

BOARD OF ZONING APPEALS
CITY OF PIQUA, OHIO
6:00 P.M. May 28, 2019
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS - 201 W. WATER STREET

CALL TO ORDER

ROLL CALL

MEETING MINUTES
2018

Minutes of BZA Meeting from October 23,

NEW BUSINESS

Resolution No. 01-19

A Resolution requesting a variance to allow for an 9 inch setback from the side lot line and a 6 foot setback from the rear lot line to the proposed accessory structure at the property located at 1036 Camp Street

Resolution No. 02-19

A Resolution requesting a variance to allow 11 foot setback from rear lot line to principal structure at the property located at 1005 Laura Drive

ADJOURNMENT

CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
TUESDAY, OCTOBER 23, 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: Skip Murray, Cindy Pearson, Nate Funderburg

Members Absent: David Fishback

Staff Members: Aaron Morrison

MEETING MINUTES

Approval of the minutes of September 25, 2018 Board of Zoning Appeals Meeting. Minutes were approved.

NEW BUSINESS

Resolution No. BZA 04-18

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

Aaron Morrison, Code Compliance Coordinator provided the Staff Report.

The applicant is requesting a variance to construct a 960 square foot garage in the rear of his property located at 1036 Broadway. Accessory buildings shall be permitted a ground floor level up to 720 square feet and may increase up to a maximum of the lesser of 50% of the gross floor area of the principal structure to which it is accessory, stated Mr. Morrison.

There are several other large accessory buildings in the neighborhood at this time including a greenhouse.

Kenneth Lewis, 1036 Broadway, applicant came forward and provided additional information on his plans for the new accessory building.

Chairman Murray stated he is familiar with the area and he sees no problem with approving the variance request at this time.

After a short discussion a motion was made and seconded to approve the variance request. Resolution No. BZA 4-18 was approved on a 3-0 vote.

CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
TUESDAY, OCTOBER 23, 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 01-19

WHEREAS, Tyler Martin, owner of 1036 Camp Street in the City of Piqua, Ohio, being in a district zoned R-1 (One-family Residential), has filed a petition to request a setback variance to allow for an 9 inch setback from the side lot line and a 6 foot setback from the rear lot line to the proposed accessory structure.

WHEREAS, the City of Piqua Code of Ordinances Chapter 154.121 (B)(2)(a and d) establish that:

"Accessory buildings permitted in the rear yard and with a ground floor level gross floor area equal to or less than 1,000 square feet shall be no closer to any side or rear lot line than three feet."

"When the use of the accessory building is a private garage, the side of the private garage to which the driveway provides entry into the structure, shall be no closer to any lot line than ten 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 not constitute a change in the district map
- Will not impair an adequate supply of light and air to adjacent property.
- Will not increase the congestion in public streets.
- Will not increase the public danger of fire and safety.
- Will not materially diminish or impair established property values within the surrounding area.
- Will not in any other respect impair the public health, safety, comfort, morals, and welfare of the citizens of the city.

NOW THEREFORE BE IT RESOLVED, Board member _____ hereby moves to approve this request as described herein and per the testimony provided and the motion is seconded by _____.

	AYE	NAY	ABSTAIN	ABSENT
Mr. David Fishback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Nathaniel Funderburg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. Cindy Pearson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Skip Murray	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BOARD OF ZONING APPEALS

APPLICATION REQUESTING A ZONING VARIANCE

-PLEASE TYPE OR PRINT-

APPLICANT NAME TYLER MARTIN
APPLICANT ADDRESS 1036 CAMP ST.
CITY PIQUA STATE OH ZIP 45356
PHONE (937) 418-7737
LEGAL INTEREST OF APPLICANT OWNER

OWNER NAME SEE ABOVE..
BUSINESS NAME
OWNER ADDRESS
CITY STATE ZIP
PHONE () -

PROPERTY LOCATION WHERE VARIANCE IS BEING REQUESTED
STREET ADDRESS 1036 CAMP ST.
CITY Piqua STATE Ohio ZIP 45356
LOT NUMBER 3286 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 Build garage on existing foundation where previous garage was built.

