



Development Department

Chad Henry
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049
chenry@piquaoh.gov

February 16, 2024

***** MEETING NOTICE *****

Please be advised that the City of Piqua Board of Zoning Appeals meeting will be conducted on **Tuesday, February 27, 2024 at 6:00 PM**. The meeting will be held at 201 W. Water Street in the second floor Commission Chambers.

Residents and others with interest in the agenda topics may present their comments at the meeting, or submit public comment on an item until noon on the day of the meeting by emailing Emily McCulla at emcculla@piquaoh.gov. Public comments submitted by the date/time noted will be presented to the Board of Zoning Appeals at the public hearing proceedings.

The full agenda packet may be accessed at <https://piquaoh.gov/AgendaCenter>

Please contact this office if you have any questions pertaining to this notice.

A handwritten signature in blue ink that reads "Chad D. Henry".

Chad Henry
City Planner

Enc.

**BOARD OF ZONING APPEALS AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, FEBRUARY 27, 2024
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – October 10, 2023

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION BZA 12-23
A resolution to consider multiple variances including to increase the maximum shed size, distance of concrete pad from neighboring properties and size of concrete pad at 615 Broadway.
2. RESOLUTION BZA 1-24
A resolution to consider a variance allowing a temporary pool to remain up year-round at 409 Blaine Ave.

OTHER BUSINESS/ADJOURNMENT

**CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
MUNICIPAL GOVERNMENT COMPLEX
6:00 PM- TUESDAY, OCTOBER 10, 2023**

CALL TO ORDER

At approximately 6:40PM Chair Wayde Davis called the meeting to order and welcomed all in attendance.

ROLL CALL

Members Present: Wayne Davey, Wayde Davis, Eddie Harvey

Members absent:

MEETING MINUTES

Mr. Davey made a motion to accept the minutes from August 3, 2030 and Mr. Harvey seconded, all votes in favor.

NEW BUSINESS

Resolution BZA 9-23

Derrick Pearson presented the staff report.

Shaun Holthaus spoke on the item on why he is requesting the required codes to not be enforced.

Chris Schmiesing also spoke on the item.

Mr. Davey motioned to approve the resolution. Mr. Harvey seconded the motion. The resolution was approved with a 3-0 vote.

Resolution BZA-10-23

Chris Schmiesing gave a staff report.

Craig Division President for Arbor Homes, applicant spoke on the item.

Mr. Davey made a motion to approve the resolution. Mr. Harvey seconded the motion. The resolution was approved with a 3-0 vote.

Resolution BZA 11-23

Chad Henry gave a staff report.

The applicant was not present, but a comment on his behalf was given.

Chris Schmiesing also came forward to speak on the item.

Mr. Davey made a motion to deny the resolution. Mr. Harvey seconded the motion. The resolution was denied with a 3-0 vote.

OTHER BUSINESS

ADJOURNMENT

With no other business before the Board, a motioned was made and seconded, the meeting was adjourned at approximately 7:10PM.

Comments requesting corrections, additions or deletions to the content of this record should be directed to Emily McCulla at emcculla@piquaoh.gov.

Derrick Pearson

From: Skip Wolford <swolford306@gmail.com>
Sent: Monday, September 18, 2023 12:02 PM
To: Derrick Pearson
Subject: 615 Broadway, Piqua variance request

18 September, 2023

Mr Derrick Pearson
Code Compliance Officer
201 West Water Street
Piqua, Ohio 45356

Dear Derrick,

Thank you for reaching out to us regarding our construction activities located at 615 Broadway in Piqua.

Would like to state that we have always followed our understanding of the building codes when embarking on our project. Our initial plan was to build a 26'x40' garage on the rear of our property. This structure, along with our family room addition were submitted and approved by both city and county authorities. Since the completion of our new pantry room, we realized just how large that garage would be and decided instead to build a 16'x16' free floating building along with a an adjacent 22'x24' concrete pad.

You and I spoke about this change ,and you requested that I come in to your office to update our original permit. I complied with your request and visited your office requesting to see you, and you passed me over to Krysten French, who was busy, but sent someone out to meet with me regarding our downsizing of the garage. The updated information was delivered to one of your office staff, and I told that gentleman that I would call back in, specifically to speak with Krysten French. Having returned home, Kyrsten and I did speak regarding the downsized building. Made it clear to her that it was a 16'x16' square, free floating building, and she stated that if she needed any more action from us, she would call. We received no further communication from her. All these contacts with your personnel were professional , with us following every request.

Have since been informed that our building is too large and too tall, along with our pad being too close to the Lewis property to our North. We have followed the letter of the law on our placement of this building as it relates to our neighbor to the South. Alley spacing and width spacing is spot on. Our construction is complete, and we are kindly asking for a variance to be granted. Would like to point out that the dimensional rules regulating our completed smaller building are no where to be found on the Piqua Development site. This is very frustrating, as we would have complied had we known.

Derrick, pictures and letters from our neighbors who have immediate, line of sight of our new building will be supplied at the upcoming zoning board meeting. You will plainly see that it is in keeping with the structures already in place, and does not impede any activity as far as sanitation, fire, and electrical response crews are concerned.

Thank you for your time and consideration of our request.

Respectfully,

Leon C. and Tracy A. Wolford
615 Broadway
Piqua, Ohio 45356
937-658-8431

Sent from my iPad

PURPOSE OF A RESIDENTIAL CONSTRUCTION PERMIT

Information from this permit application will be used to determine whether a project meets all applicable legal requirements of the city, including the zoning code. Several City departments will review this application and ensure that legal requirements have been met and this project will coordinate with any improvements planned by the City. This permit should be approved prior to constructing, adding to, moving, altering or remodeling any residential structure. Projects such as constructing a building addition, a garage, paving or laying down gravel, building a porch, among other construction activities, will also require this permit.

SUBMITTAL REQUIREMENT CHECKLIST

<input checked="" type="checkbox"/> Application	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Construction Drawings, if applicable	<input checked="" type="checkbox"/> \$50 Fee (Cash or Check)
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APPLICANT INFORMATION	<input type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
Company Name: <i>Midwest Construction + Home Services LLC</i>		
Contact Person First Last Name: <i>Tom Wooda</i>		
Mailing Address: <i>261 Hillcrest Ct. Sidney OH 45365</i>		
Phone Number: <i>937-459-0254</i>	Email: <i>Tom.Wooda@gmail.com</i>	
OWNER INFORMATION		
First Last Name: <i>Skip Woford</i>		
Mailing Address: <i>615 Broadway Piqua OH 45356</i>		
Phone Number: <i>937 658 8431</i>	Email: <i>Tom.Wooda@gmail.com</i>	

PROJECT LOCATION	Address Assignment Request	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Street Address: <i>615 Broadway</i>	Parcel ID Number:		
Zoning District:	Current Use: <i>Residential</i>		

ACTIVE CODE COMPLIANCE CASE			
Is there an active code compliance case on this site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
If yes: Is this application related to the code violation?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

Planning Commission, Board of Zoning Appeals, City Commission	
Is this application associated with any past or future action by a board or commission? Some examples – a variance, a Special Use Permit, a recent rezoning, etc. Please describe.	N/A

HISTORICAL RESOURCE INFORMATION		
Does the project contain a designated historic resource or is it located within a designated historic district?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

PROJECT INFORMATION - Attach additional page(s) if necessary.	
Briefly describe the nature of the project: - Build 26x40 Garage (Back Entry) - Room Addition - 18x26 Addition on Back of House - New front porch - same size as existing (25'x9')	
Estimated Project Cost: \$140,000.	
Start Date: 7/30/21	End Date: 11/15/21

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
<u>Tom Wrodo</u>	<u>7/16/21</u>
Applicant Name	Date
<u>Tom Wrodo</u>	<u>owner/contractor</u>
Applicant Signature	Title



Broadway

185

Broadway

185



4. Shed

a. Definition

A simple roofed structure used as a storage space or a workshop. Structures which are sited on gravel pads or skids are also considered sheds which must follow the standards of this section.

b. Standards

Sheds must meet the standards provided in the following table:

Size/number (max)	
Lot ≤1 acre	1 shed up to 200 SF
Lot >1 acre	300 SF for all sheds
	Limits do not apply to sheds less than 20 SF that are placed inconspicuously against a house or garage. Max depth is 3'. These sheds may be placed in a side, rear, or side street yard.
Height (max)	
	12'
Placement*	
	Rear yard only, may not be placed between garage door and alley
	May be placed in the side street yard where a 6' privacy fence is constructed
	Where a primary structure is set back more than 250' from the primary street lot line, a shed may be also located in a primary street/side street yard or side yard. It must be set back a minimum of 200' from the primary or side street lot line.
Setbacks	
From side street, side or rear lot line (min)	3'

*Where no rear yard exists on a corner lot, the applicant may use a side yard for placement, provided that the shed is set back 15' from the front face of the principal structure, toward the rear yard.



DP-iphone
Aug 24, 2023 at 4:00:52 PM



DP-iphone
Aug 24, 2023 at 4:01:05 PM



DP-iphone
Aug 24, 2023 at 4:01:17 PM



DP-iphone
Aug 24, 2023 at 4:03:29 PM



DP-iphone
Aug 24, 2023 at 4:05:16 PM

RESOLUTION No. BZA 12-23

WHEREAS, Skip Wolford, owner of 615 Broadway, has requested a variance to increase the maximum shed size, distance of concrete pad from neighboring properties and size on concrete pad; and,

WHEREAS, the City of Piqua Development Code §3.7.2, establishes that a shed size must not exceed 200SF; Code §4.2.8 states that driveways must be located 3 feet from any side lot line; Code §4.2.8 states what is acceptable to driveway extensions; and

WHEREAS, the Board of Zoning Appeals has considered the following:

- The spirit and intent behind the requirement would be observed by granting the variance;
- The variance is the minimum necessary to create an appropriate design outcome and to achieve a beneficial improvement of the property;
- The variance will not create hardship or impact the use or enjoyment of neighboring properties;
- The applicant has proposed acceptable remedies for impacts generated by the variance;
- The variance will not adversely affect the delivery of governmental services (for example, water, sewer, trash collection); and
- The property owner's development challenges cannot feasibly be rectified through some method other than a variance (for example, the purchase of additional land or access easements).

