

Development Department

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

May 21, 2024

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**\*\*\* MEETING NOTICE \*\*\***

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Please be advised that the City of Piqua Board of Zoning Appeals meeting will be conducted on **Tuesday, May 28, 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 Chad Henry at [chenry@piquaoh.gov](mailto:chenry@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

**BOARD OF ZONING APPEALS AGENDA  
CITY OF PIQUA, OHIO  
6:00 PM – TUESDAY, MAY 28, 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 – March 26, 2024

**OLD BUSINESS**

1. RESOLUTION BZA 5-24

A resolution to consider the decision of the enforcing official concerning a car port at 308 Broadway.

**NEW BUSINESS**

**OTHER BUSINESS/ADJOURNMENT**

**CITY OF PIQUA, OHIO  
BOARD OF ZONING APPEALS MEETING MINUTES  
MUNICIPAL GOVERNMENT COMPLEX  
6:00 PM- TUESDAY, APRIL 23, 2024**

**CALL TO ORDER**

At approximately 6:00PM Chair Wayde Davis called the meeting to order and welcomed all in attendance.

**ROLL CALL**

Members Present: Wayne Davey, Wayde Davis, Adam Seas, Eva Silvers, Debbie Stein

Members absent:

**MEETING MINUTES**

Ms. Stein made a motion to accept the minutes from March 26, 2024 and Mr. Seas seconded, all votes in favor.

**NEW BUSINESS**

Resolution BZA-5-24

Aaron Morrison was present to speak on the matter. He stated he went to the property after receiving a complaint. The property was wrote up for multiple violations. The City was then notified of the passing of the owner. The beneficiary appeals the violation and is asking to keep the car port.

The board and staff deliberated back and forth as to why car ports are not allowed in the City. Questions were also asked about the legal standing of the court and the property.

The applicant, Amber Resor came forward to speak on the matter. She stated her dad passed away and the house and property were left to her. She states the car port is functional and is used when she is at the house. Her husband, Josh states that it has been there since 1995. According

Mr. Seas motioned to table the resolution. Ms. Silvers seconded the motion. The resolution was tabled with a 5-0 vote. Applicant has seven (7) days to supply document they referenced to city. The City has 3 weeks to review the documents.

Resolution BZA-6-24

Chad Henry was present and gave **the staff report**. He informed the Commission that the stormwater request was not appealable to this board, and then recommended declining the landscape island request, approving the maneuvering lane and pedestrian accessway request, and recommending reducing the landscaping frontage requirement percentage because of the frontage of the property.

The board questioned Mr. Henry regarding the reasoning for the rules referenced in his report, and after discussions with the applicant on possible alternatives they deliberated on the variances requested and the best form moving forward. Mr. Henry stated that the resolution would reference what was decided in this meeting, as opposed to what the preliminary legislation included proposes.

The Commission questioned the applicant regarding the landscaping frontage requirements, and that they were proposing to install a 3' berm in front of the improvements rather than the required 80% screening. The applicant felt this was too cost ineffective to perform.

The Board read each variance individually. Mr. Seas made a motion to approve the resolution to eliminate the landscape island requirement every 10 spaces. Mr. Davey seconded the motion. The motion was defeated by a 4-1 vote, Mr. Seas being the dissenting. The remaining variances were read individually; with the elimination of a 28' maneuvering aisle & the pedestrian accessway requirements, and the landscaping screening being reduced to a 3' berm being approved 5-0.

## **OTHER BUSINESS**

## **ADJOURNMENT**

With no other business before the Board, a motion was made and seconded, the meeting was adjourned at approximately 7:55 PM.

Comments requesting corrections, additions or deletions to the content of this record should be directed to Chad Henry at [chenry@piquaoh.gov](mailto:chenry@piquaoh.gov).

**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](mailto: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**

<input type="checkbox"/> <b>Application</b>	<input type="checkbox"/> <b>Site Plan</b>	<input type="checkbox"/> <b>Construction and Elevation Drawings</b> (If applicable)	<input type="checkbox"/> <b>\$150</b> (Cash or Check)
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Link to Payment Portal - [https://swipesimple.com/links/lnk\\_b5f8e6e9](https://swipesimple.com/links/lnk_b5f8e6e9)

<b>APPLICANT INFORMATION</b>	<input type="checkbox"/> <b>Primary Contact</b>	<input type="checkbox"/> <b>Billing Contact</b>
<b>First Last Name:</b>		
<b>Contact Person First Last Name:</b>		
<b>Mailing Address:</b>		
<b>Phone Number:</b>	<b>Email:</b>	
<b>Type of legal interest held by applicant:</b>		

<b>OWNER INFORMATION</b>	
First Last Name:	
Mailing Address:	
Phone Number:	Email:

