

CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
TUESDAY, JULY 24, 2012

MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

AMENDED

CALL TO ORDER

At 5:30 Chairperson Mr. Steve Reindel 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 Vice Chair asked all persons present to stand and raise their right hand. The Vice Chair 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: Steve Reindel, Chairman, Mike Taylor, Skip Murray and Dan Henthorn

Members Absent: Dan Patrizio

Staff Members: Chris Schmiesing, and Becky Cool,

Attendees: Paul Lee, Daniel Goetze-Lambes

Motion was made by Mr. Murray, seconded by Mr. Henthorn to excuse Mr. Patrizio from the July 24, 2012 Board of Zoning Appeals Meeting. Voice vote, Aye: Mr. Reindel, Mr. Murray, Mr. Taylor, and Mr. Henthorn. Nay: None.

OLD BUSINESS

MEETING MINUTES

Mr. Reindel stated the February 28, 2012 Board of Zoning Appeals minutes are on the agenda but due to the lack of board members in attendance at that meeting the minutes will not be brought back to the table at this time.

Approval of the April 24, 2012 Board of Zoning Appeals minutes. Moved by Mr. Henthorn, seconded by Mr. Taylor. Roll call, Aye; Mr. Reindel, Mr. Patrizio, Mr. Taylor, and Mr. Henthorn. Nay, None. Motion carried on a 4-0 vote. Minutes were approved.

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Mr. Schmiesing presented Staff comments stating the Applicant has applied for a variance to expand her existing deck in the rear of the property. This particular lot is an irregular lot that has been subdivided in the past in a densely developed neighborhood. This lot is only about 52' x 50', as a typical lot is normally around 100' x 50'. Now with the small lot they have a minimal rear yard setback only being about 19". The applicant would like to but a deck on the back of the property, but come out more on the side yard of the property. They would still maintain the 19" setback along the rear edge of the deck, and the side yard setback is satisfied. However given the reduced depth of the lot the rear yard setback is not in compliance with the applicable standard and that is the reason the applicant has to come before the Board of Zoning Appeals to request a variance. The Staff opinion is that this is with merit, and is a reasonable request that the BZA should consider approving at this time.

Daniel Goetze-Lambes, contractor for the applicant came forward and gave a brief explanation of the plans he has for the deck. The applicant has a daughter in a wheelchair and by extending the deck they would be able to still hear her in the house if she should need help, and be able to move in and out of the home. In the future they would like to build a ramp for her to be able to get outside.

Mr. Reindel stated he drove by the property and noticed there was a fence along the property line in the rear and asked if the deck would go all the way to the fence. Mr. Goetze-Lambes stated the deck would stop about 19" away from the fence, and would be in line with the house.

PUBLIC COMMENT

No one came forward to speak for or against Resolution No. BZA 06-12.

All Board members present were in agreement to grant the variance at this time based on staff comments.

Moved by Mr. Henthorn, seconded by Mr. Murray to approve the variance as requested. Roll call, Aye: Mr. Henthorn, Aye; Mr. Reindel, Aye; Mr. Taylor, Aye; and Mr. Murray, Aye; Nay: None.

A roll call vote was taken and Resolution No. BZA 06-12 was approved with a vote of 4-0.

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OTHER BUSINESS

None

Mr. Schmiesing stated regarding the February 28, 2012 meeting minutes, they are sent out electronically for review, and any changes or corrections are noted. At this time no corrections or changes have been received concerning the minutes and he would like to proceed with approving the minutes at this time.

Motion was made by Mr. Taylor, seconded by Mr. Murray to bring the February 28, 2012 BZA minutes back to the table for approval. Voice vote, Mr. Reindel, Aye; Mr. Taylor, Aye; Mr. Murray, Aye; and Mr. Henthorn, Aye. Nay: None.

Moved by Mr. Murray, seconded by Mr. Taylor to approve the February 28, 2012 Board of Zoning Appeals minutes. Voice vote, Mr. Henthorn, Aye, Mr. Murray, Aye; Mr. Reindel, Aye; and Mr. Taylor, Aye. Nay: None.

ADJOURNMENT

With no other business before the Board, a motion was made by Mr. Murray, seconded by Mr. Reindel. With all those present in favor the meeting was adjourned at 5:45 p.m.