NOW THEREFORE BE IT RESOLVED that _____ motioned to approve the request for a variance at 615 Broadway The motion was seconded by _____ and the request was _____ with a vote as recorded below.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Wayde Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>Staff Analysis:</p>	<p>The request before the Board of Zoning Appeals was discovered in September and is part of an ongoing Code Violation case, Case Number: CVN 16099831423.</p> <p>The tenant of the property, Michelle Scott, amongst other violations, was found to have a temporary pool, in which per §3.7.2-C5 vii,</p> <p><i>“Temporary pools must be disassembled and stored between October 15th and April 15th of each year.”</i></p> <p>A Temporary Pool, is defined by ordinance as “A structure, chamber, or tank containing a body of water intended for swimming, diving or bathing, designed with flexible siding or is otherwise not able to withstand freezing temperatures without draining.”</p> <p>A Permanent Pool is defined by ordinance as “A structure, chamber, or tank containing a body of water intended for swimming, diving, or bathing, designed with rigid sides and to withstand freezing temperatures without draining. Relevant standards also apply to permanent spas and hot tubs.”</p> <p>Upon inspection by our Code Compliance Officer, the pool was determined to be temporary, and the tenant was asked to bring it into compliance by disassembling and storing until April 15th, 2024. The tenant stated that she needed to keep the pool throughout the winter for therapy, and had a medical letter drafted stating that therapy was necessary throughout the year.</p>
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<p>Staff Recommendations:</p>	<p>Staff recommends DENIAL of the variance. Attached to this review are the manufacturer recommendations, in which on p. ½ it states, “It is strongly recommended to disassemble the pool for the winter. The above ground pools may collapse under the weight of ice and snow, which would greatly damage the PVC pool walls. We recommend disassembling the pool when temperatures fall below 8°C / 45°F.”</p>
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HOW TO APPLY FOR A VARIANCE

Where a parcel of land may face hardship, or additional review is sought beyond that of City administration, the Board of Zoning Appeals may review a case for a variance. Piqua Board of Zoning Appeals will conduct a hearing and take final action at its regularly scheduled meeting, held on the fourth Tuesday of each month at 6:00 PM.

1. To have an item placed on the agenda, site plans and application materials may be submitted to piquapermits@piquaoh.gov no later than 5:00 P.M. four weeks prior to the scheduled meeting date. Please include following:
 - Completed application form with the name of person or persons requesting the Special Use, stating their legal interest in the property and names of all interested persons;
 - Site plan of the lot showing proposed use, drawn to accurate scale, showing all pertinent information pertaining to the Special Use Permit (including proposed date construction will be Completed);
 - \$150.00 Application Fee to be paid at time of submittal
2. All sign variances should include an elevation drawing of the proposed sign drawn to scale. Elevation drawings may be required for other variances if deemed necessary by the BZA administrator.
3. Upon receipt of the above referenced items, the BZA administrator will cause a resolution item requesting a zoning variance to be placed on the agenda of the next regularly scheduled Board of Zoning Appeals meeting. The Administrator will also notify adjacent property owners within 200 feet of the property where said variance is being requested, regarding the time and place of the public hearing to be held. Applicants are to make their case to describe the unusual circumstance leading to the request.

SUBMITTAL REQUIREMENT CHECKLIST

Application	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Construction and Elevation Drawings (If applicable)	<input type="checkbox"/> \$150 (Cash or Check)
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Link to Payment Portal - https://swipesimple.com/links/lnk_b5f8e6e9

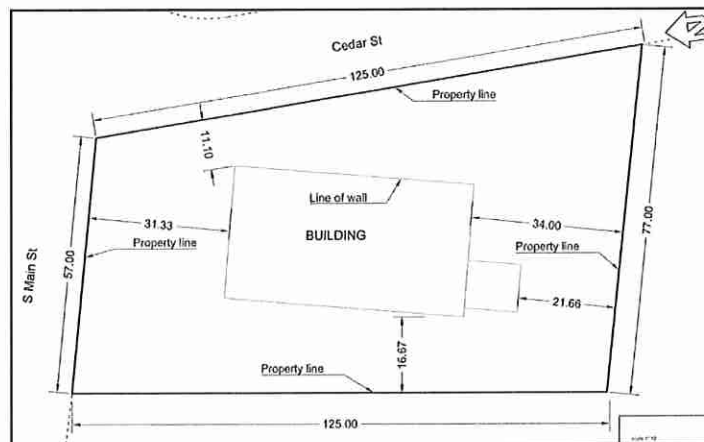
APPLICANT INFORMATION	<input type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
First Last Name:	Michelle Scott	
Contact Person First Last Name:	Michelle Scott	
Mailing Address:	409 Blaine Ave Piqua OH 45356	
Phone Number:	937-703-3610	Email: msgem17@gmail.com
Type of legal interest held by applicant:	Pool	

SITE PLAN REQUIREMENTS

Many activities that require a permit require drawings to be submitted by professional architects, engineers, landscape architects, or surveyors, as necessary.

Some activities are minor in nature and will not require professional drawings. The Development Department will provide guidance on submittal requirements. The following provides a minimum standard for site plan submittal for commercial construction applications that are determined by staff to be minor in nature.

- 8 ½" x 11" Site Plan drawn to identifiable engineer or architect scale
- North arrow
- All property lines
- Adjacent streets, alley and sidewalks
- Exact location of all existing buildings, including attached garages, detached garages, decks, sunrooms, pools and sheds.
- All parking areas and driveways. Indicate surface material.
- The proposed structure (including signs) and the distance the structure will be from all property lines and other structures. "Existing" and "Proposed" structures should be marked as such.



NOTICE OF CODE VIOLATION

September 28, 2023

Edwin Liette
9300 Country Club Rd.
Piqua, OH 45356

Parcel No: N44-032880
Property Address: 409 Blaine Ave.-Piqua, OH 45356

Case Number: CVN 16099831423

An inspection of the above-referenced property has confirmed the existence of conditions that fail to conform to minimum acceptable standards for the maintenance of existing buildings, structures, premises, and facilities to protect the health, safety, and general welfare of the occupant or general public. Therefore, under City of Piqua Ordinances Section 91.20, and Property Maintenance Code Section 111, the subject conditions are now declared a public nuisance, and **you are now ordered to correct/abate the areas of concern identified herein in accordance with the code section, standard, permit, and correct/abate by the date indicated for each item.**

As the owner of record of the above-referenced property, you are responsible for ensuring the conditions identified by this notice are corrected/abated in accordance with this notice. Failure to correct/abate the violation conditions within the specified time may result in the enforcing official instituting legal proceedings and/or directing summary action to abate the nuisance at the owner's expense without further notice.

In accordance with Development Code Section 7.2.9 of the City of Piqua Code of Ordinances, you may appeal the determination of the enforcing official concerning this matter by submitting an application to the Development Department at 201 W. Water Street, Piqua, Ohio, within thirty (30) calendar days from the date of this notice.

Pursuant to the City of Piqua Property Maintenance Code Section 111.6, it shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation has been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee, or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation, and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, shall be deemed guilty of a misdemeanor of the first degree, with each day the noncompliance continues constituting a separate offense.

Please contact this office at (937) 778-2813 within ten (10) business days from the date of this notice so that we may discuss the actions necessary to remedy this matter.

Respectfully,



Derrick Pearson, Code Compliance Officer

cc: Occupant, 409 Blaine Ave.-Piqua, OH 45356

City of
PIQUA

NOTICE OF CODE VIOLATION

Case number: CVN 16099831423

Page 2

Area of Concern: Application of Codes

Code Section: Property Maintenance Code: 102.3

Standard: Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Ohio Building Code and the Piqua Development Code.

Permit(s) Required: As Required

Correct/Abate By Date: **OCTOBER 30, 2023 or BEFORE**

Area of Concern: Motor Vehicles

Code Section: Property Maintenance Code: 302.8

Standard: Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept, or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Permit(s) Required: None

Correct/Abate By Date: **OCTOBER 30, 2023 or BEFORE**

Area of Concern: General Regulations

Code Section: Development Code: 1.1.7

Standard: No structure shall be erected, converted, enlarged, reconstructed, moved, or structurally altered except in conformance with the regulations of the district in which the structure is located, nor any structure or land used in any manner or for any use except in accordance with the provisions of the zoning code of this city.

Permit(s) Required: None

Correct/Abate By Date: **OCTOBER 30, 2023 or BEFORE**

Area of Concern: Parking of Motor Vehicles on Lawns Prohibited

Code Section: Nuisance Code: 91.09

Standard: No motor vehicle or trailer shall be parked or remain on any non-parking or non-driveway portion of the lawn of any residential or multi-family zoned lot.

Permit(s) Required: None

Correct/Abate By Date: **OCTOBER 30, 2023 or BEFORE**

NOTICE OF CODE VIOLATION

Case number: CVN 16099831423

Page 3

Area of Concern: Visual Blight

Code Section: Nuisance Code: 91.20(A)

Standard: The keeping, storage, depositing or accumulation on the premises of any refuse, litter, debris, or personal property which is within the view of persons on adjacent or nearby real property or the public right-of-way when such personal property constitutes visual blight, reduces the aesthetic appearance of the neighbourhood, is offensive to the senses, or is detrimental to nearby property or property values. Personal property includes, but is not limited to, junk, automotive parts and equipment, appliances, interior furniture, containers, packing materials, scrap metal, wood, or any material not stored in a manner to preserve its value.

Permit(s) Required: None

Correct/Abate By Date: **OCTOBER 30, 2023 or BEFORE**

Area of Concern: Vegetation, Flowers and Plant Material

Code Section: Nuisance Code: 91.36(C)

Standard: The owner of any vacant lot, common or other unoccupied or occupied property within the corporate limits of the city is hereby required to cause such lot or land to be kept free from noxious weeds by cutting them and removing them. All grass, vegetation, flowers, and other plant material shall be properly maintained and not evidence signs of neglect or contribute to a blighting influence on the neighborhood.