<b>LOCATION DETAILS</b>	
Street Address:	Parcel ID Number:
Existing Zoning District:	Existing Use:
Proposed Use:	

<b>PROJECT INFORMATION - Attach additional page(s) if necessary.</b>
Briefly describe the reason for the requested variance:

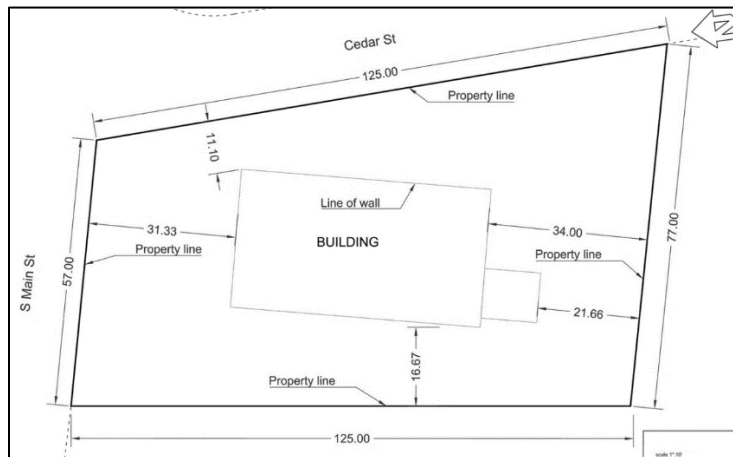
<b>ACKNOWLEDGMENT AND AUTHORIZATION</b>	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Applicant Name	Date
<i>Amber Resor</i>	
Applicant Signature	Title

**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.



## Chad Henry

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**From:** Chad Henry  
**Sent:** Wednesday, May 1, 2024 4:01 PM  
**To:** Josh Kunkel  
**Cc:** Aaron Morrison; Emily McCulla  
**Subject:** RE: Public Records Request  
**Attachments:** 1996 Zoning Map.pdf; 1996 Zoning Code.pdf; 1990 Zoning Code.pdf

Hi Josh,

Below is the text I sent as a staff report to the BZA regarding your tabled case. I will be in the office tomorrow all day if you would like to discuss.

-CH

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Please see my review of the tabled BZA case 5-24. Feel free to contact me with any questions, comments, or concerns.

Attached is the Zoning Map dated 1996, that was adopted in 1982, as well as the 1990 & 1996 Zoning Codes that were provided by the applicant via email (sent during the meeting). On the attached map, the parcel in question is indicated in red, circled in yellow, and is a part of the B-2 "Neighborhood Business District" zoning district (property designation did not change between 1990-1996).

### In the 1990 Code:

Section 150.003 "Definitions" include:

- "ACCESSORY USE OR BUILDING." *A use or building on the same with, and of a nature customarily incident and subordinate to those of the main use or building.*
- "BUILDING." *Any structure, designed, intended, or used for the shelter, enclosure, or protection of persons, animals, chattels, or property.*
- "STRUCTURE." *Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.*

Section 150.072 "Accessory Uses" states that "*Accessory uses permitted in the B-2 Neighborhood Business District are accessory buildings and uses customarily incident to the permitted uses. (Ord. 26-82, passed 6/8/82).*

Section 150.251 "Building Permit" states that "*No building or other structure shall be erected, moved, added to, or structurally altered without a building permit issued by the enforcing officer. No building permit shall be issued except in conformity with the provisions of this chapter. (Ord. 26-82, passed 6-8-82) Penalty, see Section 150.999.*"

There is no mention of "carport" within the zoning text. Under this text, the structure in question would be classified as a Structure and would be an Accessory Use subordinate to the main use of the building.

### In the 1996 Code:

Section 150.100 "DEFINITIONS AND DEVELOPMENT STANDARDS" include:

- *Accessory Structure – Any structure detached from the principal building on the same lot and serving a purpose incidental and subordinate to the principle building or use.*

- *Building* – A Building is a structure, designed, intended, or used for shelter, enclosure, or protection of a persons, animals, chattels, or property.
- *Garage; Private* – An accessory building or portion of a main building designed or used solely for the storage of motor driven vehicles, boats, and similar vehicles owned or used by the occupants of the building to which it is necessary.
- *Structure* – Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

Section 150.204 “Zoning Code Administration and Enforcement” states under ‘B – Building Permit’ that “No building or other structure shall be erected, moved, added to, or structurally altered without a building permit issued by the enforcing officer. No building permit shall be issued except in conformity with the provisions of this Zoning Code.”

Section 150.363 “Accessory Permitted Uses” states “(See Section 150.100 – Definitions and Development Standards)”, then lists, “Accessory Structures”.

