

CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
TUESDAY, MAY 28, 2019
MUNICIPAL GOVERNMENT COMPLEX -COMMISSION CHAMBERS

CALL TO ORDER

At approximately 6:00pm 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, David Fishback

Members Absent:

Staff Members: Chris Schmiesing

MEETING MINUTES

Approval of the minutes of October 23, 2018 Board of Zoning Appeals Meeting. Minutes were approved.

NEW BUSINESS

Resolution No. BZA 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

Chris Schmiesing, Director of Development provided the Staff Report.

The applicant is requesting a variance to construct a 14'x20' garage in the rear of his property on an existing foundation at the address 1036 Camp Street. The proposed garage will have a setback of 9" to the side yard and 6' to the alley way. The applicant has consulted with the building department to confirm quality of foundation. The proposed setback is typical in this neighborhood. Considering the unique circumstances, staff has no objection to the variance.

Tyler Martin, 1036 Camp Street, applicant came forward and provided additional information on his plans for the new accessory building.

Ron Morissette, 917 Madison, neighbor came forward and noted that he has no objection with the structure in relation to the proximity to his lot line.

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Hank Foster, 1040 Camp Street, neighbor came forward with no objection to the structure. He stated that he believes the applicant is adding value to the neighborhood.

Mr Fishback commended the applicant for adding value to the neighborhood and recognized the neighbors' support.

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 1-19 was approved on a 4-0 vote.

Resolution No. BZA 02-19

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

Chris Schmiesing, Director of Development provided the Staff Report.

The applicant is requesting a variance to allow 11 foot setback from rear lot line to principal structure. The applicant owns a contiguous lot, on Christine Lane, behind the lot the home is situated on. There are no encroachment issues. The owner also proposed a 2' allowance for width of current driveway. This is not thought to be an unreasonable request and staff has no objection to the variance.

After deliberation, a motion was made and seconded to approve the variance request. Resolution No. BZA 2-19 was approved on a 4-0 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 6:50 P.M.