

Development Department

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

September 16, 2024

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

Please be advised that the City of Piqua Board of Zoning Appeals meeting will be conducted on **Tuesday, September 24, 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, SEPTEMBER 24, 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 – August 27, 2024

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION BZA 7-24
A resolution to consider a variance at 1327 Ridgeway Ave. requesting 2 foot variance for fence.
2. RESOLUTION BZA 8-24
A resolution to consider a variance at 1319 Ridgeway Ave. requesting a variance to add a porch to an existing house.

OTHER BUSINESS/ADJOURNMENT

**CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
MUNICIPAL GOVERNMENT COMPLEX
6:00 PM- TUESDAY, August 27, 2024**

CALL TO ORDER

At approximately 6:00PM Debbie Stein called the meeting to order and welcomed all in attendance.

ROLL CALL

Members Present: Adam Seas, Eva Silvers, Debbie Stein

Members absent: Wayne Davey, Wayde Davis

MEETING MINUTES

Ms. Silvers made a motion to accept the minutes from May 28, 2024 and Mr. Seas seconded, all votes in favor.

OLD BUSINESS

NEW BUSINESS

Resolution BZA-6-24

A resolution to consider the decision of the enforcing official concerning a demolition order for 630 Wood Street.

Aaron Morrison was present to speak on the matter.

A question was raised whether Ms. Alexander was contacted in regard to the condemned and demo of 630 Wood St. Piqua. It was determined that she was contacted

Ms. Silvers made a motion to support the decision of the enforcing official, seconded by Mr. Seas. The board voted 30 to support the enforcing official's decision.

OTHER BUSINESS

A motion was made by Mr. Seas and seconded by Ms. Silvers to excuse Mr. Davey from the meeting. This was approved by a 3-0 vote.

ADJOURNMENT

With no other business before the Board, a motion was made by Mr. Seas and seconded by Ms. Stein, the meeting was adjourned at approximately 6:17 PM.

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



Application
Variance Request

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

<input type="checkbox"/> 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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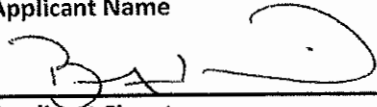
Link to Payment Portal - https://swipesimple.com/links/lnk_b5f8e6e9

APPLICANT INFORMATION	<input type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
First Last Name: Benjamin		
Contact Person First Last Name: Zimmerman		
Mailing Address: 1327 Ridgeway Ave.		
Phone Number: 937-703-8141	Email: ben.zimmerman88@gmail.com	
Type of legal interest held by applicant: Property Owner		

OWNER INFORMATION	
First Last Name: Benjamin Zimmerman	
Mailing Address: 1327 Ridgeway Ave.	
Phone Number: 937-703-8141	Email: ben.zimmerman88@gmail.com

LOCATION DETAILS	
Street Address: 1327 Ridgeway Ave.	Parcel ID Number: N44-063890
Existing Zoning District:	Existing Use:
Proposed Use:	

PROJECT INFORMATION - Attach additional page(s) if necessary.
<p>Briefly describe the reason for the requested variance:</p> <p>New fencing requesting 2' variance. Proposed use is for a play set. The required "Safe Zone" for use would require 2 more feet for user safety.</p>

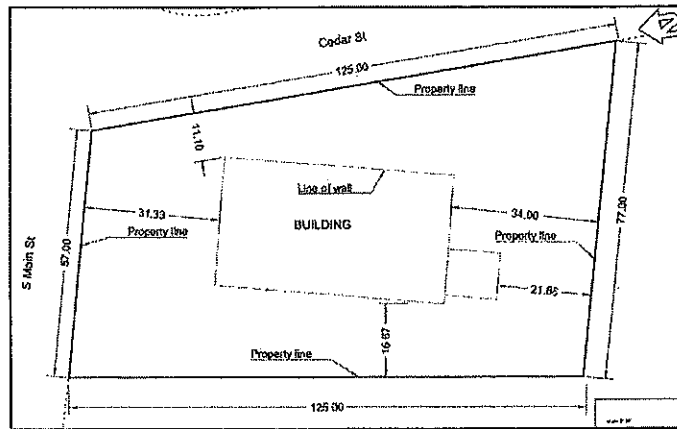
ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Benjamin Zimmerman	08/27/2024
Applicant Name	Date
	Owner
Applicant Signature	Title

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.