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 Tyler Martin DATE

SIGNATURE OF APPLICANT Tyler Martin DATE

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

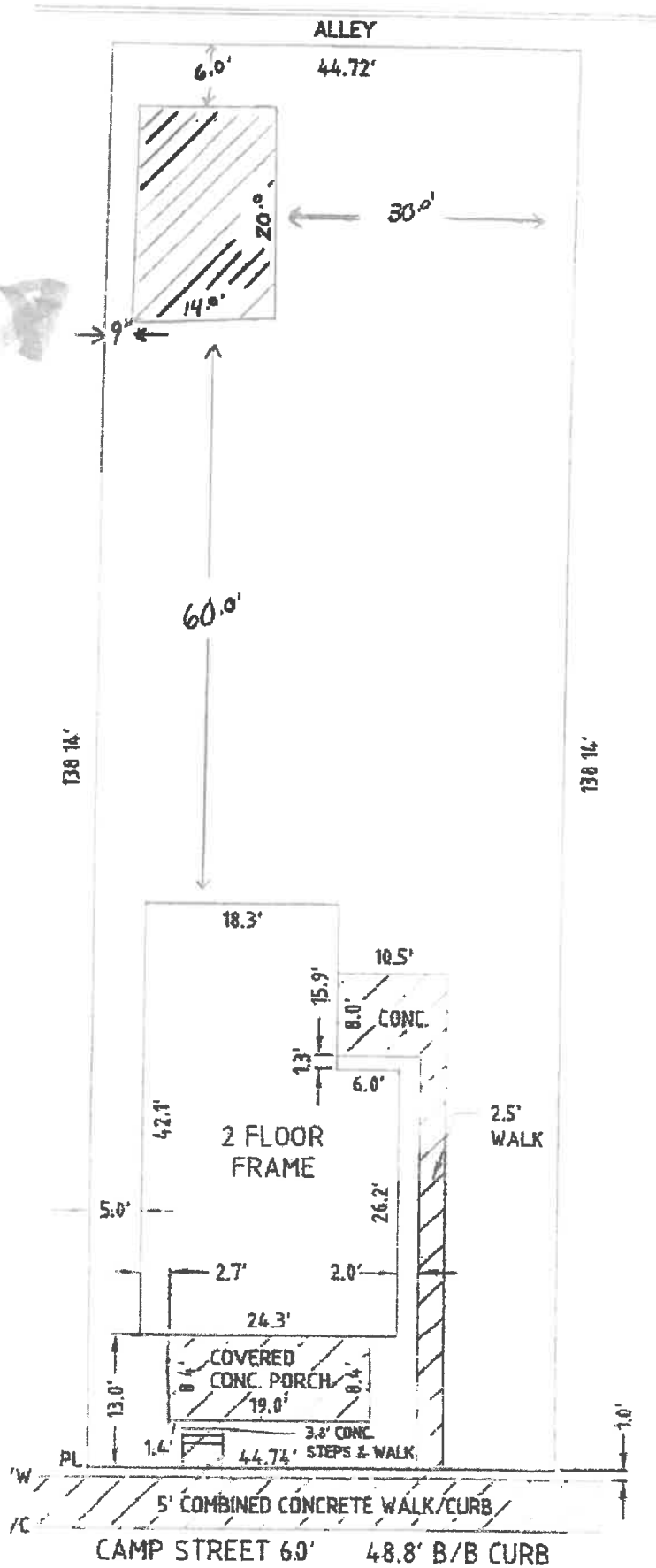
*****OFFICE USE ONLY*****

\$25.00 FEE PAID - RECEIVED BY -

RECEIPT No. - DATE -

1036 CAMP ST.

Proposed
14' x 20'
Garage on
Existing foundation



RESOLUTION No. BZA 02-19

WHEREAS, Luke Boerger, owner of 1005 Laura Drive in the City of Piqua, Ohio, being in a district zoned R-1 (One-family Residential), has filed a petition to request a setback variance to allow for an 11 foot setback from rear lot line to principal structure.

