

**BOARD OF ZONING APPEALS AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, FEBRUARY 24, 2026
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 26, 2025

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION BZA 01-26
A resolution to vary the accessory setback requirements for 1306 Maplewood Drive.

OTHER BUSINESS/ADJOURNMENT

**CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
MUNICIPAL GOVERNMENT COMPLEX – COMMISSION CHAMBERS
6:00 PM- TUESDAY, AUGUST 26, 2025**

CALL TO ORDER

At approximately 6:08PM Chair Wayne Davey called the meeting to order and welcomed all in attendance.

ROLL CALL

Members Present: Wayne Davey, Eva Silvers, William Walker, Kirby King

Absent: Adam Seas

Motion made by Ms. Silvers to excuse Adam Seas, seconded by Mr. Walker. Approved 4-0 vote.

MEETING MINUTES

Mr. King made a motion to approve minutes from July 22, 2025 meeting. Mr. Walker seconded the motion. Approved 4-0 vote.

NEW BUSINESS

RESOLUTION BZA 11-25

Mr. Chad Henry was present to give the staff report. Staff recommends approval of the rear yard setback variance to allow the 12.57' setback for reasons noted throughout the analysis. He stated the lot is an odd shape. The home will be the same size and quality just with a smaller rear yard.

Craig Brockman, applicant, was present. He said he does not have any comments but is

Mr. Walker asked what the side setback and what the back yard setback is. Mr. Henry was able to clarify for him. He felt that neighbors had the right to say something about the lot if they felt necessary.

Kim Heisler, 1802 W Parkway Dr she had a question for the applicant. She wanted to know when the land was purchased and plotted out what was the expectation for these lots? She felt if they knew the lot would be this small why wouldn't they fix it to begin with to avoid a variance. Ms. Heisler stated she feels they should have taken a lot out to adjust. Mr. Davey explained a typical process of how drawings come in and with city review sometimes variances have to happen. Ms. Heisler stated if we addressed issues on the front end we wouldn't have to address them on the backend. Mr. Henry said that if this lot would come through now for approval he would advise the builder that the lots are not buildable. Ms. Heisler also asked to clarify that the side setback is at 6'.

He stated that when they took the land it was already paved. They did not design the lots.

Mr. Walker asked what happened if these houses are denied. Mr. Craig stated there is an HOA in the development. Mr. Walker clarified that the fees in the HOA would go up to maintain the lots if not developed.

Ms. Eva Silvers made a motion to approve the resolution. Mr. Walker seconded the motion.

RESOLUTION BZA 12-25

Mr. Henry was present to give the staff report. Staff recommends approval of the rear yard setback variance to allow the 13.65' setback for reasons noted throughout the analysis.

Mr. Walker asked the applicant if they could turn the building to make it fit better. Mr. Brockman stated they tried but that this was the best possible case.

Kim Heisler, 1802 W Parkway Dr. stated that she looked at the auditor's website and noticed that some properties sold for \$952,000, the one on the end said 2.3 million

Mr. Brockman stated they purchased a lot from a third party and they paid the same amount for each lot. They purchased from the developer in chunks of 12 and each one was the same price. Mr. Davey stated that sometimes the auditor's website isn't up to date. Ms. Silver's stated she will work on an answer for her and will let her know what she finds out.

Mr. Kirby King made a motion to approve the resolution. Mr. William Walker seconded the motion. The resolution was approved with a 4-0 vote.

RESOLUTION BZA 13-25

Mr. William Walker nominated Eva Silvers as the Vice Chairman for Board for Zoning Appeals. Mr. Kirby seconded the motion. The motion was approved with a 4-0 vote. Mr. Davey stated they were happy to have Ms. Silvers as the Vice Chairman.

OTHER BUSINESS

None.

ADJOURNMENT

With no other business before the Board, a motion was made by Ms. Silvers and seconded by Mr. Walker, the meeting was adjourned at approximately 6:40 PM.