Permit(s) Required: None

Correct/Abate By Date: **OCTOBER 30, 2023 or BEFORE**



DP-iphone
Sep 27, 2023 at 11:29:45 AM

(NC)91.20(A)
****ACCUMULATION & STORAGE OF PERSONAL PROPERTY OR VISUAL BLIGHT (DEBRIS/JUNK/APPLIANCES/FURNITURE/WOOD/CONTAINERS/MATERIALS/TRASH) ON THE PROPERTY****
REMOVE ALL VISUAL BLIGHT ON THE PROPERTY



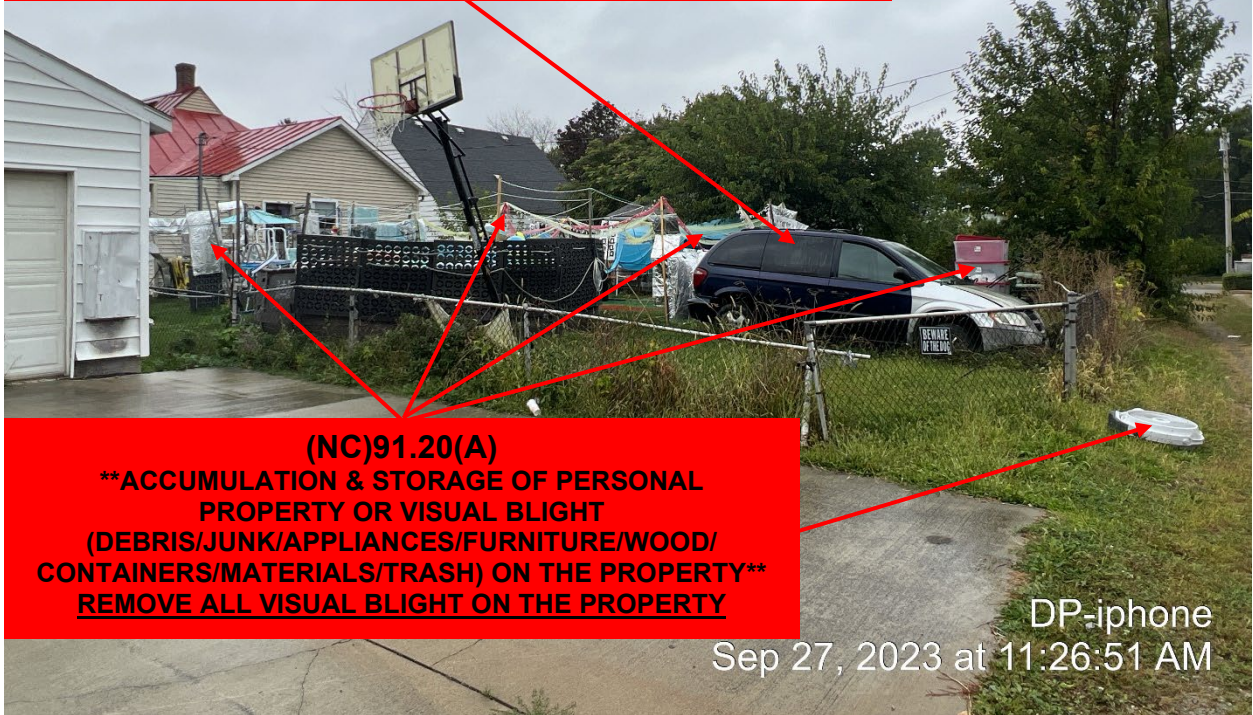
DP-iphone
Sep 27, 2023 at 11:29:55 AM



(NC)91.36(C)
****ALL UNMAINTAINED/NEGLECTED NOXIOUS WEEDS, VINES, UNMAINTAINED VEGETATION, AND PLANT MATERIAL****

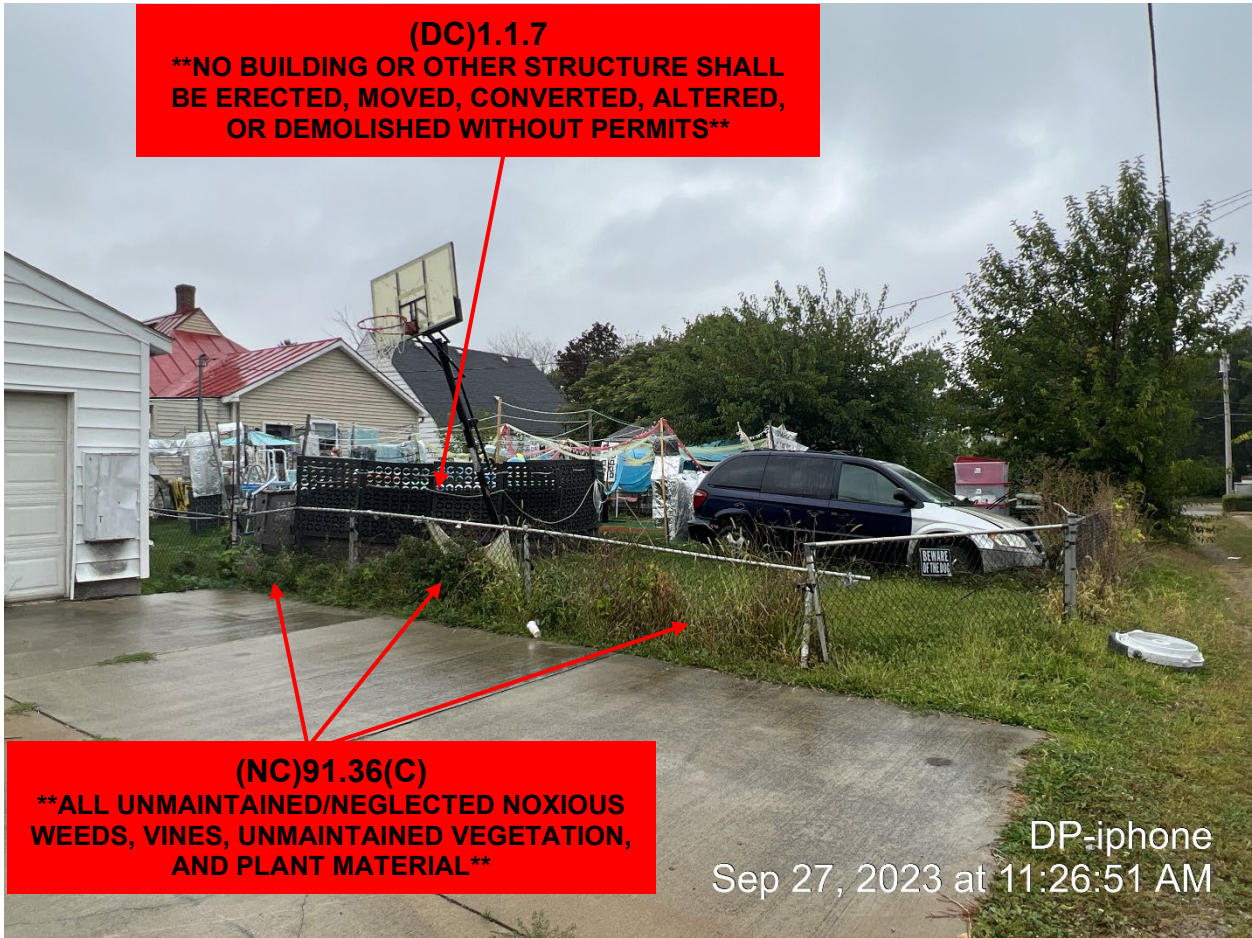
DP-iphone
Sep 27, 2023 at 11:29:31 AM

(PM)302.8
****ALL INOPERATIVE/UNLICENSED/WRECKED/DISASSEMBLED/ STRIPPED/ OR DISMANTLED VEHICLES SHALL NOT BE PARKED/KEPT/STORED ON THE PROPERTY****
(NC)91.09
****PROHIBITED PARKING/STORING VEHICLE/TRAILER IN YARD****



(NC)91.20(A)
****ACCUMULATION & STORAGE OF PERSONAL PROPERTY OR VISUAL BLIGHT (DEBRIS/JUNK/APPLIANCES/FURNITURE/WOOD/ CONTAINERS/MATERIALS/TRASH) ON THE PROPERTY****
REMOVE ALL VISUAL BLIGHT ON THE PROPERTY