WHEREAS, the City of Piqua Code of Ordinances Chapter 154.022 (G) establishes that:

"The maximum height and minimum lot requirements within the R-1 One-Family Residential District shall be as follows.

(1) *General requirements for dwellings.*

Minimum lot area	6,000 square feet
Minimum lot frontage	50 feet
Minimum front yard setback	25 feet
Minimum side yard setback	6 feet
Minimum rear yard setback	less of 30 feet or 20% of lot depth
Maximum height	35 feet

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 not constitute a change in the district map
- Will not impair an adequate supply of light and air to adjacent property.
- Will not increase the congestion in public streets.
- Will not increase the public danger of fire and safety.
- Will not materially diminish or impair established property values within the surrounding area.
- Will not in any other respect impair the public health, safety, comfort, morals, and welfare of the citizens of the city.

NOW THEREFORE BE IT RESOLVED, Board member _____ hereby moves to approve this request as described herein and per the testimony provided and the motion is seconded by _____

	AYE	NAY	ABSTAIN	ABSENT
Mr. David Fishback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Nathaniel Funderburg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. Cindy Pearson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Skip Murray	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BOARD OF ZONING APPEALS

APPLICATION REQUESTING A ZONING VARIANCE

-PLEASE TYPE OR PRINT-

APPLICANT NAME LUKE BOERGER
APPLICANT ADDRESS 1005 LAURA DR.
CITY PIQUA STATE OH ZIP 45356
PHONE (937) 726-2099
LEGAL INTEREST OF APPLICANT

OWNER NAME LUKE BOERGER
BUSINESS NAME LUKE BOERGER REV. TRUST
OWNER ADDRESS 1005 LAURA DR.
CITY PIQUA STATE OH ZIP 45356
PHONE (937) 726-2099

PROPERTY LOCATION WHERE VARIANCE IS BEING REQUESTED
STREET ADDRESS 1005 LAURA DRIVE
CITY Piqua STATE Ohio ZIP 45356
LOT NUMBER 8339 ZONING DESIGNATION N44-077990

