

CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
TUESDAY, JUNE 22, 2010

MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

CALL TO ORDER

At 6:00 Chair, 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 Chair asked all persons present to stand and raise their right hand. The 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: Chair, Steve Reindel, Mark Spoltman, and Pat Jenkins

Members Absent: Jimmy Reedy

Staff Members: Chris Schmiesing, and Joni Kakatolis, Clerk

Attendees: Ron and Jan Chalmers, 1500 Echo Lake Drive, Piqua, OH.

A motion to excuse Mr. Reedy was made by Mark Spoltman, seconded by Pat Jenkins and all members present voted AYE. The motion was carried with a vote of 3-0.

MEETING MINUTES

Pat Jenkins made a motion to approve the May 25, 2010 Minutes. The motion was seconded by Mark Spoltman. All members present voted AYE and the motion was carried with a vote of 3-0.

OLD BUSINESS

None

NEW BUSINESS

1. Resolution BZA 10-10

A Resolution nominating and electing the BZA Vice Chairperson for the remainder of the 2010 calendar year.

The Clerk read the Agenda item.

The Chair opened the floor for nomination of the a Vice Chair to replace Rebecca Harrison. Mark Spoltman nominated Pat Jenkins and Steve Reindel seconded the motion. Mr. Jenkins accepted the

CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
TUESDAY, JUNE 22, 2010

MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

nomination. Mark Spoltman motioned to approve the nomination and Steve Reindel seconded. All voted AYE and Pat Jenkins will serve as Vice Chairperson for the BZA for the remainder of the term.

2. Resolution BZA 11-10

A request to variance the building separation setback requirements for an accessory building on the property located at 527 Cottage Avenue, Piqua, Ohio.

Chris Schmiesing presented the Staff Report indicating that the proposed private garage if approved, would occupy an existing foundation. The existing foundation is 6'6" from the nearest corner of the principal structure and the code requires accessory structures and principal structures to be not less than 10' apart. The existing foundation, (the proposed garage location) is located in the rear yard portion of the lot with a front plane of the garage foundation being equal to the rear plane of the principal structure. The garage would be accessed by a driveway leading from the street to the garage around the side of the house.

It is Staff's recommendation that the BZA approve the requested variance.

Mr. Spoltman asked Mr. Schmiesing what caused this matter to come before the Board to which he responded "the reconstruction of the garage".

The Chair asked the applicant, Ron Chalmers if there was anything additional he wanted to present. Mr. Chalmers responded indicating that he wants to use the existing foundation to build a garage. There were no additional comments and no public comments.

Mark Spoltman made a motion to approve the variance and the motion was seconded by Pat Jenkins. All Board members voted AYE and the variance was approved with a vote of 3-0.

OTHER BUSINESS

Steve Reindel indicated that there would be no BZA meeting in July due to the lack of business.

ADJOURNMENT

With no further business to conduct it was moved by Mark Spoltman to adjourn the meeting. The motion was seconded by Pat Jenkins. All present voted AYE and the meeting was adjourned at 6:18 PM.