RESOLUTION No. BZA 07-24

WHEREAS, Benjamin Zimmerman, has filed a variance request to have a 14-foot setback instead of the required 12 foot setback at 1327 Ridgeway Ave Piqua, Ohio; N44-063890; and,

WHEREAS, the City of Piqua Development Code §2.3.2 RE-10 Residential Estate-10, section 3. Walls & Fences states side street yard is Type D3 and §4.3.8 Walls and Fences Section C states Type D3 can have a Setback from side street lot in Suburban Districts is 12' or 10% of lot depth, whichever is greater and,

WHEREAS, the Board of Zoning Appeals has considered whether the variance requested:

- Is necessary to permit the owner a reasonable use of the land.
- Is justified due to peculiar exceptions and unusual circumstances found at this location that are not generally found within the neighborhood concerned.
- Will constitute a change in the district map
- Will impair an adequate supply of light and air to adjacent property.
- Will increase the congestion in public streets.
- Will increase the public danger of fire and safety.
- Will materially diminish or impair established property values within the surrounding area.
- Will in any other respect impair the public health, safety, comfort, morals, and welfare of the citizens of the city.

NOW THEREFORE BE IT RESOLVED that _____ motioned to approve the request for a variance at 1327 Ridgeway 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. Eddie Harvey	<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"/>

*paid
check #
16710
\$150*

HOW TO APPLY FOR A VARIANCE

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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

<input checked="" type="checkbox"/> Application	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Construction and Elevation Drawings (If applicable)	<input checked="" type="checkbox"/> \$150 (Cash or Check)
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APPLICANT INFORMATION	<input checked="" type="checkbox"/> Primary Contact	<input checked="" type="checkbox"/> Billing Contact
First Last Name: <i>Mark Johnston</i>		
Contact Person First Last Name: <i>Todd A Kaiser</i>		
Mailing Address: <i>P.O Box 1871 Piqua, Ohio 45356</i>		
Phone Number: <i>937-606-1044</i>	Email: <i>tkaiser1223@gmail.com</i>	
Type of legal interest held by applicant: <i>Home owner</i>		

