LOCATION
The April 28, 2020 Board of Zoning Appeals meeting was conducted using a video conferencing application called Zoom.

URL: https://us02web.zoom.us/j/84400106040?pwd=VEl6T094ZjN2cW9XWEV0ZUJGWFVPdz09
Meeting ID: 844 0010 6040

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, David Fishback, Joe Wilson
Staff Members: Kyrsten French

MEETING MINUTES
Approval of the minutes of February 25, 2020 Board of Zoning Appeals Meeting. Meeting minutes were approved.

NEW BUSINESS
RESOLUTION BZA 02-20
A resolution requesting a variance to increase the maximum number of private garage accessory structures located at the property known as 1305 Park Avenue.
Kyrsten French, City Planner provided the staff report.
She noted that the site spans more than 5 acres, where the typical residential lot in Piqua is between .15 to .3 acres. The zoning code currently lacks language to scale the numerical cap on garage structures to lot size or any other standard. It is reasonable to judge that at some point beyond the norm, a lot may be so
large that enforcing this provision would place an undue burden on a
homeowner while failing to provide any meaningful good to the community, or
protect against any harm. The applicant’s home will block view of the structure
from the street.

It is staff’s recommendation to consider granting the request.

Jack Pleasant, applicant, 1305 Park Avenue, spoke on this item. He explained
that the reason for the request is to provide storage for large equipment and
vehicles that he has for his property business including a dump truck. Currently
these items are visibly stored behind the home.

Kyrsten read aloud the two public comments received before the meeting
date:

Ruth and Jim Koon, 1307 Park Avenue, stated the following: As neighbors to
Jack and Sarah Pleasant at 1305 Park Avenue, we fully support their request for
a variance at their property. They have maintained their property to the highest
level in the past and we appreciate their desire to improve the property.

A neighbor called with questions about building placement, and upon
reassurance that all setback requirements would be adhered to, seemed
satisfied. The caller chose not to identify themselves.

The board deliberated and agreed that this item is peculiar because of the
large lot size.

After no further public comment or deliberation, a motion was made by David
Fishback and seconded by Joe Wilson. Resolution No. BZA 02-20 was approved
with a 3-0 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 6:12 P.M.

Attending the meeting to prepare the meeting minutes provided herein was
Bethany Harp, City of Piqua Development Department. Comments requesting
corrections, additions or deletions to the content of this record should be
directed to Ms. Harp at bharp@piquaoh.org.