- There is no mention of “carport” within the zoning text. The process to obtain a permit through the City would be the same as the previous code.

I will send this same email to the applicant and apprise the Board of any dialogue. Again, feel free to contact me with any questions.

Chad Henry  
 City Planner  
 Department of Development  
 937.778.2049 | [www.piquaoh.gov](http://www.piquaoh.gov)

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**From:** Josh Kunkel <jkrunkel12@gmail.com>  
**Sent:** Tuesday, April 23, 2024 6:41 PM  
**To:** Chad Henry <chenry@piquaoh.gov>  
**Cc:** Aaron Morrison <amorrison@piquaoh.gov>; Emily McCulla <emcculla@piquaoh.gov>  
**Subject:** Fwd: Public Records Request

Here's the city zoning code we referred to at the BZA meeting.

Thank you, Josh and Amber

----- Forwarded message -----  
**From:** Michelle Perry <[mperry@piquaoh.gov](mailto:mperry@piquaoh.gov)>  
**Date:** Thu, Mar 7, 2024, 15:00  
**Subject:** RE: Public Records Request  
**To:** Josh Kunkel <[jkrunkel12@gmail.com](mailto:jkrunkel12@gmail.com)>

Josh,

I actually received the requested documents at about the same time your email came in. Please see attached the zoning codes approved in 1990 and in 1996. This fulfills your request.

Thank you,

Michelle

Michelle Perry

*Public Information Officer*

937.778.2038 office | 937.897.7215 cell

[www.piquaoh.gov](http://www.piquaoh.gov)



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**From:** Josh Kunkel <[jkrunkel12@gmail.com](mailto:jkrunkel12@gmail.com)>

**Sent:** Thursday, March 7, 2024 1:51 PM

**To:** Michelle Perry <[mperry@piquaoh.gov](mailto:mperry@piquaoh.gov)>

**Subject:** Re: Public Records Request

Good afternoon Michelle,

Did you find anything out from that department?

Thank you,

Josh Kunkel

260-348-0079

On Mon, Mar 4, 2024, 17:23 Michelle Perry <[mperry@piquaoh.gov](mailto:mperry@piquaoh.gov)> wrote:

Josh,

Let me check in with that department again and follow up with you.

Michelle

Michelle Perry

*Public Information Officer*

937.778.2038 office | 937.897.7215 cell

[www.piquaoh.gov](http://www.piquaoh.gov)

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**From:** Josh Kunkel <[jkrunke12@gmail.com](mailto:jkrunke12@gmail.com)>

**Sent:** Monday, March 4, 2024 4:08 PM

**To:** Michelle Perry <[mperry@piquaoh.gov](mailto:mperry@piquaoh.gov)>

**Subject:** Re: Public Records Request

Good afternoon Michelle,

I am following up with my public records request to ask the status of my request.

Thank you,

Josh Kunkel

260-348-0079

On Fri, Feb 23, 2024, 11:12 Michelle Perry <[mperry@piquaoh.gov](mailto:mperry@piquaoh.gov)> wrote:

Hello, Josh,

I have received your request and will be in touch soon.

Michelle

Michelle Perry

*Public Information Officer*

937.778.2038 office | 937.897.7215 cell

[www.piquaoh.gov](http://www.piquaoh.gov)

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**From:** Josh Kunkel <[jkrunkel12@gmail.com](mailto:jkrunkel12@gmail.com)>

**Sent:** Friday, February 23, 2024 10:56 AM

**To:** Michelle Perry <[mperry@piquaoh.gov](mailto:mperry@piquaoh.gov)>

**Subject:** Public Records Request

Good morning,

I would like to request the City of Piqua Development Code that was in effect in 1995 please. May I have it in a pdf format sent to my email? Let me know if there is any cost involved.

Thank you,

Josh Kunkel

260-348-0079

March 11, 2024

Aaron Morrison  
Code Compliance Coordinator  
201 West Water Street Piqua, OH 45356

Appeal of Case Number: CVN 16263350926  
308 Broadway St. Piqua, OH 45356  
Estate of Steven Charles Drapp

To whom it may concern,

The owner of the property 308 Broadway Street, Steven Charles Drapp passed away on February 19, 2024. I, Amber Resor, am Mr. Drapp's only child and sole beneficiary of his estate. Myself and my husband Josh Kunkel discovered the above stated violation notice after my father's passing. We are appealing the violation specifically to the carport (remainder violations will be addressed and corrected). The carport is a preexisting nonconforming use in accordance with O.R.C. 713.15 and not a violation of Development Code 3.7.2.B.8 as alleged on January 23, 2024.