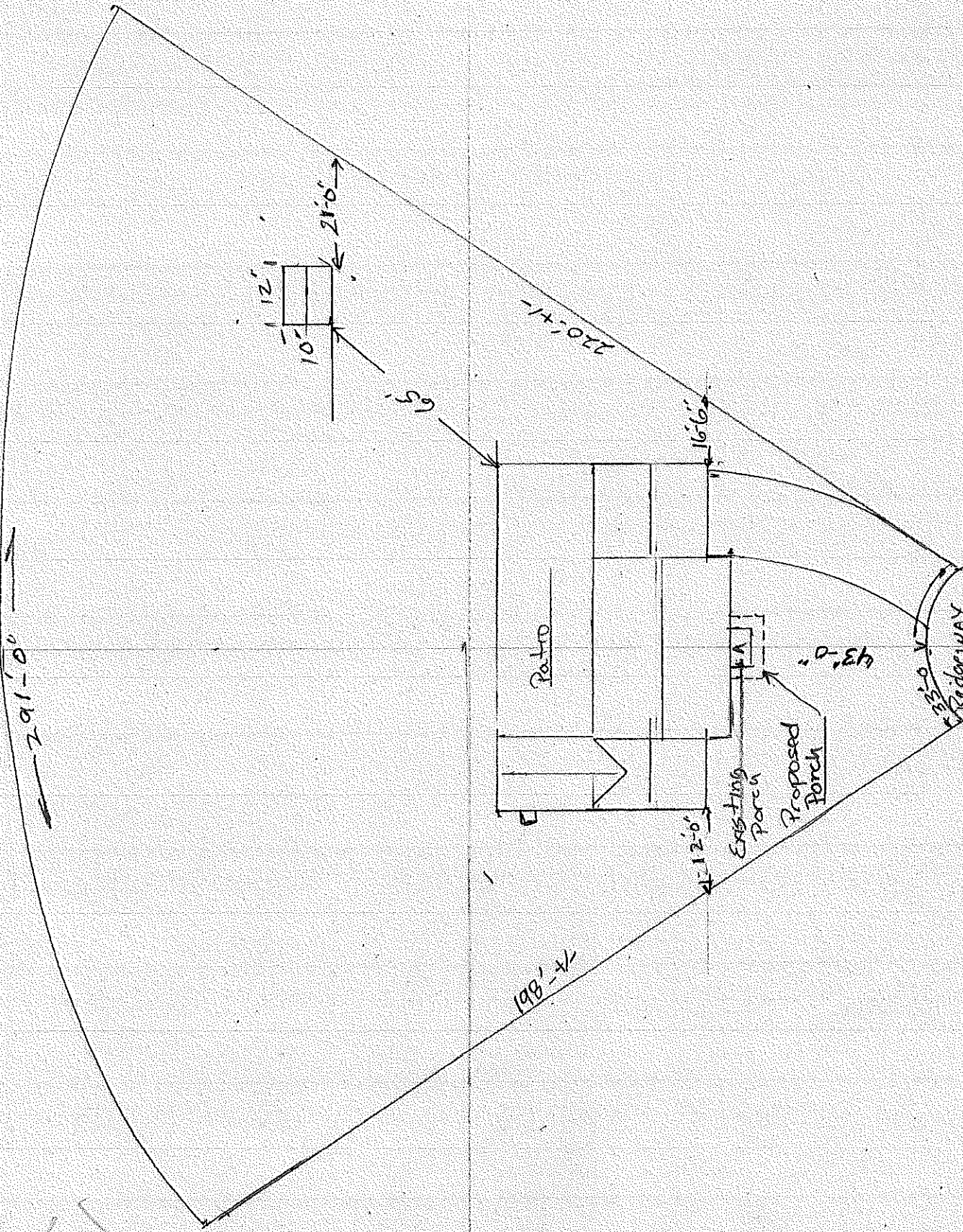
OWNER INFORMATION	
First Last Name: <i>Mark & Pamela A. Johnston</i>	
Mailing Address: <i>1319 Ridgeway Avenue Piqua OH 45356</i>	
Phone Number: <i>937-418-2058</i>	Email: <i>mjcpa31674@sbeglobal.net</i>

LOCATION DETAILS	
Street Address: <i>1319 Ridgeway Avenue</i>	Parcel ID Number: <i>N44-063870</i>
Existing Zoning District: <i>N44 Piqua City - Piqua CSD</i>	Existing Use: <i>Residential Home</i>
Proposed Use: <i>Residential Home</i>	

PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested variance: <i>To add a porch to existing house.</i>

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
<i>Mark Johnston</i>	<i>8/21/24</i>
Applicant Name	Date
<i>[Signature]</i>	<i>Owner</i>
Applicant Signature	Title