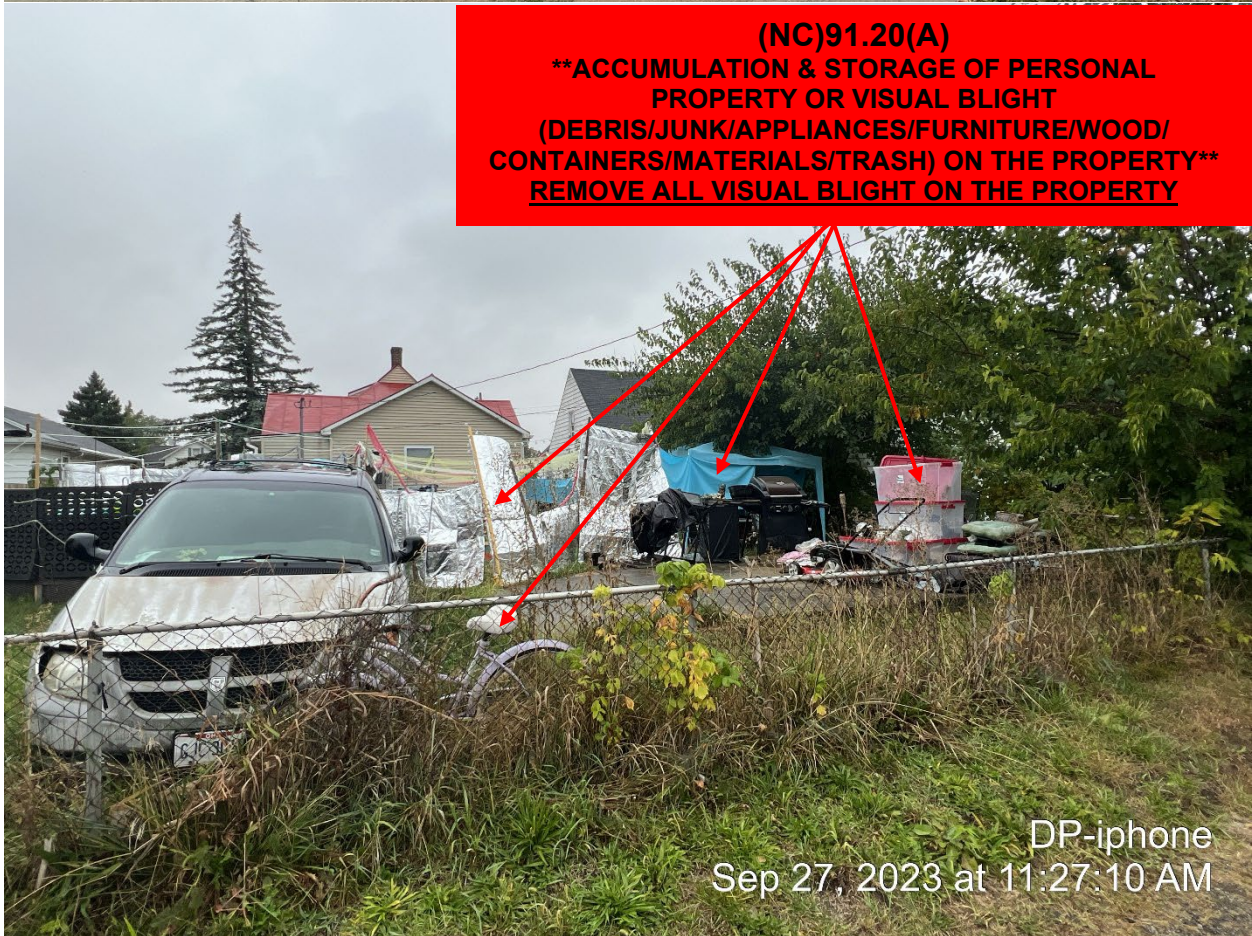
DP-iphone
Sep 27, 2023 at 11:26:51 AM



(DC)1.1.7
****NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED, MOVED, CONVERTED, ALTERED, OR DEMOLISHED WITHOUT PERMITS****

(NC)91.36(C)
****ALL UNMAINTAINED/NEGLECTED NOXIOUS WEEDS, VINES, UNMAINTAINED VEGETATION, AND PLANT MATERIAL****

DP-iphone
Sep 27, 2023 at 11:26:51 AM



(NC)91.20(A)
****ACCUMULATION & STORAGE OF PERSONAL PROPERTY OR VISUAL BLIGHT (DEBRIS/JUNK/APPLIANCES/FURNITURE/WOOD/CONTAINERS/MATERIALS/TRASH) ON THE PROPERTY****
REMOVE ALL VISUAL BLIGHT ON THE PROPERTY

DP-iphone
Sep 27, 2023 at 11:27:10 AM

(PM)302.8
****ALL INOPERATIVE/UNLICENSED/WRECKED/DISASSEMBLED/
STRIPPED/ OR DISMANTLED VEHICLES SHALL NOT BE
PARKED/KEPT/STORED ON THE PROPERTY****
(NC)91.09
****PROHIBITED PARKING/STORING VEHICLE/TRAILER IN YARD****



(NC)91.36(C)
****ALL UNMAINTAINED/NEGLECTED NOXIOUS
WEEDS, VINES, UNMAINTAINED VEGETATION,
AND PLANT MATERIAL ****

DP-iphone
Sep 27, 2023 at 11:27:10 AM



DP-iphone
Jan 12, 2024 at 9:53:54 AM



DP-iphone
Jan 12, 2024 at 9:54:06 AM



BEWARE
OF THE...

DP-iphone
Jan 12, 2024 at 9:54:18 AM



DP-iphone
Jan 12, 2024 at 9:54:36 AM

In-store Price Brand Speed

Sort by | Best Match



- Departments
- Price
- Brand
- Speed
- Availability
- Pool Shape
- Pool Depth
- Width
- Length
- Age
- Color
- Special Offers
- Customer Rating
- Retailer
- Gifts

Results for "swimming pools" (1000+)

Price when purchased online

Best seller



Options

Sponsored

\$139⁹⁹

Options from \$139.99 - \$698.69

Bestway Steel Pro MAX 10'x30' Above Ground Outdoor Swimming Pool with Pump Metal frame pools Round

★★★★☆ 677

Free shipping, arrives in 3+ days



+ Add

Sponsored

Now \$193⁹⁹ ~~\$241.73~~

Intex Greywood Prism Frame 12'x30' Round Above Ground Swimming Pool

★★★★☆ 21

Free shipping, arrives in 3+ days



Options

Sponsored

Now \$198⁷¹ ~~\$259.99~~

More options from \$101.59

Intex 14.75' x 33' Rectangular Frame Above Ground Outdoor Swimming Pool

★★★★☆ 378

Free shipping, arrives in 3+ days



+ Add

Sponsored

\$279⁹⁹

Bestway Steel Pro 15' x 48' Round Above Ground Outdoor Swimming Pool

★★★★☆ 276

Free shipping, arrives in 3+ days

Rollback



+ Add

Now \$98⁰⁰ ~~\$265.00~~

Avenli 12 x 30' Round Blue Metal-Walled Above-Ground Swimming Pool with Filter

★★★★☆ 7

Save with W+:

Free shipping, arrives in 2 days



+ Add

\$279⁹⁹

Bestway Steel Pro 15' x 48' Round Above Ground Outdoor Swimming Pool

★★★★☆ 276

Free shipping, arrives in 3+ days



Options

\$139⁹⁹

Options from \$139.99 - \$698.69

Bestway Steel Pro MAX 10'x30' Above Ground Outdoor Swimming Pool with Pump Metal frame pools Round

★★★★☆ 677

Free shipping, arrives in 3+ days



+ Add

\$799⁹⁹

Bestway Power Steel Swim Vista Series II 18' x 48' Round Swimming Pool Set

Free shipping, arrives in 3+ days

Best seller



+ Add

\$398⁰⁰



+ Add

Now \$178⁰⁰ \$349.95



Options

Sponsored

\$899⁹⁹

More options from \$467.99



+ Add

Sponsored \$59⁹⁹

swimming pools - Walmart.com

Blue Wave Espresso Wicker 18-ft Round 52-in Deep Frame Above Ground Swimming Pool Package with Cover
★★★★☆ 20
Free shipping, arrives in 2 days



+ Add

Now \$119⁷⁹ \$189.99
Intex 28210EH 12 Ft x 30 In Above Ground Swimming Pool (Pump Not Included)
★★★★☆ 309
Free shipping, arrives in 3+ days



+ Add

Now \$19⁹⁹ \$80.31 +\$6.99 shipping
2022 New Year Toys for Kids Large Toys Family Inflatable Pool Swim x 110 Game 50CM Center Pool 150 x
Shipping, arrives in 3+ days



Options

Sponsored
Now \$1,898⁸⁹ \$2,149.99
More options from \$897.69
Intex 26373EH 32' x 16' x 52" Rectangular Ultra XTR Frame Swimming Pool w/ Pump
★★★★☆ 109
Free shipping, arrives in 3+ days

Avenli 14ft x 33" Rattan Series Round Steel Frame Above-Ground Swimming Pool
★★★★☆ 4
Save with W+
Free shipping, arrives in 2 days



+ Add

\$18⁰²
Tivowood Inflatable Pool Thicken Blow Up PVC Round Swimming Pool for Kids Baby Toddler
Free shipping, arrives in 3+ days

Rollback



+ Add

Now \$298⁰⁰ \$598.00
Funsicle 16 ft Oval Oasis Designer Pool, Above Ground Frame Swimming Pool, Stone Print, Age 6 & up
★★★★☆ 68
Free shipping, arrives in 2 days



Options

Sponsored
\$159⁶⁹
Bestway Steel Pro 9.8'x6.6'x26" Rectangular Above Ground Swimming Pool Set
★★★★☆ 10
Free shipping, arrives in 3+ days

Deal

Intex 18Ft x 52In Ultra XTR Frame Above Ground Swimming Pool Set with Pump
★★★★☆ 57
Free shipping, arrives in 3+ days



+ Add

\$248⁰⁰
Avenli 14 ft. Brown Oval Steel Frame Above Ground Swimming Pool with accessories
★★★★☆ 23
Save with W+
Free shipping, arrives in 2 days

In 100+ people's carts



+ Add

Now \$498⁰⁰ \$648.00
Coleman Power Steel 26 x 12 x 52 Oval Above Ground Pool Set
★★★★☆ 758
Free shipping, arrives in 2 days



Options

\$74⁸⁸
More options from \$72.58
Sijali Swimming Pool Foldable Multi-purpose PVC Inflatable Baby Kiddie Family Pool for Garden
Free shipping, arrives in 3+ days

Evajoy Inflatable Pool, Family Lounge Swimming Pool with Seat for Kids Adult, Round, 733 x 711 x 2.5 ft
★★★★☆ 131
Save with W+
Free shipping, arrives in 2 days



Options

+2 sizes

Now \$109⁹⁹ \$499.99
Nalpo Swimming Pool Above Ground Outdoor 10 ft Rectangular Frame Pools Blue Family Outdoor Use (Pump NOT Included)
★★★★☆ 504
Save with W+
Free shipping, arrives in 2 days

In 50+ people's carts



+ Add

Now \$398⁰⁰ \$949.00
Blue Wave Gray Rattan 18-ft Round 52-in Deep Frame Above Ground Swimming Pool Package with Cover
★★★★☆ 19
Free shipping, arrives in 2 days

Best seller



+ Add

Now \$498⁰⁰ \$899.00
Funsicle 22 ft Oasis Designer Above Ground Frame Swimming Pool, Dark Double Rattan, Round, Age 6 & up
★★★★☆ 69
Free shipping, arrives in 2 days

Best seller



Options
+2 sizes

\$409⁸⁹

Intex 15 Foot x 42 Inch Prism Frame Above Ground Swimming Pool Set with Filter



+ Add

Now \$399⁹⁹ ~~\$449.89~~

Bestway Steel Pro MAX 15' x 48' Round Above Ground Swimming Pool Set



Options
+3 sizes

Now \$1,898⁸⁹ ~~\$2,149.99~~

More options from \$897.69

Intex 26373EH 32' x 16' x 52' Rectangular Ultra XTR Frame Swimming Pool



+ Add

Now \$228⁰⁰ ~~\$478.00~~

Summer Waves 16 ft Elite Frame Pool, Round, Cool Gray, Ages 6+, Unisex



+ Add

Now \$128⁰⁰ ~~\$399.00~~

Avenli 12 ft. Grey Stone Premium Round Fiberglass Frame Above Ground Pool

★★★★★ 8

Save with W+.

