

CITY OF PIQUA, OHIO  
BOARD OF ZONING APPEALS MEETING MINUTES  
MUNICIPAL GOVERNMENT COMPLEX – ZOOM  
6:00 P.M. – TUESDAY, JULY 14, 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".

**ROLL CALL**

Members Present: David Fishback, Shannon Brandon, Wayne Davey, Wayde Davis

**MEETING MINUTES**

Approval of the minutes from the July 26, 2022 Board of Zoning Appeals Meeting were approved by voice vote.

**NEW BUSINESS**

**RESOLUTION BZA 14-22 – REMOVED FROM AGENDA**

A resolution to appeal the decision of the enforcing official regarding a fence at 903 Candlewood Boulevard

Staff explained that this item was removed from the agenda, as the issue was resolved prior to the meeting date.

**RESOLUTION BZA 15-22**

A resolution requesting a variance to deem a front yard a rear yard for through lot N44-023690, with staff guidance requested for all similar cases

Kyrsten French, City Planner, provided the staff report. It was noted that the applicant has requested a variance to place a shed in the front yard of his property at 626 Wood Street. Because the lot is a through-lot, staff has recommended an application for an expanded request to treat the north side of the property as a rear yard rather than a front yard, with the condition of the installation of a privacy fence. Without variance from the Board, a privacy fence is also not currently allowed in this area of the yard, so the expanded request relieves both code restrictions.

The applicant has agreed to construct a privacy fence along the rear of the property, and with that condition, staff recommends approval of the variance request.

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The board discussed and agreed that this solution is appropriate for utilizing the full lot.

There were no additional comments from the public.

After no further public comment or deliberation, Wayne Davey made a motion to approve resolution BZA 15-22 and Shannon Brandon seconded the motion. Resolution BZA 15-22 was approved with a 4-0 vote.

**RESOLUTION BZA 16-22**

A resolution requesting a variance to reduce the minimum distance required from a principal structure to an accessory shed structure

Kyrsten French, City Planner, provided a staff report. It was noted that the applicant wishes to place an 8'x8' shed in the rear of his property with no setback from the house. She explained that the zoning code requires a 10' separation from the home and a 5' separation between two accessory structures. The Ohio Building Code requires a 5' separation between structures where those structures otherwise require a building permit. Sheds less than 200 SF in area do not require a building permit.

In the rear of all the residential lots on Westview Drive, a berm was constructed which provides visual screening from the adjacent commercial properties. There is very little room in the rear of the property that is level enough to place a shed on, and though it may be permitted by the code, it would not be visually as appealing to see the shed placed on top of the berm. Staff is supportive of the request to vary from the code requirement to allow placement of the shed closer than 10 feet from the home.

David Hitchings, applicant, came forward to speak on the item. He reiterated that there is limited space to place a shed on the lot. He also noted that he was told that there is a high pressure gas line running through the property and expressed that he would like to know if this was true.

Staff noted that contacting OUPS to mark all of the utilities, or the private gas company (CenterPoint Energy) would be the best way to find out if this is the case.

The board deliberated on what size shed currently requires a permit. It was also discussed that Code Piqua will provide clearer standards on this matter and will allow for an accessory structure to be 5' from other structures.

There were no additional comments from the public.

After no further public comment or deliberation, Wayde Davis made a motion to approve resolution BZA 16-22 and Shannon Brandon seconded the motion. Resolution BZA 16-22 was approved with a 4-0 vote.

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**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 6:20 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](mailto:bharp@piquaoh.org).