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

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 Luke Boeger DATE 4-24-19

SIGNATURE OF APPLICANT Luke Boeger DATE 4-24-19

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

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

\$25.00 FEE PAID - RECEIVED BY -

RECEIPT No. - DATE -

571

100 FT

CHRISTINE LANE

LUKE H BOERGER

ERICA ERNST
130 FT ERNST

PROPOSED FENCE WITH GATE
65 FT

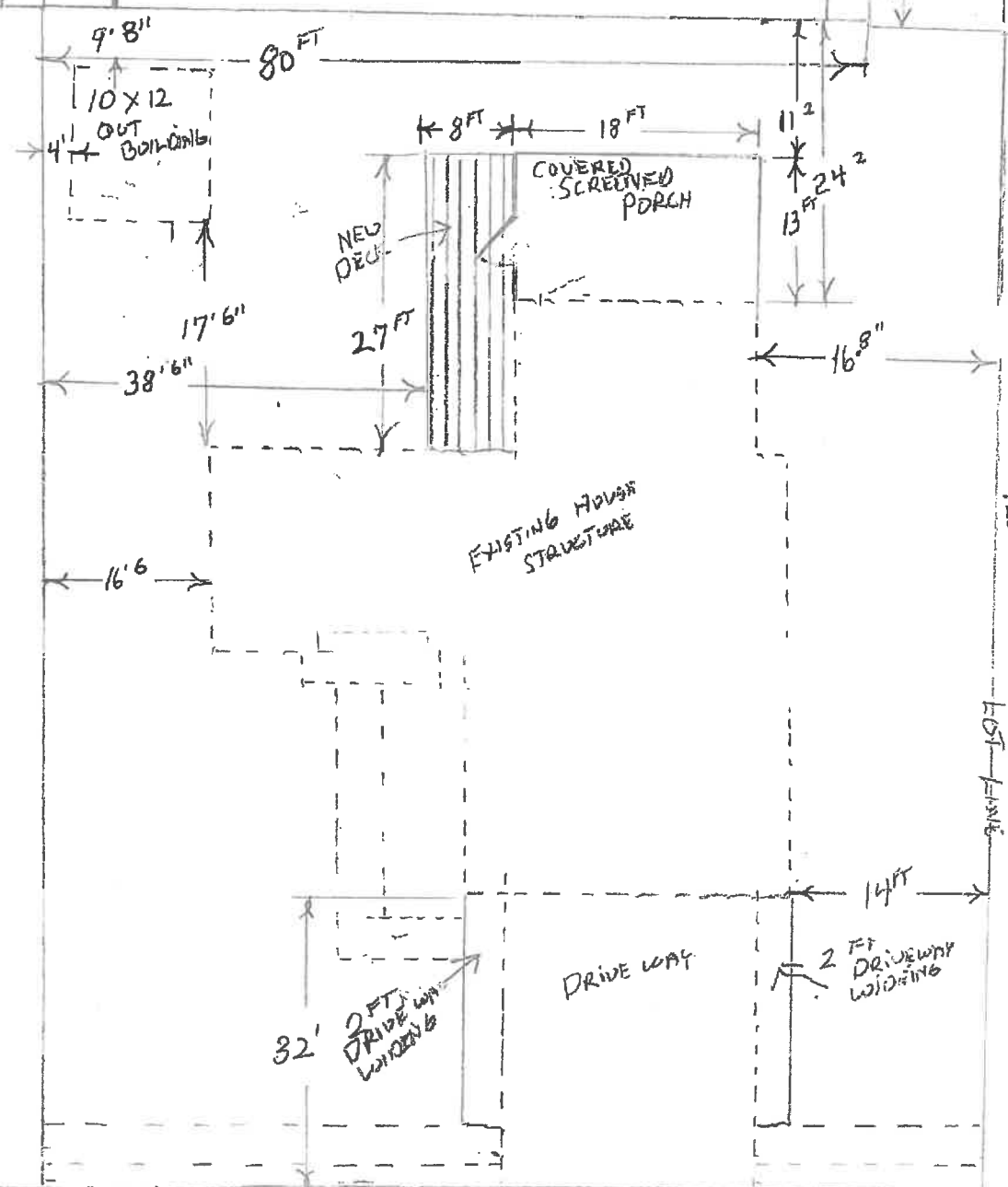
30 FT

10 FT