Free shipping, arrives in 2 days



+ Add

\$744⁹⁹

Coleman Power Steel 18 x 48 Round Above Ground Pool Set

★★★★☆ 910

Free shipping, arrives in 3+ days



+ Add

Sponsored

\$185⁹⁹

Cool Swim 50 lb 3 inch Chlorine Tablets Lasting Slow-Dissolving for Swimming Pools and Spas, Hot Tub

Free shipping, arrives in 3+ days



+ Add

Sponsored

\$185⁹⁹

Cool Swim 3 inch 50 lbs Stabilized Chlorine Tablets For Swimming Pools, Hot Tubs, Individual Wrapped

Free shipping, arrives in 3+ days



+ Add

\$348⁰⁰

Blue Wave 18-ft Round 52-in Navy Blue Frame Above Ground Swimming Pool Package with Cover

★★★★★ 9

Free shipping, arrives in 2 days



Options
+4 sizes

Now \$198⁷¹ ~~\$259.99~~

More options from \$101.59

Intex 14.75' x 33' Rectangular Frame Above Ground Outdoor Swimming Pool

★★★★★ 378

Free shipping, arrives in 3+ days



Options
+3 sizes

\$899⁹⁹

More options from \$467.99

Intex 18ft x 52in Ultra XTR Frame Above Ground Swimming Pool Set with Pump

★★★★☆ 159

Free shipping, arrives in 3+ days



Options
+2 sizes

\$642⁰⁰


Options from \$642.00 - \$1,200.29

Bestway Power Steel 16x10x3.5 Foot Metal Above Ground Swimming Pool Set w/ Pump

★★★★☆ 117

Save with W+.


Free shipping, arrives in 2 days



Now \$50⁹⁹ ~~\$74.99~~
Intex Easy Set 10 Ft x 30 In Above Ground Inflation Round Swimming Pool
★★★★☆ 191
Free shipping, arrives in 3+ days




Now \$145²⁹ ~~\$229.99~~
Intex 12' x 30' Metal Frame Above Ground Swimming Pool with Filter Pump
★★★★☆ 438
Free shipping, arrives in 3+ days




Now \$36⁷⁴ ~~\$41.91~~
Intex Inflatable Swim Center Family Lounge Pool, 120" x 72" x 22" - Colors may vary.
★★★★☆ 425
Save with W+
Free shipping, arrives in 2 days




Now \$398⁰⁰ ~~\$587.65~~
Bestway Power Steel 18' x 9' x 48" Oval Above Ground Pool Set
★★★★☆ 150
Free shipping, arrives in 2 days




Now \$189⁹⁹ ~~\$239.99~~
More options from \$115.99
Poolwoovy 50 Lbs 3 inch Chlorine Tablets for Pool chemicals, Swimming Pool Supplies, Tabs
★★★★★ 644
Free shipping, arrives in 3+ days



\$28⁶⁶
Casapre Rectangular Pool Cover, Above Ground Pool Covers, Inflatable Pool Cover For Swim Centers
★★★★☆ 24
Save with W+
Shipping, arrives in 2 days



\$14⁸⁸ 11.6 cfl oz
Clorox Pool&Spa Algaecide + Clarifier, 1 gal
★★★★☆ 1134
Save with W+
Shipping, arrives in 2 days



\$134⁹⁸
Intex 10'x30" Round Above Ground Swimming Pool & 10' Round Swimming Pool Cover
★★★★☆ 3
Free shipping, arrives in 3+ days

Related searches

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-

Patio & Garden / Swimming Pools & Spas / Swimming Pools / Frame Swimming Pools



View in 3D



Quick highlights

Swimming Pool Type Metal Frame Pools
 Size 10ft. X 30in.
 Material Steel, PVC

Brand Bestway
 Volume Capacity 1,236 gal, 1,236 gallons
 Assembled Product Weight 47 oz

Reduced price



Options

*2 options

Now \$109.99 ~~\$499.99~~

Naipo Swimming Pool Above Ground Outdoor 10 ft Rectangular Frame Pools Blue Family Outdoor Use (Pump NOT Included)

★★★★☆ 504

3+ day shipping



Options

Sponsored

\$73.99

Options from \$73.99 - \$79.99

Bestway 10' x 30' Fast Set Inflatable Above Ground Swimming Pool with Pump

★★★★☆ 373

1-day shipping



+ Add

Now \$145.29 ~~\$229.99~~

Intex 12' x 30' Metal Frame Above Ground Swimming F

★★★★☆ 438

3+ day shipping

About this item

Product details

It doesn't get any better than having your own backyard pool! Enjoy a summer full of fun with the Bestway Steel Pro MAX Above Ground Swimming Pool. Featuring an ultra-durable construction, this outdoor swimming pool is made with a corrosion-proof steel frame equipped with a FrameLink System for a sturdy and secure connection. The frame is compatible with additional attachments, such as cup holders (sold separately). With a DuraPlus liner, this pool is reinforced for strength and prevents punctures. Including a filter pump, you can be sure to enjoy your pool more and clean less. Equipped with a simple setup and take-down process, you can easily store this pool away in the off-season. No tools are required, and a hose connects to the built-in flow control valve to quickly and efficiently drain out the pool water. Spend your hot summer days in the water with the Steel Pro MAX Above-Ground Swimming Pool from Bestway.

- Kids and adults of all ages will enjoy swimming and splashing all summer long in this above-ground pool
- Built with a steel frame that is held together with FrameLink System to provide remarkable strength and connection
- DuraPlus enhanced 3-ply PVC liner provides a support band for additional stability to the pool wall for ultimate durability
- Prismatic stone print design lines the interior to create an elegant look that blends with backyard aesthetics
- Features a simple assembly and take-down process for off-season storage; No tools are required
- Hose connects to the built-in flow control valve to quickly and easily drain away the pool water
- Includes a 330-gallon filter pump to help maintain clean, crystal-clear water
- Disclaimer: Please review your HOA rules and restrictions before purchasing the product; Not all housing agencies permit private above-ground pools
- Water capacity: 1,236 gallons
- Color: Gray
- Dimensions (L x H): 10 feet x 30 inches
- Manufacturer warranty: 1-year warranty on the spa pump

ⓘ We aim to show you accurate product information. Manufacturers, suppliers and others provide what you see here, and we have not verified it. [See our disclaimer](#)

Specifications

Features

Water capacity (90%): 1,236 gallon, Easy set up, Flow control drain valve for easy draining, Dimensions: 10' x 30', Includes pool, 330 gal filter pump and repair patch

Brand

Bestway

Maximum Depth

30in

Age Group

Adult

Swimming Pool Type

Metal Frame Pools

Color

Gray,

Shape

Round

Average Customer Rating

4.1

Assembled Product Dimensions (L x W x H)

10.00 x 10.00 x 2.50 Feet

Warranty

Warranty information

Please be aware that the warranty terms on items offered for sale by third party Marketplace sellers may differ from those displayed in this section (if any). To confirm warranty terms on an item offered for sale by a third party Marketplace seller, please use the 'Contact seller' feature on the third party Marketplace seller's information page and request the item's warranty terms prior to purchase.



Options

*2 options

\$369.99

Options from \$369.99 - \$524.99

Bestway Steel Pro MAX 14' x 48" Round Above Ground Swimming Pool Set

★★★★☆ 76

3+ day shipping



+ Add

Sponsored

\$279.99

Bestway Steel Pro 15' x 48" Round Above Ground Outdoor Swimming Pool

★★★★☆ 276

1-day shipping



+ Add

Now \$131.99 \$199.99

Intex 26701EH 10ft x 30in Prism Frame Above Ground

★★★★☆ 168

1-day shipping

Frequently bought together

Best seller

\$139.99

Bestway Steel Pro MAX 10'x30" Above Ground Outdoor Swimming Pool with Pump Metal frame pools Round

★★★★☆ 677

+



\$11.51

Funsicle Cloud White Relaxing Lounge, Inflatable Pool Float, Adults, Unisex

★★★★☆ 184

\$151.50

Add 2 Items to cart

Items may be delivered on different dates

Refine your search

swimming pools

pools

pool table?

above ground swimming pools

bestway pool

above ground pool

pool with pump

adult swimming pool



Earn 5% cash back on Walmart.com. See if you're pre-approved with no credit risk. [Learn more](#)

Best seller



+ Add



+ Add



+ Add

4.1 out of 5

★★★★☆ (677 reviews)

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[5 stars](#)
[4 stars](#)
[3 stars](#)
[2 stars](#)
[1 star](#)

440
80
34
40
83

Most helpful positive review

★★★★★ Verified Purchase

Awesome

Great, awesome smaller pool. Another summer of fun. Great quality, very durable. You must buy a pump separately. The pump that is included isn't suitable for the size. We bought an Intex filter 2500 GPH and have used it for years with various pools of this size to maintain crystal clean water.

john

Most helpful negative review

VS

★☆☆☆☆ Verified Purchase

Leak

When I put my pool up I noticed a little bit of water gathering outside one of the sides of the pool. I didn't think much of it since I had just put it up. Now I have a major puddle and the water goes down a lot daily. I have to constantly refill my pool and I have a mess of water everywhere. I have been looking for the leak for days and days but no luck. I have used you tube to guide me but still no luck. I'm just going to have to take it down. What a waste of \$200 and I really did enjoy it the first couple of days.

norma

Frequent Mentions

- Kids (61)
- Assembly (61)
- Pump (55)
- Size (43)
- Price (31)
- Summer (22)
- Instructions (20)
- Quality (16)
- Liner (11)
- For Families (10)
- Sturdiness (8)
- [See More](#)

★★★★★ Verified Purchase

5/26/2023

Awesome

Great, awesome smaller pool. Another summer of fun. Great quality, very durable. You must buy a pump separately. The pump that is included isn't suitable for the size. We bought an Intex filter 2500 GPH and have used it for years with various pools of this size to maintain crystal clean water.

john

👍 0 🗨️ 0

★★★★★ Verified Purchase

8/6/2023

Perfect!

