tr>
<th>NAME</th>
<th>EMAIL</th>
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<tbody>
<tr>
<td>DEAN BURCH</td>
<td>EMAIL</td>
</tr>
<tr>
<td>DEBBIE STEIN</td>
<td>EMAIL</td>
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<tr>
<td>GARY HUFF</td>
<td>EMAIL</td>
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<tr>
<td>AARON MORRISON</td>
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<td>LORNA SWISHER</td>
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<td>MARTIN KIM</td>
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<td>AMY HAVENAR</td>
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<td>BRUCE JAMISON</td>
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<td>PIQUA DAILY CALL</td>
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<td>DAYTON DAILY NEWS</td>
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<tr>
<td>PIQUA CHANNEL 5</td>
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<tr>
<td>MIAMI COUNTY HOME BUILDERS ASSOCIATION</td>
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