To prove a nonconforming use the party must show 1.) that the use existed before the zoning ordinance was enacted, and 2.) that the use was lawful when it began. See *Verbillion v. Enon Sand & Gravel, LLC*, 2021-Ohio-3850, 180 N.E.3d 638. The carport as indicated by the Miami County auditor property tax records was erected in 1995 (please see attached). Therefore the 1990 Piqua zoning code is the code that governs this carport. The 1990 zoning code does not have any requirements for carports, in fact it does not mention carports at all. The existing Piqua planning code regulating carports and the building materials for them would not apply to a carport built in 1995. The carport was legal when it was erected and predates any regulations on carport building materials.

A nonconforming use transfers to the new owner of a property when it is sold. Even though the property at 308 Broadway has been sold since 1995, Ohio case law has consistently stated that a pre-existing nonconforming use follows the new owner of the property as long as the nonconforming use is continued by the new owner. Ownership changes do not affect the right because the right to use land in a particular way attaches to the land itself. See *Verbillion v. Enon Sand & Gravel, LLC*, 2021-Ohio-3850, 180 N.E.3d 638. The carport was used by Mr. Drapp for the entirety of the time he owned the property and the carport had been used by previous owners. There has been no voluntary abandonment of the carport.

Thank you for your consideration and feel free to reach out to us with any questions.

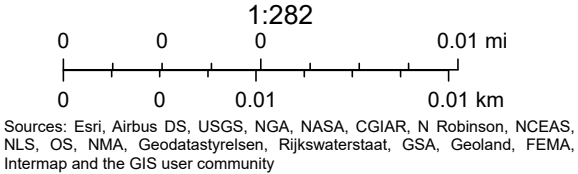
Sincerely,  
Estate of Steven Charles Drapp  
Amber Resor and Josh Kunkel  
518 W. High Street Piqua, Ohio 45356  
jkrunkel12@gmail.com

# Miami County Auditor



4/6/2024, 5:07:35 PM

Parcels





# NOTICE OF CODE VIOLATION

January 23, 2024

Steven Drapp  
518 W. High St.  
Piqua, OH 45356

Parcel No: N44-008950  
Property Address: 308 Broadway – Piqua, OH 45356

Case Number: CVN 16263350926

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.

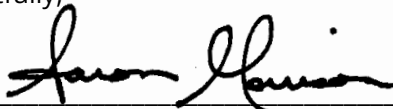
In accordance with Development Code Section 7.2.9 of the City of Piqua Code of Ordinances, you may appeal the determination of the enforcing official concerning this matter by submitting an application to the Development Department at 201 W. Water Street, Piqua, Ohio, within thirty (30) calendar days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



Aaron Morrison, Code Compliance Coordinator

# NOTICE OF CODE VIOLATION

Case number: CVN 16263350926

Page 2

**Area of Concern:** Application of Codes

**Code Section:** Property Maintenance Code: 102.5

**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:** **May 30, 2024 or BEFORE**

**Area of Concern:** Protective Treatment

**Code Section:** Property Maintenance Code: 304.2

**Standard:** Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, and chipped paint shall be eliminated, and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors, and skylights, shall be maintained weather-resistant and watertight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

**Permit(s) Required:** None

**Correct/Abate By Date:** **May 30, 2024 or BEFORE**

**Area of Concern:** Roofs and Drainage

**Code Section:** Property Maintenance Code: 304.7

**Standard:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

**Permit(s) Required:** Building

**Correct/Abate By Date:** **May 30, 2024 or BEFORE**

**Area of Concern:** Window, Skylight, and Door Frames

**Code Section:** Property Maintenance Code: 304.13

**Standard:** Every window, skylight, door, and frame shall be kept in sound condition, in good repair, and weather tight.

**Permit(s) Required:** None

**Correct/Abate By Date:** **May 30, 2024 or BEFORE**

# NOTICE OF CODE VIOLATION

Case number: CVN 16263350926

Page 3

**Area of Concern:** Metal Carports Prohibited

**Code Section:** Development Code: 3.7.2.B.8

**Standard:** Metal kit carports and all-metal carports are not allowed. A carport may have a metal roof if siding or posts are designed to be integrated into a garage or principal structure, or if a custom design has been created that matches materials used on the principal structure.

**Permit(s) Required:** None

**Correct/Abate By Date:** **May 30, 2024 or BEFORE**

**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:** **May 30, 2024 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.