Echo Lake



Scale: 1" = 30' Sheet # 1

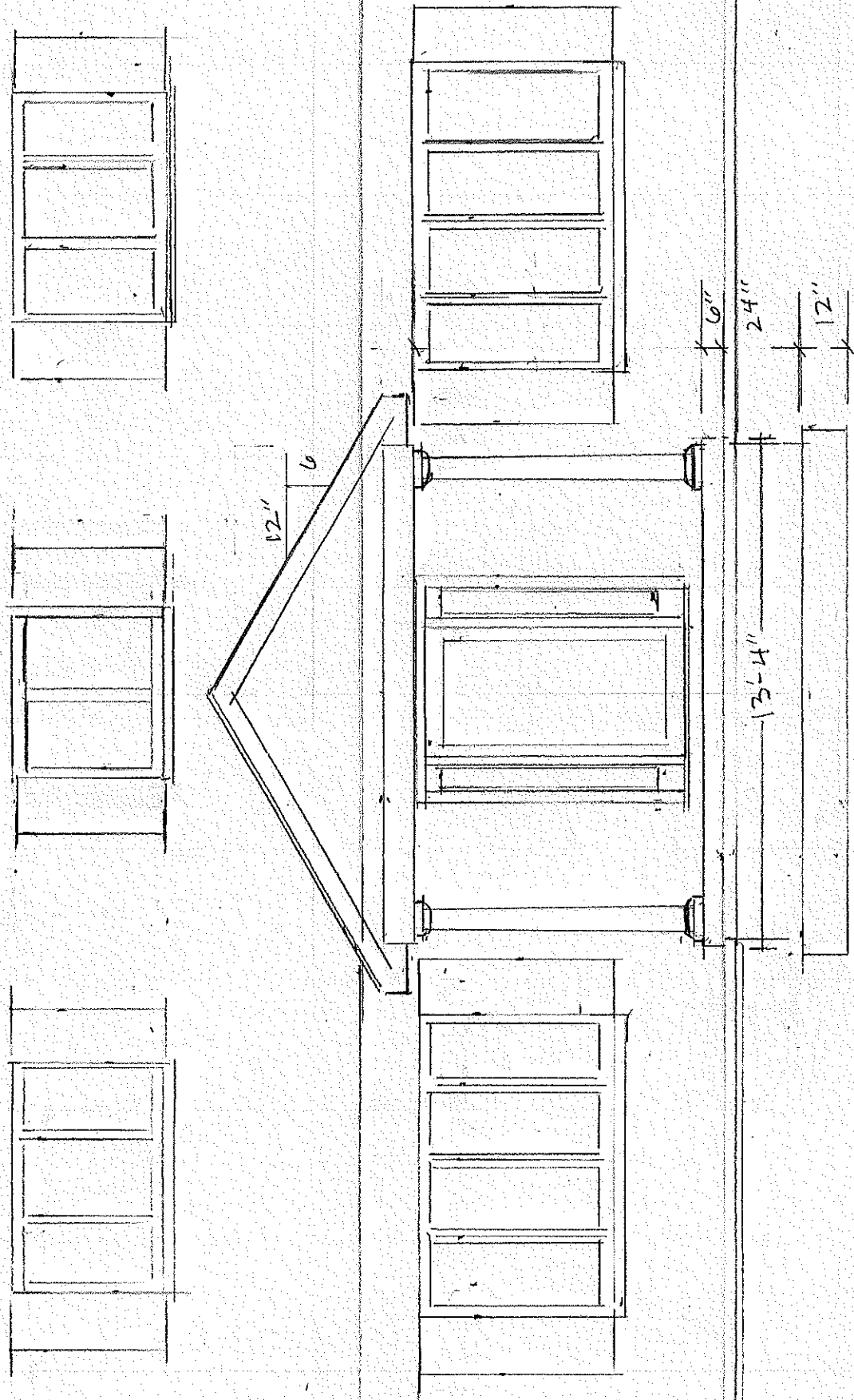
Mark & Pam Johnson

1319 Ridgeway Ave
Piqua, Ohio 45356

TKA inc

612 Spring St
Piqua, Ohio 45356

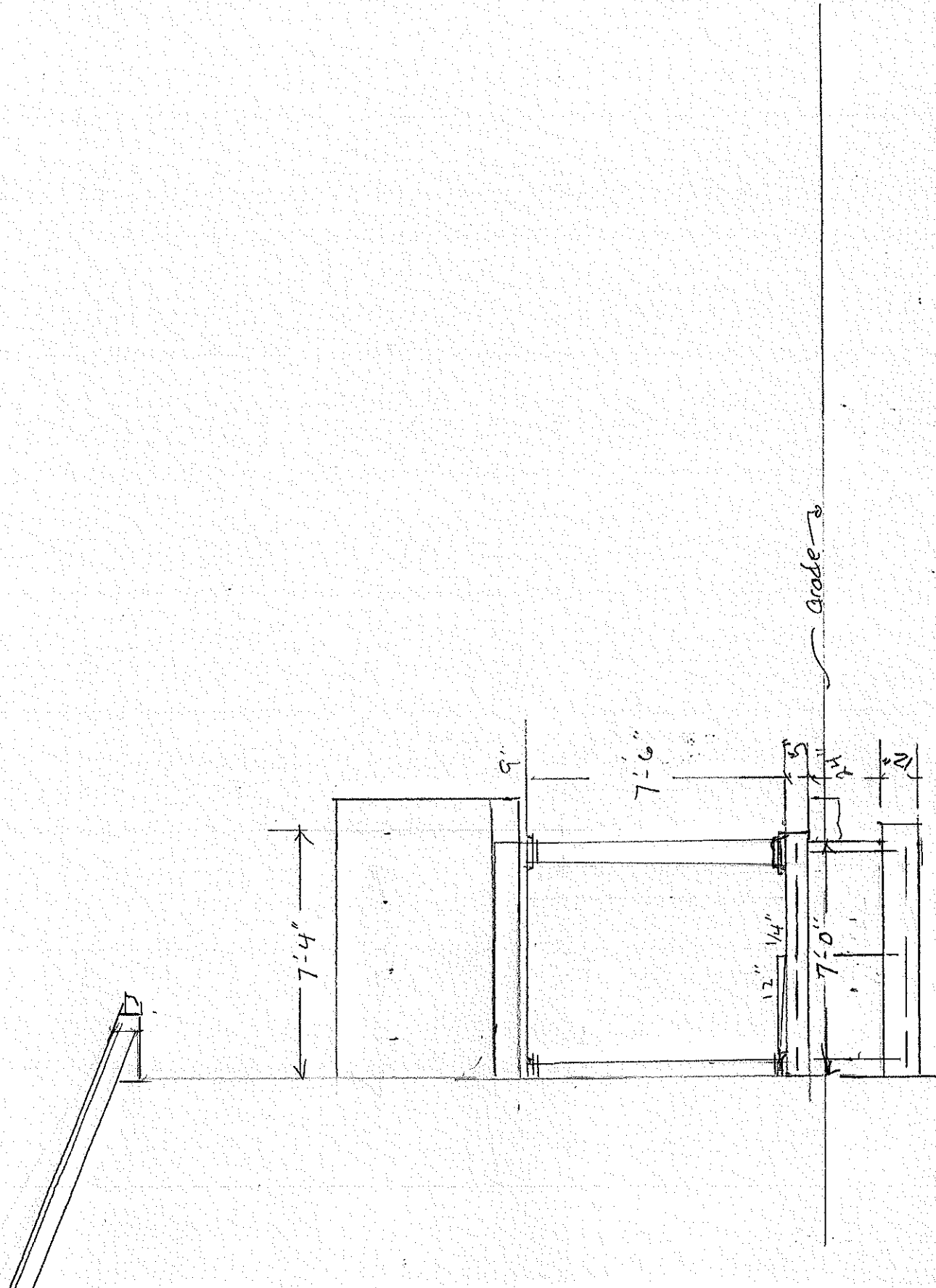
Site Plan



Scale: 1/4" = 1 ft Sheet #2
 Porch Addition
 Front Elevation

Macki Pam Johnson
 1319 Ridgeway Ave
 Piqua, Ohio 45356

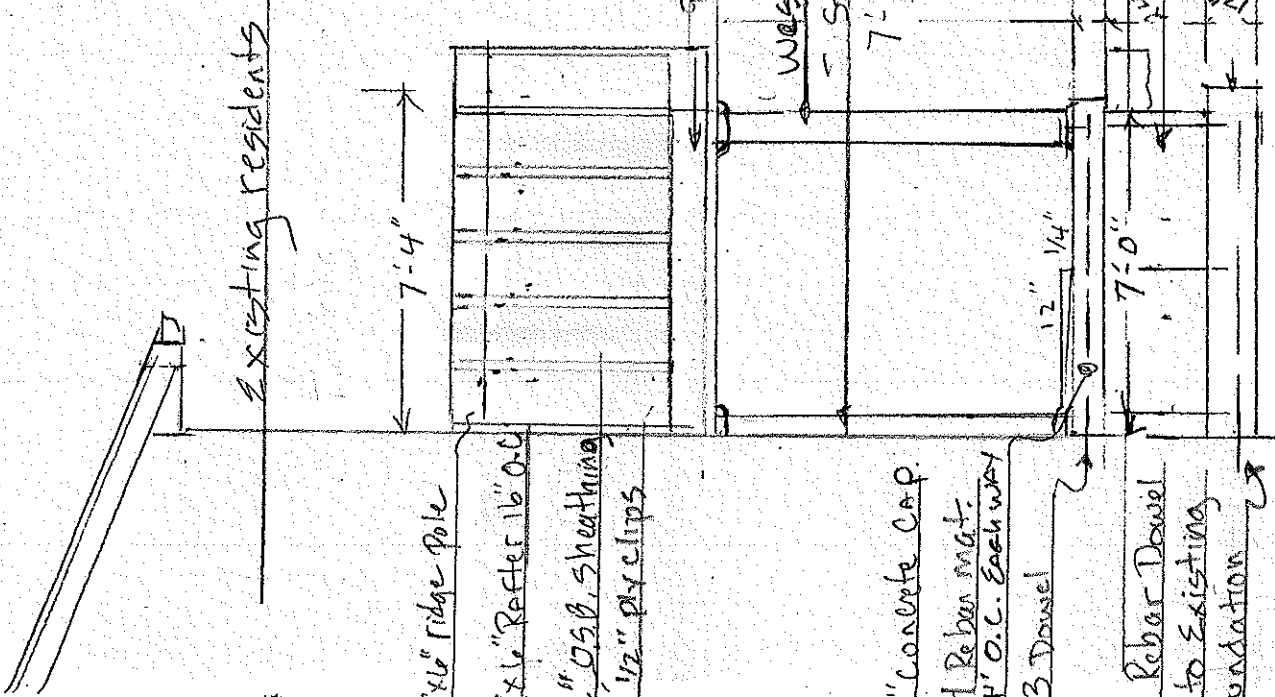
TKA inc.
 612 Springst Pava, O.



Scale: 1/4" = 1 ft. Sheet # 3
 Porch Addition
 Side Elevation

MARK = PAM JOHNSON
 1319 RIDGEWAY AVE
 Piqua, OHIO 45356

TKA inc.
 612 Spring St Piqua, O.
 Piqua, Ohio 45356