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

RESOLUTION No. BZA 01-26

A RESOLUTION AUTHORIZING A VARIANCE FOR AN ACCESSORY BUILDING (SHED) IN THE FRONT YARD AT 1306 MAPLEWOOD DRIVE

WHEREAS, the property located at 1306 Maplewood Drive, Piqua, Ohio, Parcel ID #N44-062580, is zoned RE-10 under the City of Piqua Development Code; and

WHEREAS, the applicant has requested a variance to place an accessory building (shed) in the side street yard without the required screening (6' privacy fence) and with a reduced setback from the side street lot line (less than 12' or 10% of lot depth, whichever is greater), which is not permitted under §3.7.2.A.5, §3.7.2.C.4, and §4.3.8 of the City of Piqua Development Code; and

WHEREAS, the proposed placement of the accessory building (shed) meets the criteria for a variance as set forth in §7.2.8.F of the City of Piqua Development Code, including demonstration of practical difficulties or unnecessary hardship, that the variance is in harmony with the general purpose and intent of the Code, and that granting the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and

WHEREAS, the Board of Zoning Appeals has reviewed the application and finds that the proposed variance will allow for the reasonable use of the property while maintaining appropriate standards for setbacks, screening, and compatibility with surrounding uses; and

NOW THEREFORE BE IT RESOLVED that _____ motioned to _____ the nomination and the motion was seconded by _____ and the Board of Zoning Appeals recorded the following vote _____ in support of the motioned action.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Mr. Kirby King	☐	☐	☐	☐
Mr. Joshua Kunkel	☐	☐	☐	☐
Vacant	☐	☐	☐	☐

Adopted this ____ day of _____, 2025.

Chairman, Board of Zoning Appeals

Clerk, Board of Zoning Appeals

Wayne Davey

Emily McCulla

STAFF REPORT

Planning Commission

Date: February 24, 2026
Re: BZA 01-26

Applicant: Cinnamon Bryant
Owner: Same

Address: 1306 Maplewood Drive
Parcel #: N44-062580

Zoning: RE-10 – Residential Estate – 10,000 SF

Request: The applicant is requesting a variance to place an accessory building (shed) in the side street yard without the required 6-foot privacy fence screening and with a reduced setback from the side street lot line (less than 12 feet or 10% of the lot depth, whichever is greater). This request deviates from the standards outlined in Div. 3.7.2.A.5 (location of accessory structures in side street yards), Div. 3.7.2.C.4 (specific standards for sheds, including placement and screening), and §4.3.8 (walls and fences, including screening requirements for Type D3 fences).

Staff Comments and Recommendations:

Background:

The subject property is a residential lot, and configured as a corner lot according to historical maps, with the designated "side street" being an area that no longer functions as a public street but instead serves as a shared driveway between adjacent properties. This shared driveway is not used for general public traffic and does not exhibit the characteristics of a typical side street, such as pedestrian or vehicular thoroughfares. The property's dimensions and configuration limit alternative placement options for the shed in the rear yard due to a short rear yard and close proximity to the residential property to the east.

Applicable Code Sections

- **§3.7.2.A.5:** Allows residential accessory structures (other than detached garages) to encroach into a side street yard provided they are screened by a

STAFF REPORT

Type D3 fence (typically a 6-foot privacy fence) and do not occupy more than 50% of the side street yard area. Minimum setbacks are tied to those for Type D3 fences.

- **Div. 3.7.2.C.4:** Specific to sheds, permits placement in the side street yard only where a 6-foot privacy fence is constructed for screening. Setbacks from the side street lot line must comply with district standards, generally requiring a minimum of 12 feet or 10% of the lot depth (whichever is greater) to maintain visual compatibility and public realm quality.
- **§4.3.8:** Establishes standards for walls and fences, including opacity, height, and placement for screening purposes in primary and side street yards. Type D3 fences require full opacity and are intended to mitigate visual impacts from public streets.

The intent of these standards, as per §1.1.5 (Intent of the Development Code), is to balance conservation and development by promoting compatible transitions, preserving neighborhood characteristics, and ensuring a high-quality public realm. Screening and setback requirements are designed to minimize visual impacts on public streets and adjacent properties.

Analysis:

The "side street" in question is designated as such based on outdated maps but functions solely as a shared private driveway, not a public right-of-way. This unique circumstance creates a practical difficulty for the applicant, as the code's requirements assume exposure to public view and traffic, which does not exist here. Requiring full compliance would impose an unnecessary hardship, as the shed's placement would not impact public aesthetics or safety in the same manner as a true side street.

