

CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
6:00 P.M. – TUESDAY, APRIL 28, 2020

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=VEI6T094ZjN2cW9XWEV0ZUJGWFPdz09>

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

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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.