Great little pool, my granddaughter loves it! My granddaughter is only 5, so I was looking for something that wasn't too deep, yet big enough to play around in. This pool is perfect, well built and a very good price.

Kathleen

👍 0 🗨️ 0

★★★★★ Verified Purchase

7/24/2023

The cool pool

My son absolutely love it we was able to put it together my son and i are a team and we got it done in less than 45 minutes the instructions was pretty easy

Shameka

👍 0 🗨️ 0

★★★★★ Verified Purchase

5/2/2023

Great Backyard Pool!

Pool came fast, best price out there from my experience shopping around. Easy set up, the confirmation email said it would come with pump, cover and ladder but that was not the case. Other than that my kids love it! Height is perfect for 3/4 year olds

Makayla

👍 0 🗨️ 0

★★★★★ Verified Purchase

8/19/2020

Beautiful pool

I bought Bestway Steel Pro Max pool. I chose this pool because I bought an inflatable ring pool at the beginning of the summer and it was horrible. I was looking for a more durable economical pool. This pool was in stock and I love the look of it. The hardest thing was leveling my yard. The pool set up was easy and the instructions were easy to follow. I placed the legs of the pool on wooden planks to make more sturdy. The instructions suggested that if you have soft soil to do that. I have had the pool up for a few days now. My grandchildren love playing in it. I would recommend this product. I hope it will last through next summer.

Jeannette

👍 12 🗨️ 0

[See all reviews](#)



Debit with rewards. Get 3% cash back at Walmart, up to \$50 a year. See terms for eligibility. [Learn more.](#)

[Report incorrect product information](#)

Reviewers highlighted: ease of setup, size

Best seller

Bestway

Bestway Steel Pro MAX 10'x30" Above Ground Outdoor Swimming Pool with Pump Metal frame pools Round

★★★★☆ (41) [677 reviews](#)

\$139.99

\$14/mo with [affirm](#) [Learn how](#)
Price when purchased online ⓘ

[Add to cart](#)

Pool Size: 10 ft

10 ft \$139.99	12 ft	16 ft
--------------------------	-------	-------

Actual Color: Gray.

Gray.

- Add a protection plan** [What's covered](#)
(Only one option can be selected at a time)
- 3-Year plan - \$32.00
 - 4-Year plan - \$37.00

How do you want your item?

 Shipping Arrives Dec 5 Free	 Pickup Not available	 Delivery Not available
---------------------------------------	-----------------------------	-------------------------------

Delivery to **New Bremen, 45869**

Sold and shipped by **Spreetail** | [Pro Seller](#) ⓘ

★★★★☆ 24902 seller reviews
[View seller information](#)

[Extended holiday returns](#) [Details](#)
Free Holiday returns until Jan 31

[Add to list](#)

[Add to registry](#)

Sponsored
Now \$193.99 ~~\$241.73~~
Intex Greywood Prism Frame 12'x30" Round Above Ground Swimming Pool
★★★★☆ 21
1-day shipping

[+ Add](#)

[+ Add](#)

Now \$439.99 ~~\$497.03~~
Bestway Steel Pro Max 15' x 48" Round Above-Ground Pool Set
★★★★☆ 275
3-day shipping

[+ Add](#)

Now \$447.99 ~~\$529.99~~
Bestway Steel Pro MAX 14' x 48" Round Above Ground Swimming Pool Set
★★★★☆ 67
3-day shipping

[+ Add](#)

\$1,048.00
Bestway Power Steel 314' x 16' x 52" Rectangular Above Ground Swimming Pool
★★★★☆ 194
3-day shipping

[+ Add](#)

\$39.99
Doctor Dolphin Inflatable Swimming Pools Above Ground Play Center for Kiddie Toddler Adult with Unicorn Spray, Family Blow Up Pool 94.5" X 65" X 24"
★★★★☆ 1
2-day shipping

[+ Add](#)

Now \$193.99 ~~\$241.73~~
Intex Greywood Prism Frame 12'x30" Round Above Ground Swimming Pool
★★★★☆ 21
1-day shipping

[+ Add](#)

Now \$198.71 ~~\$259.99~~
Intex 14.75' x 33" Rectangular Frame Above Ground Outdoor Swimming Pool
★★★★☆ 378
1-day shipping

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/ Bestway Steel Pro MAX 14' x 33" Above Ground Pool Set



STEEL PRO MAX™

Pool Maintenance FAQ



winter

— Do I need to disassemble my pool for the winter?

It is strongly recommended to disassemble the pool for the winter. The above ground pools may collapse under the weight of ice and snow, which would greatly damage the PVC pool walls. We recommend disassembling the pool when temperatures fall below 8°C / 45°F.

Your Fun Is Our Business™

Kettering HEALTH



Kettering Health Medical Group Primary Care
200 KIENLE DR
PIQUA OH 45356-4120
Phone: 937-916-2700
Fax: 937-773-9810

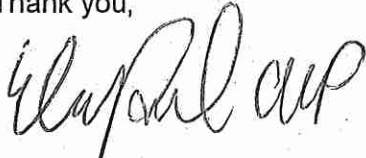
October 9, 2023

Patient: **Michelle Scott**
Date of Birth: **2/17/1969**
Date of Visit: **10/9/2023**

To Whom it May Concern:

The above named patient is under my care for Cervical Spondylosis, Chronic Cervical Pain, Cervical Spinal Stenosis, and Degeneration of cervical intervertebral disc. Due to these condition the patient needs to use her pool for therapy all year around.

Thank you,



Elizabeth Rammel, APRN-CNP

MSGEM17@GMAIL.COM

10-09-23

To whom it may concern:

Mr. Chad Henry
Mr. Chris Schmeising

Dear Sir

My name is Ms. Michelle J. Sutt
I reside at 409 Blaine Ave Piqua
I am writing this letter regarding
my installed pool.

The purpose of purchasing the
pool was for medical reasons first
and recreation for my sons when
they are visiting or return home
for a moment which is second.

I have Spinal, Back, neck, shoulder
and walking issues, at times it
can get worse. I myself use the pool
because the positive effects are
better than the soaking in a tub
because I can do short exercises
in the pool. I knew that during
the months of Dec, Jan, Feb, poss Mar
the temperature can drop to freezing
which the pool would be covered.
I'm asking that with my proof of
my situation you would approve
for my pool to stay connected. →

My pool is 4 ft deep, 18 ft wide
I'm also asking and suggesting
that if so, I'm willing to pay
a fee for the months of Winter
so I can keep it assembled.
I'm asking that you consider
this due to it is ~~beneficial~~ for
my health and well being.

Thank You
Sincerely
Michelle Scott
409 Blaine Ave
937-703-3610

Letter by Elizabeth Rammel, APRN-CNP on 10/9/2023



Kettering Health Medical Group Primary Care
200 KIENLE DR
PIQUA OH 45356-4120
Phone: 937-916-2700
Fax: 937-773-9810

October 9, 2023

Patient: **Michelle Scott**
Date of Birth: **2/17/1969**
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The above named patient is under my care for Cervical Spondylosis, Chronic Cervical Pain, Cervical Spinal Stenosis, and Degeneration of cervical intervertebral disc. Due to these condition the patient needs to use her pool for therapy all year around.

Thank you,



Elizabeth Rammel, APRN-CNP

Communications

Letter sent to Michelle Scott

Chart Review Routing History

No routing history on file.

To whom it may concern:

