

CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
TUESDAY, SEPTEMBER 23, 2014

MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

CALL TO ORDER

At 6:00 Chairperson 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 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: Steve Reindel, Jim Oda, Skip Murray, Dustin Davis, Earl Slater

Members Absent: None

Staff Members: Chris Schmiesing, Becky Cool

Attendees: Andrew Ray

Chairman Reindel administered the Oath of Office of the Board of Zoning Appeals to Jim Oda, Earl Slater, and Dustin Davis.

MEETING MINUTES

Approval of the August 26, 2014 Board of Zoning Appeals minutes. Moved by Mr. Slater, seconded by Mr. Murray. Motion carried on a voice vote 5-0 vote in support of the motion. Minutes were approved.

NEW BUSINESS

Resolution 03-14

A Resolution to request a variance to the 25 foot front yard setback requirement to add an additional 2 foot to this existing carport

City Planner, Chris Schmiesing provided the Staff Report. Mr. Schmiesing stated the item pertains to a residential property located at the corner of Severs Drive and Maryville Lane. The property owner previously had a carport structure on the end of the house. That carport has been removed and the applicant would like to reinstall the carport and make new driveway improvements. The previous carport was 10 feet from the Maryville side property line, and the applicant would like to add an additional 2 feet to the new carport making it 8 feet from the property line. In essence it is replacing what was there to be the same as what it was with the additional 2 foot overhang which provides some additional protection when getting in and out of the

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car. This is more or less in line with the accessory structure garage at the rear of the property and is very similar to setbacks in the neighborhood. There are a number of examples where there are accessory structures or additions to the principal structure that would be considered nonstandard by today's code provisions. With the property being located on a corner lot it is subject to the front yard setback on both street frontages. Because of the required 25 foot setback, and the new structure being only 8 foot from the property line is the reason for the variance.

Chairman Reindel inquired if this was consistent with other accessory structures in the neighborhood. Mr. Schmiesing explained.

Andrew Ray of 1401 Severs Drive stepped forward to speak on behalf of the request. Mr. Ray stated he would like to add the additional 2 foot as he is paving his driveway. The new paved area will be 18 inches wider and the new carport will have to be moved out in order to cover the whole driveway. Mr. Ray stat he is doing a complete overlay of the driveway from the garage to the street.

PUBLIC COMMENT

No one came forward to speak for or against BZA 03-14 at this time.

BOARD COMMENTS

Board members inquired as to whether the new carport would be attached to the fence, will the fence stay, what is the advantage of the extra 2 foot, what the area will be used for, and how old is the home.

Mr. Ray answered all of the questions.

Chairman Reindel thanked Mr. Ray for coming.

PUBLIC COMMENT

No one came forward to speak for or against the resolution.

Mr. Murray motioned to approve the variance request as submitted and Mr. Slater seconded the motion. Roll call vote on the motion resulted in Mr. Slater, Mr. Reindel, Mr. Murray, Mr. Oda, and Mr. Davis voting Aye in support of the motion. The resolution was approved by a 5-0 vote.

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OTHER BUSINESS

None

ADJOURNMENT

With no other business before the Board, a motion was made by Mr. Slater, seconded by Mr. Reindel. With all those present in favor the meeting was adjourned at 6:20 P.M.