

CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
MUNICIPAL GOVERNMENT COMPLEX – COMMISSION CHAMBERS
6:00 P.M. – TUESDAY, APRIL 26, 2022

TO ORDER

At approximately 6:00pm Chair Person David Fishback called the meeting to order. The Introductory Statement of BZA Duties were outlined as well as the order of business to be followed. Meeting conduct procedures were reviewed and those in attendance were sworn in. All present were asked to stand and raise their right hand. The Chairman administered an oath to all present to testify before the BZA asking them to swear or affirm to tell the truth, and to acknowledge their intent to abide by the oath administered by stating, "I do" or "opposed". All present stood and took the oath to tell the truth with all persons present stating "I do".

Wayde Davis made a motion to excuse April Dankworth and Wayne Davey from the meeting and Shannon Brandon seconded the motion. Shannon Brandon was introduced to the Board of Zoning Appeals. Shannon is the Planning Commission representative for the board.

ROLL CALL

Members Present: David Fishback, Shannon Brandon, Wayde Davis

Members Absent: April Dankworth, Wayne Davey

MEETING MINUTES

Approval of the minutes from the March 22, 2022 Board of Zoning Appeals Meeting were tabled to be addressed at the next meeting.

NEW BUSINESS

RESOLUTION BZA 6-22

A resolution requesting a variance to increase the maximum allowed sign area from 100 SF to 150 SF at 301 Kienle Drive

Kyrsten French, City Planner, gave the staff report. It was explained that the applicant, Cornerstone Veterinary Clinic, has requested a variance to allow an increase in the maximum wall sign square footage from 100 SF to 150 SF at 301 Kienle Drive. Kyrsten explained two factors that make the situation unique. First, The zoning code requires measurement of signs as a single rectangle around the entirety of a sign. The second factor is the building's orientation toward East Ash Street rather than Kienle Drive. Staff recommends approval of the request.

Mike Williams, Applicant, came forward and reiterated the points made by the City Planner and was available for any questions.

CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
MUNICIPAL GOVERNMENT COMPLEX – COMMISSION CHAMBERS
6:00 P.M. – TUESDAY, APRIL 26, 2022

The board deliberated and discussed that due to the configuration of the facility, and the way the sign code suggests measurement, the variance request was understood.

No one else came forward to speak on the item.

After no further public comment or deliberation, a motion was made to approve Resolution BZA 6-22 by Wayde Davis and was seconded by Shannon Brandon. Resolution BZA 6-22 was approved with a 3-0 vote.

RESOLUTION BZA 7-22

A resolution requesting a variance to increase the maximum residential driveway width at 919 Washington Avenue

Kyrsten French, City Planner, gave the staff report. Kyrsten noted that the applicant and homeowner, Robert Brown, has requested a variance to construct a driveway that connects off of the alley that is 28' and 4" in width, wider than the maximum of 24' allowed. There are no drainage issues presented. The property is two lots that were replatted together, which is larger than the average lot in the area. Staff recommends approval of the request.

Robert Brown, Applicant, came forward to speak on the item. Mr. Brown reiterated the comments made by the City Planner and also noted that the wider driveway would help with the turning radius when turning into the garage.

The board deliberated and discussed issues that may arise if the driveway variance was not approved. It was agreed that due to the size of the lot and the orientation of the garage toward the alley, the additional width makes sense for this property.

No one else came forward to speak on the item.

After no further public comment or deliberation, a motion was made to approve Resolution BZA 7-22 by Shannon Brandon and was seconded by Wayde Davis. Resolution BZA 7-22 was approved with a 3-0 vote.

RESOLUTION BZA 8-22

A resolution requesting a variance to allow a reduction to a 1 foot setback from side lot line to driveway at 321 N. Downing Street

Kyrsten French, City Planner, gave the staff report. She noted that this item has been brought to the BZA before in 2019 and was tabled at that time. The applicants, David and Tammy Wright, have requested a variance to reduce the side setback of their driveway from 3 ft. to 1 ft. Since 2019, the YMCA construction, which had originally prompted the Wrights' concern for their ability to park on their street, has become more imminent.

A variance to reduce the minimum setback from the property line to the side of a driveway would allow two vehicles to be parked side by side at the house,

CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
MUNICIPAL GOVERNMENT COMPLEX – COMMISSION CHAMBERS
6:00 P.M. – TUESDAY, APRIL 26, 2022

guaranteeing parking availability for the homeowners both during the heavy construction period and afterwards. The Cyrene AME Church provided a letter of support for the request. Staff also recommends approval of the request.

Tammy Wright, Applicant, was available for any questions from the board.

The board deliberated that this property, as the only residence on the block, and a property directly adjacent to the new Y, is the most impacted by both the height variance and the parking generation. The board expressed that this situation is highly unique.

No one else came forward to speak on the item.

After no further public comment or deliberation, a motion was made to approve Resolution BZA 8-22 by Wayde Davis and was seconded by Shannon Brandon. Resolution BZA 8-22 was approved with a 3-0 vote.

RESOLUTION BZA 9-22

A Resolution nominating and electing the Board of Zoning Appeals Chair and the Vice Chair

It was discussed that due to the 2 absences at the meeting, the item would be better discussed at the next Board of Zoning Appeals meeting.

After no further public comment or deliberation, a motion was made to table Resolution BZA 9-22 by Shannon Brandon and was seconded by Wayde Davis.

OTHER BUSINESS

ADJOURNMENT

With no other business before the Board, a motion was made and seconded to adjourn the meeting. With all those present in favor the meeting was adjourned at approximately 6:25 P.M.

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