11/17/23

Mrs. Chad

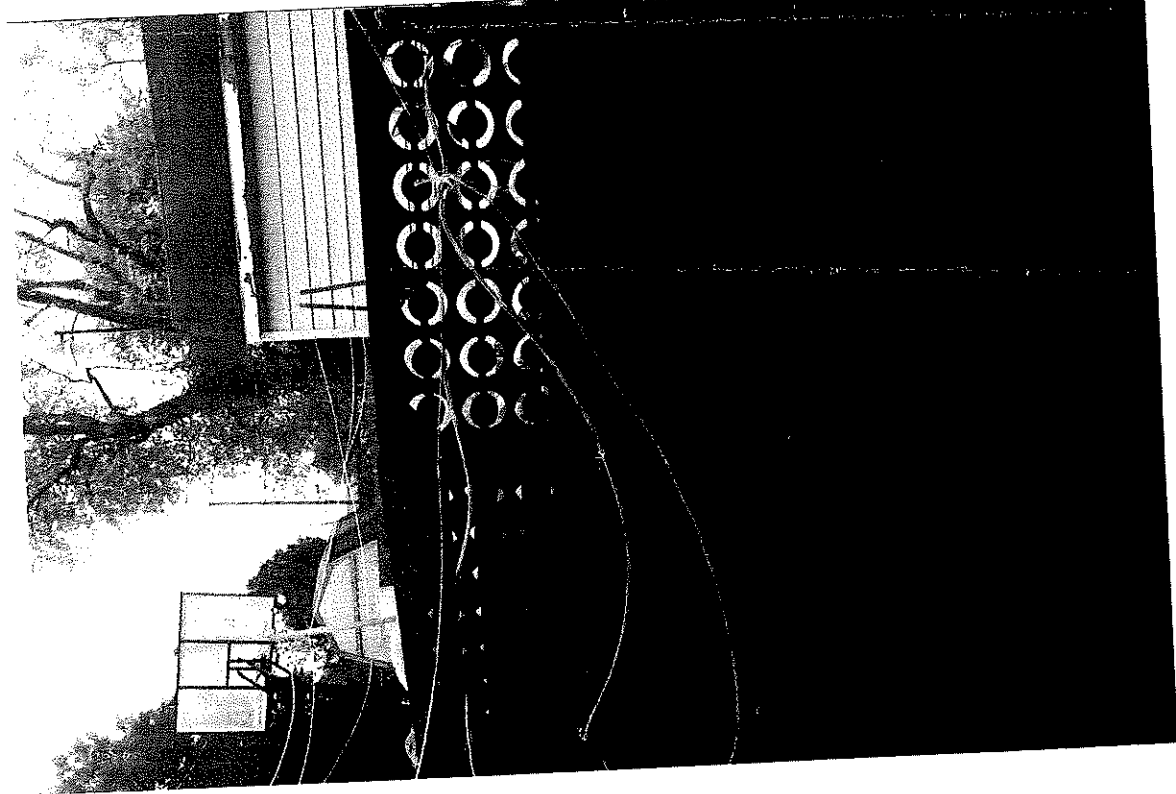
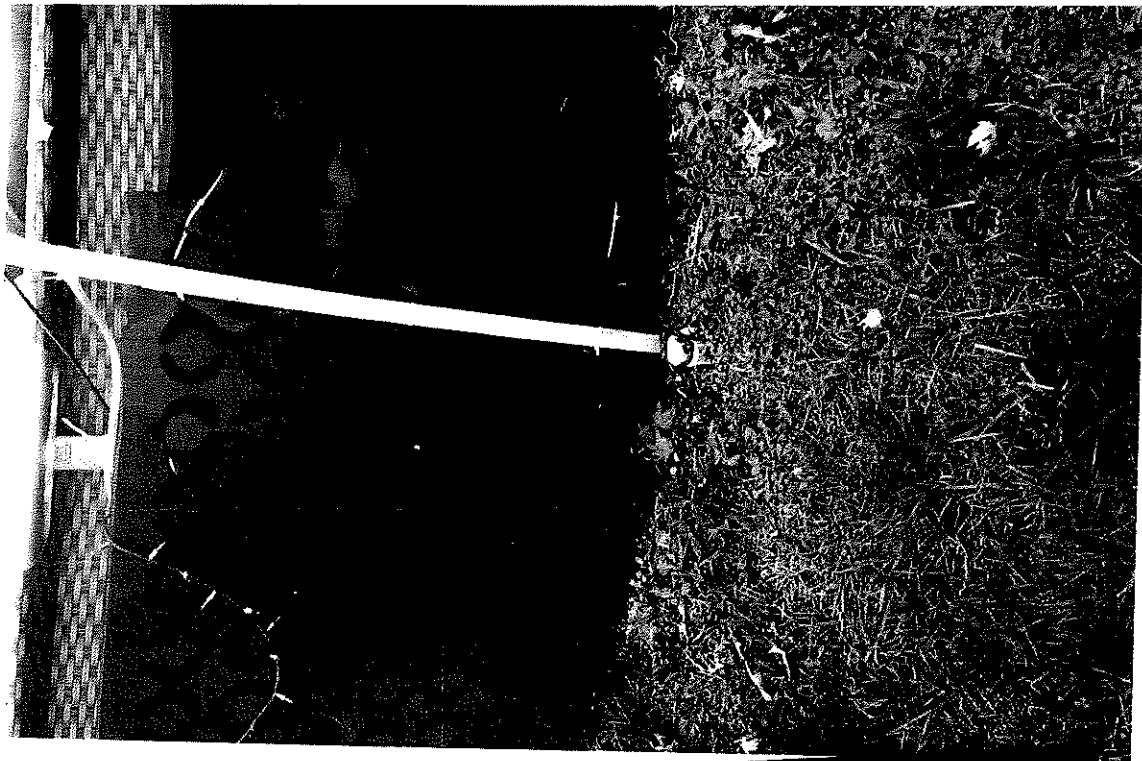
I have signed the form that was delivered to me.

And yes I do have a question to ask. What kind of form is this?

If I'm correct this form is stating I must pay \$1500.00 for a application? Application for what?

I'm appealing the harassment that a neighbor has been anonymously inflicting on me.

I have spoken to you about my deck. I have taken of numerous other residents with pools up covered and yards with all types of different stuff and no one has or is planning to harass them. It's not fair, and my life and health are just as important.



From: [Chad Henry](#)
To: msgem17@gmail.com
Cc: [Derrick Pearson](#)
Subject: 409 Blaine Ave - Temporary Pool
Date: Monday, October 16, 2023 11:50:07 AM
Attachments: [image001.png](#)
[3.7.2-5 Swimming Pools, Spas and Hot Tubs.pdf](#)

Ms. Scott,

Attached are the regulations regarding swimming pools for the City of Piqua. We have found your structure to have flexible siding or is otherwise not able to withstand freezing temperatures without draining. Because of this, it is necessary to disassemble and store it between October 15th and April 15th of each year.

We do understand your situation and are willing to assist in any attempt to erect a permanent structure. Please reach back out with any questions to myself or Derrick.

Best,
-CH

Chad Henry
City Planner
Department of Development
937.778.2049 | www.piquaoh.gov



RESOLUTION No. BZA 1-24

WHEREAS, Michelle Scott, tenant at 409 Blaine Ave, has requested a variance to allow her temporary pool to remain up year-round; and,

WHEREAS, the City of Piqua Development Code §3.7.2, establishes that a temporary pool must be disassembled and stored between October 15th and April 15th of each year; and

WHEREAS, the Board of Zoning Appeals has considered the following:

- The spirit and intent behind the requirement would be observed by granting the variance;
- The variance is the minimum necessary to create an appropriate design outcome and to achieve a beneficial improvement of the property;
- The variance will not create hardship or impact the use or enjoyment of neighboring properties;
- The applicant has proposed acceptable remedies for impacts generated by the variance;
- The variance will not adversely affect the delivery of governmental services (for example, water, sewer, trash collection); and
- The property owner's development challenges cannot feasibly be rectified through some method other than a variance (for example, the purchase of additional land or access easements).

NOW THEREFORE BE IT RESOLVED that _____ motioned to approve the request for a variance at 409 Blaine Ave. The motion was seconded by _____ and the request was _____ with a vote as recorded below.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Wayde Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Public Notification

Select or search for a feature in the map

N44-005540

Apply a search distance


200 Feet

Addressee Layer

NotificationFields

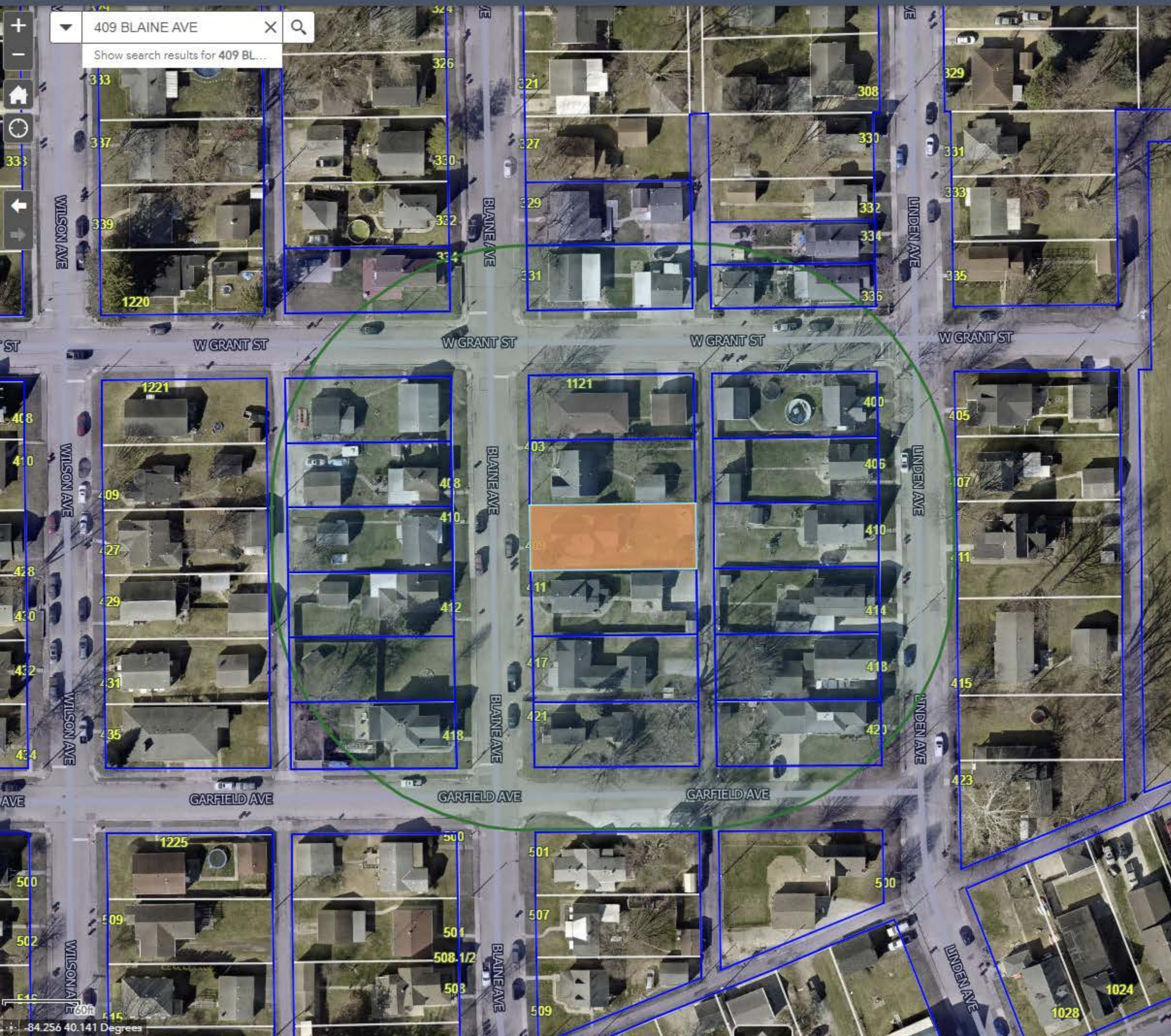
Format

Comma-separated values (CSV)