Existing residents

2x6" Ridge Pole
 2x6" Rafter 16" O.C.
 1/2" OSB Sheathing
 1/2" Plyclips

1" Concrete Cap.
 1 Rebar mat.
 4" O.C. Each way
 3 Dowel

Rebar Dowel
 to Existing
 foundation

2" x 10" LVL Laminated beam three sides
 wrap w/ Composite Trim
 2x4 w/ structural composite
 structural composite half post
 7'-6"

Grade
 8" CMU foundation Three courses
 Concrete footer 12" x 24" 3500 psi Two rows #4 Rebar Conf. w/ #3 cross ties
 4'-0" O.C.

TKA inc.
 12 Spring St. P.O. Box 20
 Iowa, Mo 45356

MARK PAM JOHNSON
 1319 Ridgeway Ave.
 Iowa, Mo 45356

Scale: 1/4" = 1 Ft. Sheet # 4
 Porch Addition
 Detail: Drain

Double 2"x6" Top
Plate

2"x10" Laminated
Beam

Beam detail

Porch cap

Existing residents

Existing residents

STEP FLASHING UNDER HOUSE WRAP'S
7 Siding

2"x6" Sub fascia

1 1/2" overhang w/ Alum. Soffit
& fascia covering.

2" x 6" Fole

12" ↑

(3) 2"x4" Treated Laminated

Anchor to masonry

2"x10"

LVL Laminated Beam w/
2"x10" yellow pine in between.

(3) 2"x6" Treated Laminated

Post to have Composite Post
Wrap.

TKA INC

612 Spring St.

Piqua, Ohio 45356

MARK & PAM JOHNSON

1319 Ridgeway Ave

Piqua, Ohio 45356

SCALE: 1/4" = 1 Ft. Sheet #5

Porch Addition.

Detail Plan.