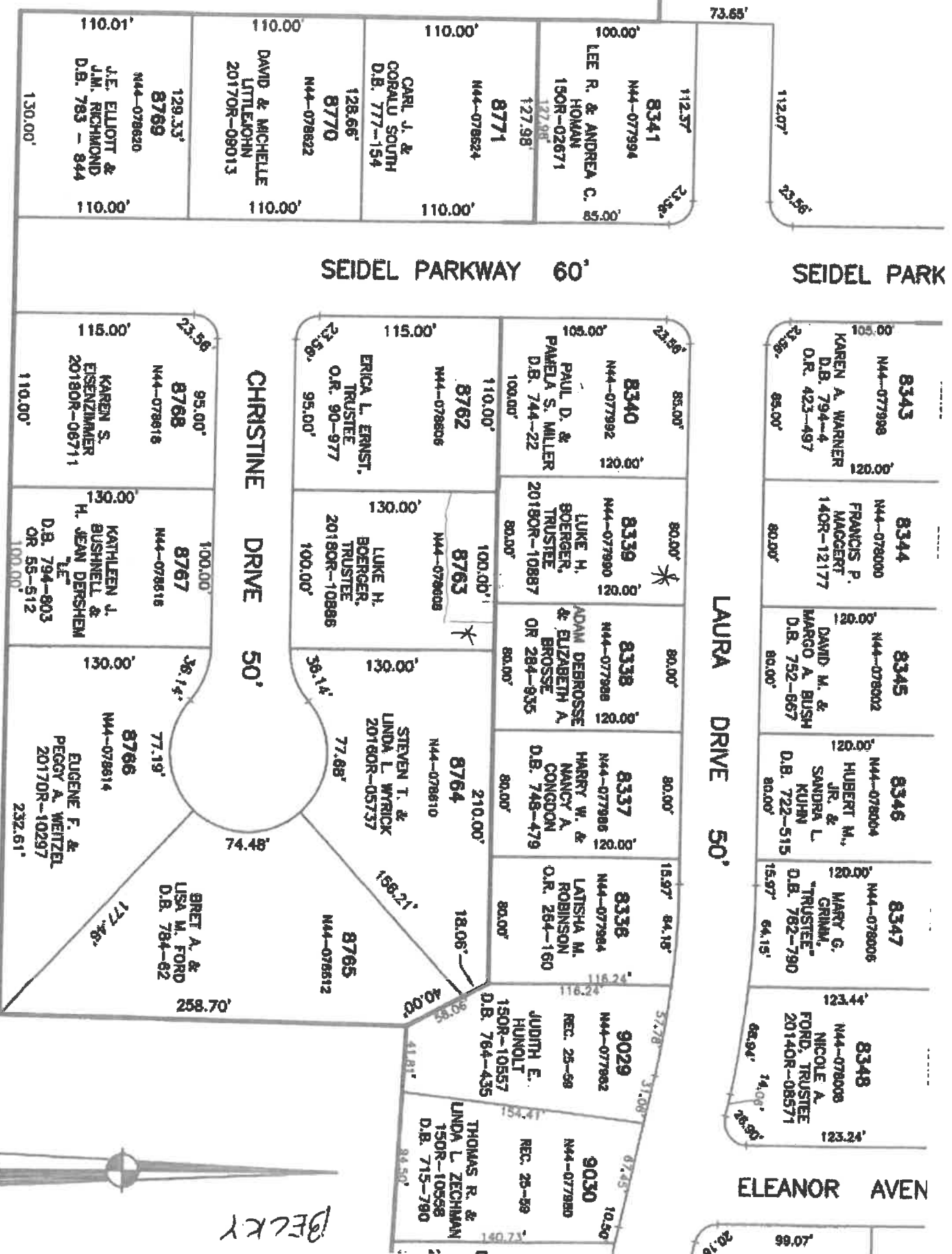
STEVE RICK

ADAM DEBROSSE

PAUL MILLE



LAURA DRIVE



BECKY



MAN

25

May 17, 2019

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

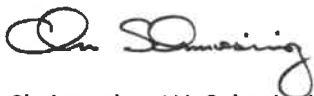
Please be advised that the City of Piqua Board of Zoning Appeals will conduct a public hearing at the time and location stated below.

TIME: 6:00 PM
DATE: Tuesday, May 28, 2019
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
Community & Economic Development Director

Enc.