Auditor Map



Public Notification

Select or search for a feature in the map
N44-032880



Apply a search distance
200 Feet

Addressee Layer
NotificationFields

Format
Comma-separated values (CSV)

24 addressees found; do you want to continue?
[Review](#) [Download](#)

Resolution	Parcel Number	Owner	Address	City	State	Zip Code
BZA-12-23	N44-005660	ALB INVESTMENTS LLC	620 622 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005690	HERZOG LARRY L & STACY N	515 BOONE ST	PIQUA	OH	45356
BZA-12-23	N44-005710	HOLYCROSS DAVID J	700 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005670	BATES JEAN J	614 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005650	FIERCE MARY LOU & MARK G	608 08. BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005220	SEBESTYEN GLYNN & LEE LLC	600 CALDWELL ST	PIQUA	OH	45356
BZA-12-23	N44-005640	CASEY KEVIN J & MELODIE WYAN-	612 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005580	STEVENS NICHOLE M	422 NORTH ST W	PIQUA	OH	45356
BZA-12-23	N44-005530	RATCLIFF BRYER W E & CASEY	621 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005230	COLLETTE TIMOTHY F & DIANE L	612 CALDWELL ST	PIQUA	OH	45356
BZA-12-23	N44-005570	DEAVOURS SARAH JANE (TOD)	609 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005240	PEARSON MEGAN CAITLIN	620 CALDWELL ST	PIQUA	OH	45356
BZA-12-23	N44-005600	STILLWELL ANDREW C & BECKY A	418 NORTH ST W	PIQUA	OH	45356
BZA-12-23	N44-005663	HOPE CHAPEL	624 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005250	CASTLE DREW & LAURA	626 CALDWELL ST	PIQUA	OH	45356
BZA-12-23	N44-005520	RIETHMAN ALAN M	625 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005560	PELTIER LINDA	613 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005510	JUSTICE TOMMY & KIMBERLY	703 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005540	WOLFORD LEON C & TRACY A	615 15. BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005630	VICKORY ANTHONY V & KATHLEEN R MENKE	600 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005620	FIVE O'EIGHT LIMITED	602 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005550	LEWIS BENJAMIN R (TR) & ASHLEY E (TR)	619 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005260	STEIN SEAN G (TOD)	700 CALDWELL ST	PIQUA	OH	45356
BZA-12-23	N44-005590	DEAVOURS SARAH JANE (TOD)	428 NORTH ST W	PIQUA	OH	45356
BZA-12-23	N44-005660	ALB INVESTMENTS LLC	PO BOX 1082	TIPP CITY	OH	45371
BZA-12-23	N44-005690	HERZOG LARRY L & STACY N	515 BOONE ST	PIQUA	OH	45356
BZA-12-23	N44-005710	HOLYCROSS DAVID J	700 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005670	BATES JEAN J	9 HOPEWOOD DR	PIQUA	OH	45356
BZA-12-23	N44-005650	FIERCE MARY LOU & MARK G	19 MARYMONT DR	PIQUA	OH	45356
BZA-12-23	N44-005220	SEBESTYEN GLYNN & LEE LLC	600 CALDWELL ST	PIQUA	OH	45356
BZA-12-23	N44-005640	CASEY KEVIN J & MELODIE WYAN-	612 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005580	STEVENS NICHOLE M	422 W NORTH ST	PIQUA	OH	45356
BZA-12-23	N44-005530	RATCLIFF BRYER W E & CASEY	621 BROADWAY	PIQUA	OH	45356

BZA-12-23	N44-005230	COLLETTE TIMOTHY F & DIANE L	612 CALDWELL ST	PIQUA	OH	45356
BZA-12-23	N44-005570	DEAVOURS SARAH JANE (TOD)	428 W NORTH	PIQUA	OH	45356
BZA-12-23	N44-005240	PEARSON MEGAN CAITLIN	620 CALDWELL ST	PIQUA	OH	45356
BZA-12-23	N44-005600	STILLWELL ANDREW C & BECKY A	418 W NORTH ST	PIQUA	OH	45356
BZA-12-23	N44-005663	HOPE CHAPEL	624 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005250	CASTLE DREW & LAURA	626 CALDWELL ST	PIQUA	OH	45356
BZA-12-23	N44-005520	RIETHMAN ALAN M	625 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005560	PELTIER LINDA	613 BROADWAY ST	PIQUA	OH	45356
BZA-12-23	N44-005510	JUSTICE TOMMY & KIMBERLY	703 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005540	WOLFORD LEON C & TRACY A	615 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005630	VICKORY ANTHONY V & KATHLEEN R MENKE	600 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005620	FIVE O'EIGHT LIMITED	222 W ASH ST	PIQUA	OH	45356
BZA-12-23	N44-005550	LEWIS BENJAMIN R (TR) & ASHLEY E (TR)	619 BROADWAY	PIQUA	OH	45356
BZA-12-23	N44-005260	STEIN SEAN G (TOD)	700 CALDWELL ST	PIQUA	OH	45356
BZA-12-23	N44-005590	DEAVOURS SARAH JANE (TOD)	428 W NORTH ST	PIQUA	OH	45356
BZA 1-24	N44-032670	WILTSHIRE MARK D	334 LINDEN AVE	PIQUA	OH	45356
BZA 1-24	N44-032880	LIETTE EDWIN L (TRUSTEE)	409 BLAINE AVE	PIQUA	OH	45356
BZA 1-24	N44-032700	SIEFKE ALEXIS	406 LINDEN AVE	PIQUA	OH	45356
BZA 1-24	N44-032850	GRISSOM CRAIG A	421 BLAINE AVE	PIQUA	OH	45356
BZA 1-24	N44-033010	GRACE CHRISTINE E	412 BLAINE AVE	PIQUA	OH	45356
BZA 1-24	N44-032680	SCHWARTZ PAUL W & TAMMY J	336 LINDEN AVE	PIQUA	OH	45356
BZA 1-24	N44-032980	SHERRY BARBARA J (TOD) & @(3)	400 BLAINE AVE	PIQUA	OH	45356
BZA 1-24	N44-032720	JASPER SCOTTSON R & TERRY A	414 LINDEN AVE	PIQUA	OH	45356
BZA 1-24	N44-032990	LIETTE DOUGLAS	408 BLAINE AVE	PIQUA	OH	45356
BZA 1-24	N44-032860	HOLTHAUS ANDREW	417 17. BLAINE AVE	PIQUA	OH	45356
BZA 1-24	N44-033020	GRAVES KARY R & TESS A	BLAINE AVE	PIQUA	OH	45356
BZA 1-24	N44-032710	BENANZER DEVELOPMENT VI LTD	410 LINDEN	PIQUA	OH	45356
BZA 1-24	N44-032740	NICHOLL NATALIE M	420 LINDEN	PIQUA	OH	45356
BZA 1-24	N44-032870	HESS JESSIE N	411 BLAINE AVE	PIQUA	OH	45356
BZA 1-24	N44-032880	LIETTE EDWIN L (TRUSTEE)	9300 COUNTRY CLUB RD	PIQUA	OH	45356
BZA 1-24	N44-032700	SIEFKE ALEXIS	140 MAPLE ST #48	VANDALIA	OH	45377
BZA 1-24	N44-032980	SHERRY BARBARA J (TOD) & @(3)	106 LAKEWOOD PL	PIQUA	OH	45356
BZA 1-24	N44-032990	LIETTE DOUGLAS	8600 LOONEY RD	PIQUA	OH	45356

BZA 1-24	N44-032860	HOLTHAUS ANDREW	17322 ST RT 47 E	SIDNEY	OH	45365
BZA 1-24	N44-033020	GRAVES KARY R & TESS A	418 BLAINE AVE	PIQUA	OH	45356
BZA 1-24	N44-032710	BENANZER DEVELOPMENT VI LTD	6 HARVEST FIELDS WAY	ARCANUM	OH	45304
BZA 1-24	N44-032890	HUFFMAN PAMELA I	403 BLAINE AVE	PIQUA	OH	45356
BZA 1-24	N44-032970	GROSSNICKLE DARYL L & BEVERLY ANN	334 BLAINE AVE	PIQUA	OH	45356
BZA 1-24	N44-033030	GRAVES KARY R & TESS A	418 BLAINE AVE	PIQUA	OH	45356
BZA 1-24	N44-032900	HUFFMAN PAMELA I	1121 GRANT ST	PIQUA	OH	45356
BZA 1-24	N44-032690	WARNER WHITNEY A & @ (3)	400 LINDEN AVE	PIQUA	OH	45356
BZA 1-24	N44-032730	AUSTIN DEBORAH L & TONY L	418 LINDEN AVE	PIQUA	OH	45356
BZA 1-24	N44-032910	BLACK BRENT E & MICHELE F	331 BLAINE AVE	PIQUA	OH	45356
BZA 1-24	N44-032870	HESS JESSIE N	707 CLARK AVE	PIQUA	OH	45356
BZA 1-24	N44-033000	PFISTER MARK STEVEN & SUSAN KAY	410 BLAINE AVE	PIQUA	OH	45356
BZA 1-24	N44-032920	KINDER STEPHEN (TOD) & NANCY (TOD)	329 BLAINE AVE	PIQUA	OH	45356