From: Chad Henry chenny@piquaoh.gov
Subject: GIS image
Date: August 21, 2024 at 3:05 PM
To: tkaiser1223@gmail.com



miamicountyohioauditor.gov/Map

105 Hickory EASHL City of Fiqua Health Division MTB CoD Call of Duty Dad Imported

Matthew W. Gearhardt
County Auditor | Miami County, Ohio

SEARCH MAP INFO FORMS TOOLS

Auditor Map



1319 RIDGEWAY AVE
Show search results for 1319 RI...

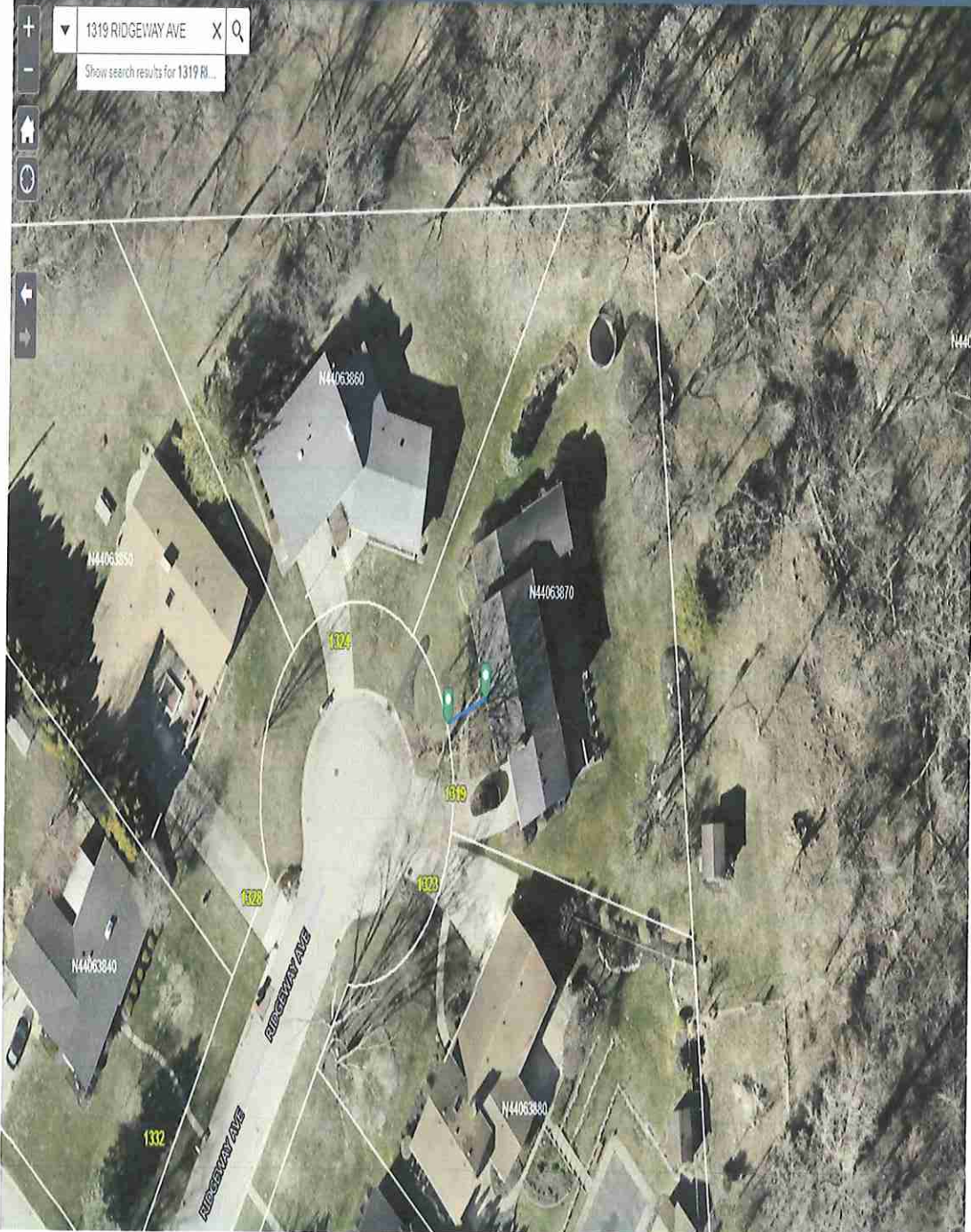
Measurement

Feet (US)

Measurement Result

20.1 Feet (US)

Clear



RESOLUTION No. BZA 08-24

WHEREAS, Mark Johnston, has filed a variance request to have an additional 7 foot encroachment at 1319 Ridgeway Ave. Piqua; N44-063870; and,