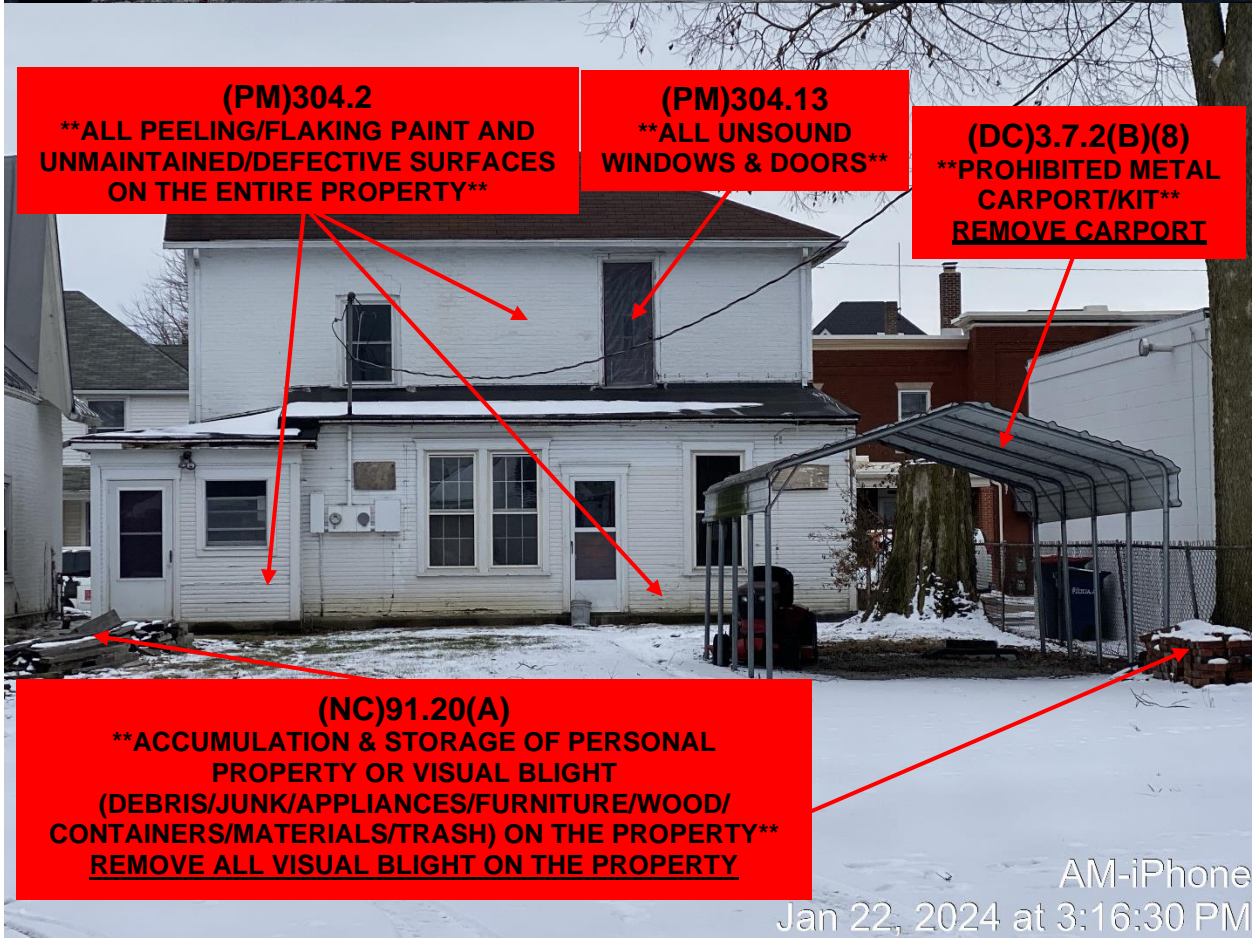
**Permit(s) Required:** None

**Correct/Abate By Date:** **May 30, 2024 or BEFORE**



**(PM)304.2**  
**\*\*ALL PEELING/FLAKING PAINT AND UNMAINTAINED/DEFECTIVE SURFACES ON THE