PARCEL	Owner Name	Property Address	City	State	Zip Code
N44-076865	MARRS LEWIS E (TOD) & JOAN F (TOD)	1000 CAMP ST	Piqua	OH	45356
N44-076867	CALLISON KEVIN (TRUSTEE)	1000 CHRISTINE LN	Piqua	OH	45356
N44-077970	MARTINEZ RUBEN M	1000 LAURA DR	Piqua	OH	45356
N44-077972	GORDON GREGORY D & KELLI J	1001 ELM	Piqua	OH	45356
N44-077976	WEEKS JEFFREY D TRUSTEE & LISA A TRUSTEE	1003 ELM ST	Piqua	OH	45356
N44-077978	ANDRUS DOUGLAS K & KAREN S	1004 LAURA DR	Piqua	OH	45356
N44-077980	ZECHMAN THOMAS R & LINDA L	1005 CHRISTINE LN	Piqua	OH	45356
N44-077982	HUNOLT JUDITH I	1005 LAURA DR	Piqua	OH	45356
N44-077984	ROBINSON LATISHA M	1008 CAMP ST	Piqua	OH	45356
N44-077986	CONGDON HARRY W & NANCY A	1008 LAURA DR	Piqua	OH	45356
N44-077988	DEBROSSE ADAM & ELIZABETH A	1009 LAURA DR	Piqua	OH	45356
N44-077990	BOERGER LUKE H (TRUSTEE)	1012 CHRISTINE LN	Piqua	OH	45356
N44-077992	MILLER PAUL D & PAMELA S	1012 LAURA DR	Piqua	OH	45356
N44-077998	WARNER KAREN A	1013 ELM ST	Piqua	OH	45356
N44-078000	MAGGERT FRANCIS P	1013 LAURA DR	Piqua	OH	45356
N44-078002	BUSH DAVID M & MARGO A	1016 LAURA DR	Piqua	OH	45356
N44-078004	KUHN HUBERT M JR & SANDRA L	1017 ELM	Piqua	OH	45356
N44-078006	GRIMM MARY G TRUSTEE	1017 LAURA DR	Piqua	OH	45356
N44-078008	FORD NICOLE A (TRUSTEE)	1018 CAMP ST	Piqua	OH	45356
N44-078010	GANNON PAUL D & CINDY L	1020 LAURA DR	Piqua	OH	45356
N44-078606	ERNST ERICA L (TRUSTEE)	1022 CAMP ST	Piqua	OH	45356
N44-078610	WYRICK STEVEN T & LINDA L	1036 CAMP ST	Piqua	OH	45356
N44-078612	FORD BRET A & LISA M	1038 CAMP ST	Piqua	OH	45356
N44-078614	WEITZEL EUGENE F & PEGGY A	1040 CAMP ST	Piqua	OH	45356
N44-078616	BUSHNELL KATHLEEN J & H JEAN DERSHEM (TOI	1042 CAMP ST	Piqua	OH	45356
N44-078618	EISENZIMMER KAREN S	1045 ELEANOR AVE	Piqua	OH	45356
N44-025680	MORRISSETTE RONALD N	1050 ELEANOR AVE	Piqua	OH	45356
N44-025690	FOGT MATTHEW SCOTT	1100 LAURA DR	Piqua	OH	45356
N44-025700	US BANK TRUST	1101 LAURA DR	Piqua	OH	45356
N44-040150	HEDBERG LORI J (TOD) & @ (2)	1105 LAURA DR	Piqua	OH	45356
N44-040160	PHIPPS GARY L & ASHLAN L	8780 LOONEY RD N	Piqua	OH	45356
N44-040190	JONES TOMMY J & SUSAN R	8800 LOONEY RD N	Piqua	OH	45356
N44-040200	SHELDON HERBERT L & KAREN J	916 LINCOLN ST	Piqua	OH	45356
N44-040210	LIETTE EDWIN L	917 MADISON AVE	Piqua	OH	45356
N44-040220	MARTIN TYLER J	919 MADISON AVE	Piqua	OH	45356
N44-040230	ST MYERS RICK	921 MADISON AVE	Piqua	OH	45356
N44-040240	WEHRLEY MICHELLE L (TRUSTEE)	1001 CHRISTINE LN	Piqua	OH	45356
N44-040250	ROYSE MATTHEW A & DENEEN K	1008 CHRISTINE LN	Piqua	OH	45356
N44-055770	CLARK WILLIAM J & LISA M	1009 CHRISTINE LN	Piqua	OH	45356
N44-055780	GRAHAM PAUL A TRUSTEE & IRENE M TRUSTEE	1021 LAURA DR	Piqua	OH	45356
N44-055790	MARSH WILLIAM F	1024 CAMP ST	Piqua	OH	45356
N44-055810	CHENEY TONI M	1025 LAURA DR	Piqua	OH	45356
N44-055820	MILLER ANDREA S	1209 SEIDEL PW	Piqua	OH	45356