WHEREAS, the City of Piqua Development Code §4.1.1 B. 2. Unenclosed Structures (Ground Story) states the max encroachment is 10' and,

WHEREAS, the Board of Zoning Appeals has considered whether the variance requested:

- Is necessary to permit the owner a reasonable use of the land.
- Is justified due to peculiar exceptions and unusual circumstances found at this location that are not generally found within the neighborhood concerned.
- Will constitute a change in the district map
- Will impair an adequate supply of light and air to adjacent property.
- Will increase the congestion in public streets.
- Will increase the public danger of fire and safety.
- Will materially diminish or impair established property values within the surrounding area.
- Will in any other respect impair the public health, safety, comfort, morals, and welfare of the citizens of the city.

NOW THEREFORE BE IT RESOLVED that _____ motioned to approve the request for a variance at 1319 Ridgeway 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. Eddie Harvey	<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"/>

Resolution Number	Parcel Number	Name	Street Sddress	City	State	Zip
BZA-7-24 and BZA-8-24	N44-063890	ZIMMERMAN BENJAMIN A & JULIA R	1327 RIDGEWAY	PIQUA	OH	45356
BZA-7-24 and BZA-8-24	N44-063830	TAYLOR JOSEPH D	1331 STRATFORD DR	PIQUA	OH	45356
BZA-7-24 and BZA-8-24	N44-095180	ELLIOTT BLAIR J & LINDSEY M	1608 ECHO LAKE DR	PIQUA	OH	45356
BZA-7-24 and BZA-8-24	N44-063840	KING STEPHEN W (TOD)	1332 RIDGEWAY	PIQUA	OH	45356
BZA-7-24 and BZA-8-24	N44-063820	EVANS MICHAEL D & KELLI M	1320 STRATFORD DR	PIQUA	OH	45356
BZA-7-24 and BZA-8-24	N44-063870	JOHNSTON MARK & PAMELA A (TOD)	1319 RIDGEWAY AVE	PIQUA	OH	45356
BZA-7-24 and BZA-8-24	N44-063800	WEINSCHENK PAULINE (LE) & @(4)	1312 STRATFORD	PIQUA	OH	45356
BZA-7-24 and BZA-8-24	N44-063910	OWSIANY DEBORAH J (TOD)	1315 STRATFORD DR	PIQUA	OH	45356
BZA-7-24 and BZA-8-24	N44-063900	SEAY JERRY L & JONELL (TOD)	1319 STRATFORD	PIQUA	OH	45356
BZA-7-24 and BZA-8-24	N44-063810	HEMM JEFFREY C & SUSAN E	1316 STRATFORD DR	PIQUA	OH	45356
BZA-7-24 and BZA-8-24	N44-063920	MIRAMONTES DANIEL J & AMANDA E	1326 HILLCREST	PIQUA	OH	45356
BZA-7-24 and BZA-8-24	N44-063860	KISER THOMAS E & JENNIFER A	1324 RIDGEWAY AVE	PIQUA	OH	45356
BZA-7-24 and BZA-8-25	N44-063880	COPPOCK MADALIN L TRUSTEE	1323 RIDGEWAY AVE	PIQUA	OH	45356
BZA-7-24 and BZA-8-26	N44-067440	EARICK KRISTINE R	1324 STRATFORD	PIQUA	OH	45356
BZA-7-24 and BZA-8-27	N44-063850	CHENOWETH GARY R & PENNY (TOD)	1328 RIDGEWAY AVE	PIQUA	OH	45356
BZA-7-24 and BZA-8-28	N44-063930	QUINTER VERNON J & JUDITH R	1322 HILLCREST AVE	PIQUA	OH	45356
BZA-7-24 and BZA-8-28	N44-063910	OWSIANY DEBORAH J (TOD)	P O BOX 66	PIQUA	OH	45356
BZA-7-24 and BZA-8-29	N44-067460	TAYLOR JOSEPH D	1331 STRATFORD DR	PIQUA	OH	45356
BZA-7-24 and BZA-8-30	N44-095240	HEMM JEFFREY C & SUSAN E	1316 STRATFORD DR	PIQUA	OH	45356