ENTIRE PROPERTY\*\***

AM-iPhone  
Jan 22, 2024 at 3:14:19 PM



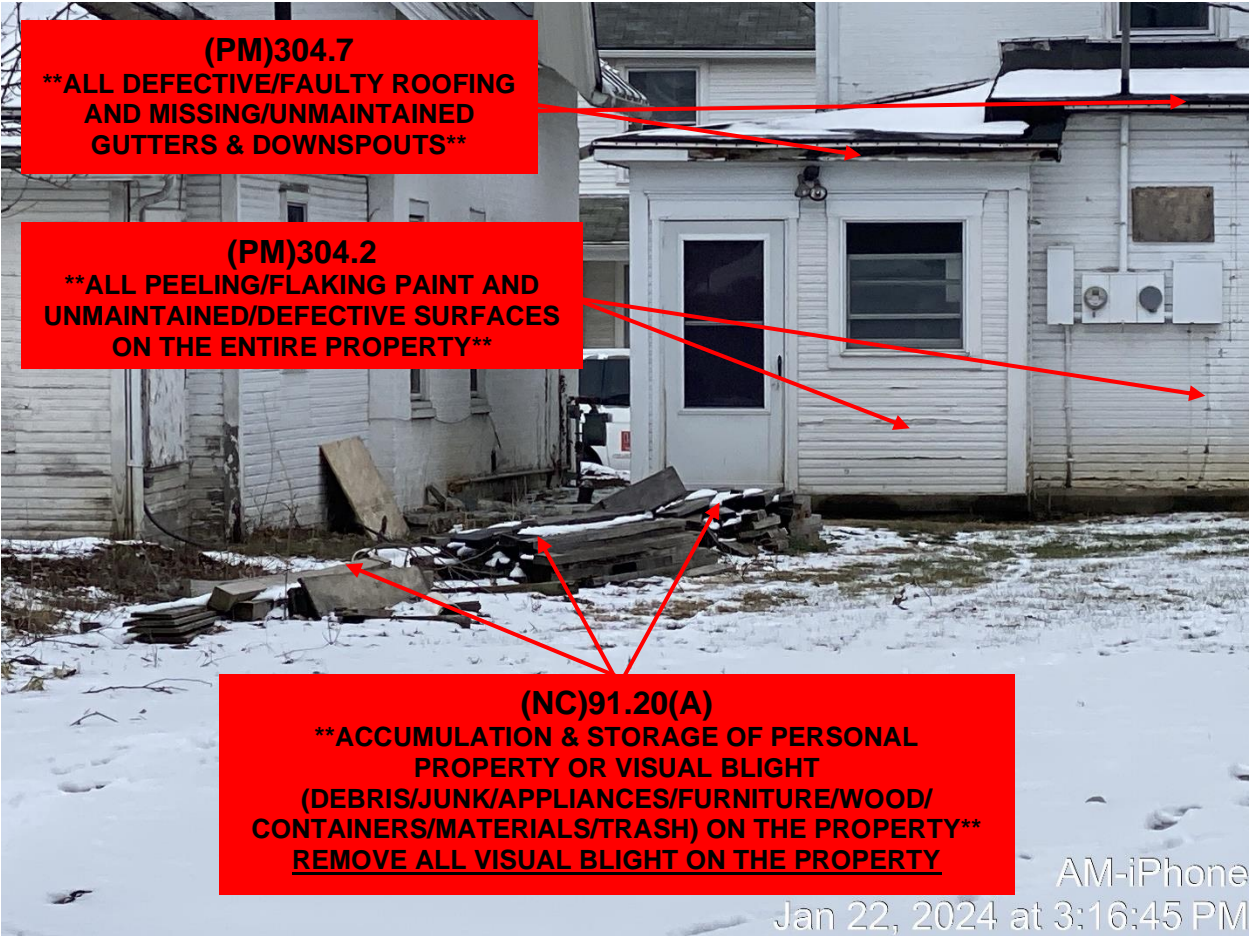
**(PM)304.2**  
**\*\*ALL PEELING/FLAKING PAINT AND UNMAINTAINED/DEFECTIVE SURFACES ON THE ENTIRE PROPERTY\*\***

**(PM)304.13**  
**\*\*ALL UNSOUND WINDOWS & DOORS\*\***

**(DC)3.7.2(B)(8)**  
**\*\*PROHIBITED METAL CARPORT/KIT\*\***  
**REMOVE CARPORT**

**(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**

AM-iPhone  
Jan 22, 2024 at 3:16:30 PM

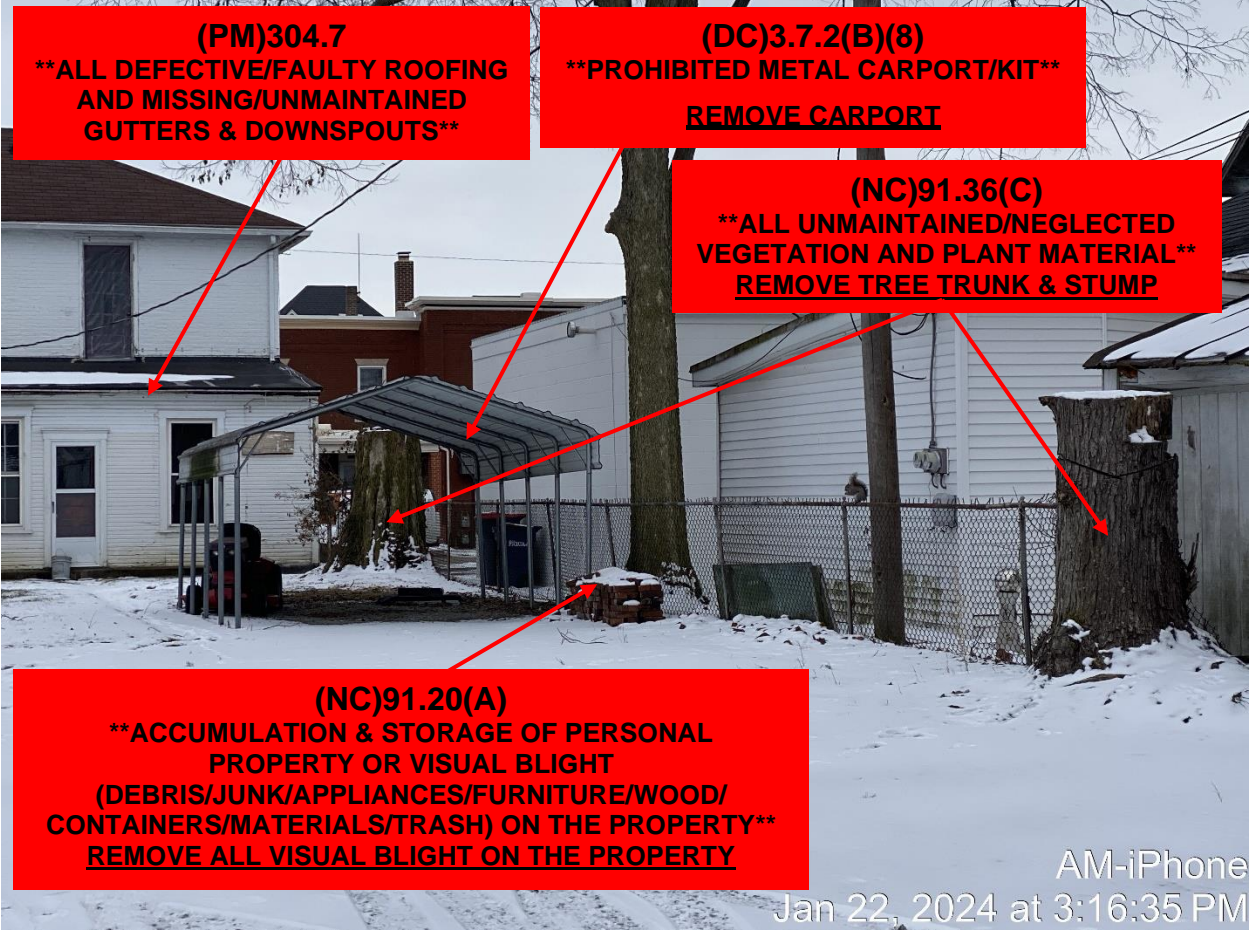


**(PM)304.7**  
**\*\*ALL DEFECTIVE/FAULTY ROOFING AND MISSING/UNMAINTAINED GUTTERS & DOWNSPOUTS\*\***

**(PM)304.2**  
**\*\*ALL PEELING/FLAKING PAINT AND UNMAINTAINED/DEFECTIVE SURFACES ON THE ENTIRE PROPERTY\*\***

**(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**

AM-iPhone  
Jan 22, 2024 at 3:16:45 PM



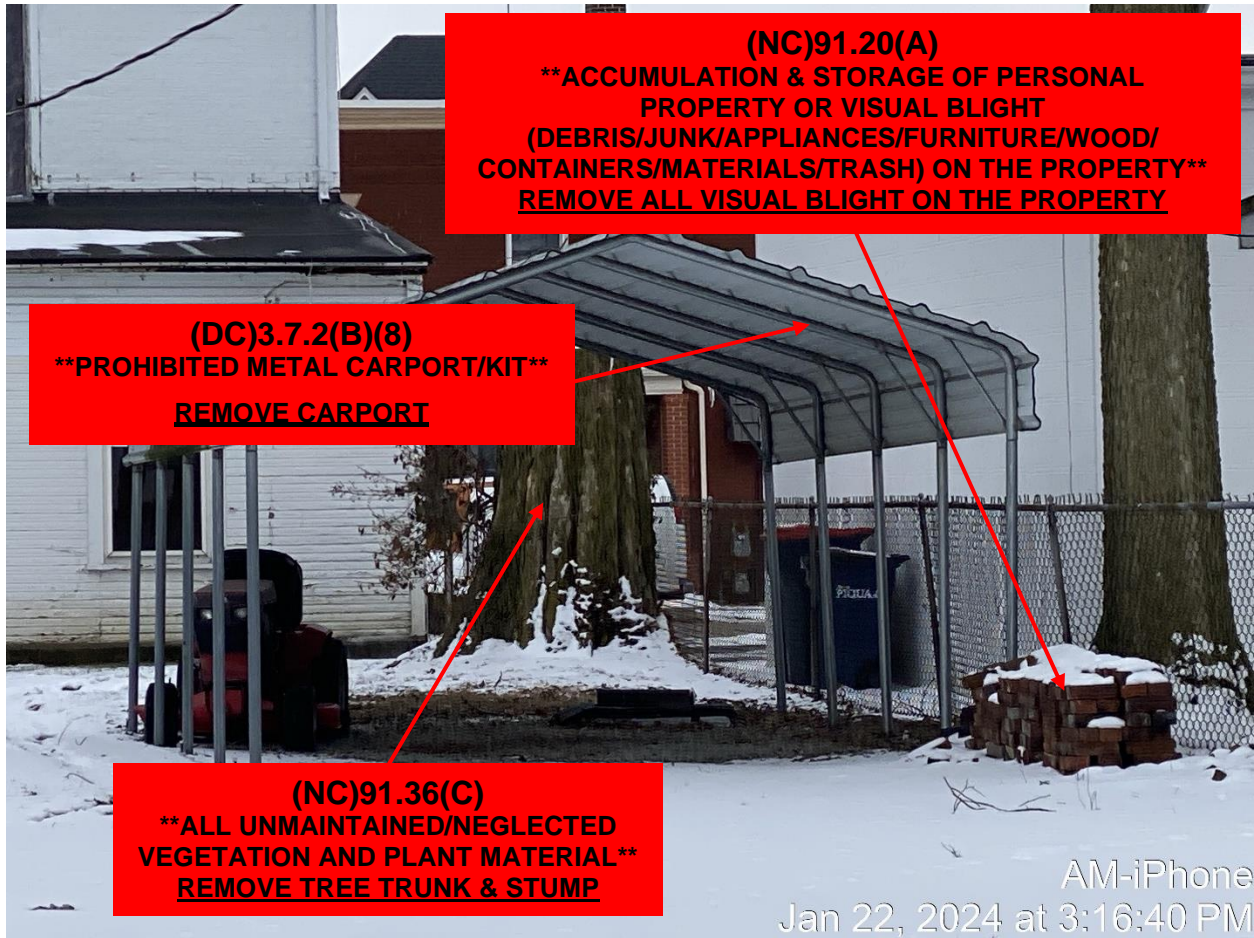
**(PM)304.7**  
**\*\*ALL DEFECTIVE/FAULTY ROOFING AND MISSING/UNMAINTAINED GUTTERS & DOWNSPOUTS\*\***

**(DC)3.7.2(B)(8)**  
**\*\*PROHIBITED METAL CARPORT/KIT\*\***  
**REMOVE CARPORT**

**(NC)91.36(C)**  
**\*\*ALL UNMAINTAINED/NEGLECTED VEGETATION AND PLANT MATERIAL\*\***  
**REMOVE TREE TRUNK & STUMP**

**(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**

AM-iPhone  
Jan 22, 2024 at 3:16:35 PM



**(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**

**(DC)3.7.2(B)(8)**  
**\*\*PROHIBITED METAL CARPORT/KIT\*\***  
**REMOVE CARPORT**

**(NC)91.36(C)**  
**\*\*ALL UNMAINTAINED/NEGLECTED VEGETATION AND PLANT MATERIAL\*\***  
**REMOVE TREE TRUNK & STUMP**

AM-iPhone  
Jan 22, 2024 at 3:16:40 PM



**RESOLUTION No. BZA 5-24**

WHEREAS, Joshua Kunkel, the beneficiary of estate of 308 Broadway on Parcel N44-008950 in the city of Piqua, Ohio, have appealed the decision of the enforcing official concerning property maintenance; and

WHEREAS, the owner has filed an appeal of this decision; and,

WHEREAS, 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 the notice.

WHEREAS, Chapter 150.106(F) of the City of Piqua Code of Ordinances identifies the Board of Zoning Appeals as the body designated to hear and decide upon all matters related to an appeal of an action taken by the code official in the administration and enforcement of the Property Maintenance Code;

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Piqua, Miami County, Ohio, the majority of all members appointed thereto concurring, that the Board of Zoning Appeals hereby \_\_\_\_\_ the decision of the enforcing official.

NOW THEREFORE BE IT RESOLVED that \_\_\_\_\_ motioned to \_\_\_\_\_ the decision of the enforcing official and the motion was seconded by \_\_\_\_\_ and the Board of Zoning Appeals recorded the following vote \_\_\_\_\_ the motioned action.

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	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Wayde Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Adam Seas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eva Silvers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Debbie Stein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>