The request meets the variance approval criteria set forth in §7.2.8.F as follows:

1. **Practical Difficulty or Unanticipated Circumstance (§7.2.8.F.1):**
 - The conditions are particular to the subject property: The side street designation is a relic of old mapping and does not reflect current use as a shared driveway. This creates a practical difficulty in applying street-oriented standards to a non-street area.
 - The Development Code has not anticipated this circumstance, where a mapped side street no longer functions as one. Granting the variance would allow reasonable use of the property without the undue burden of unnecessary screening and setbacks, resulting in a beneficial improvement for the property owner.
2. **Additional Factors (§7.2.8.F.2):**

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- **Spirit and Intent Observed:** The code's intent to protect public views and ensure transitions is preserved, as the area is not public-facing. The variance maintains harmony by avoiding over-regulation of a private driveway.
- **Minimum Necessary:** The requested relief is the minimum needed to accommodate the shed's placement, given site constraints, while achieving a practical and beneficial outcome.
- **No Hardship to Neighbors:** The shed will not create visual or functional impacts on neighboring properties, as the driveway is shared and not a public street. No complaints or concerns have been noted from adjacent owners.
- **No Adverse Effect on Services:** The variance will not affect delivery of water, sewer, trash collection, or other services.

The proposed shed complies with other applicable standards, including maximum height (12 feet), materials, and overall size limitations.

Recommendation:

Staff recommends **APPROVAL** of the variance request for BZA 01-26, as the proposal meets the criteria for a variance under §7.2.8.F. The outdated designation of the side street as a public way justifies relief from the screening and setback requirements, allowing reasonable use of the property without detriment to the neighborhood or public welfare.

Record Report for BZA - Variance Request #BZA-VAR-26-0002

Record Overview

Record Number: BZA-VAR-26-0002

Record Type: BZA - Variance Request

Record Status: In Progress

Record Submitted At: Friday January 9, 2026

Record Address: 1306 Maplewood Dr, Piqua, Ohio, 45356

Record Owner: Chad Henry

Record Applicant: Cinnamon Bryant

Form Submission

Applicant Information:

Cinnamon Bryant

1306 Maplewood Dr

PIQUA, OH 45356

cinnamonbryant5@aol.com, (937) 418-8946

Type of legal interest held by applicant:

Property Owner

Owner Information:

Cinnamon Bryant

1306 Maplewood Dr

Piqua, OH 45356

cinnamonbryant5@aol.com, (937) 418-8946

Street 1306 Maplewood Dr, Piqua, Ohio, 45356

Address:

Zoning District: RE-10

Current Use: Single-unit living

Proposed Use: Other

Reason for the requested variance:

To move Shed to Catalpa side of property and close to driveway. Will be 10 ft off the rear property line. Will have the place that delivered it come and move it to new location.

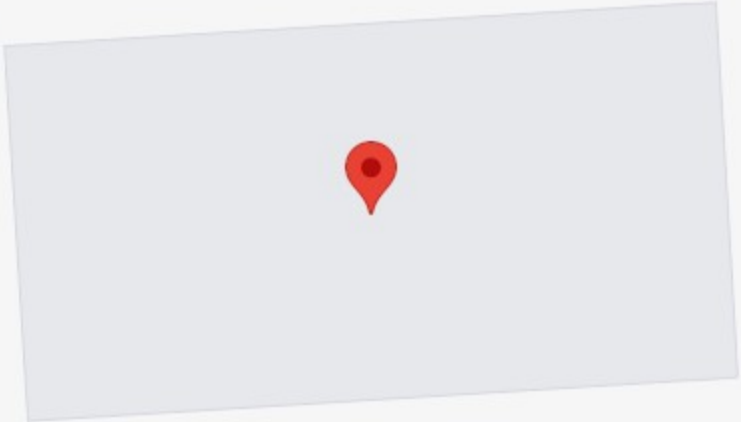
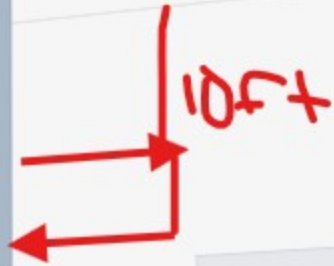
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their



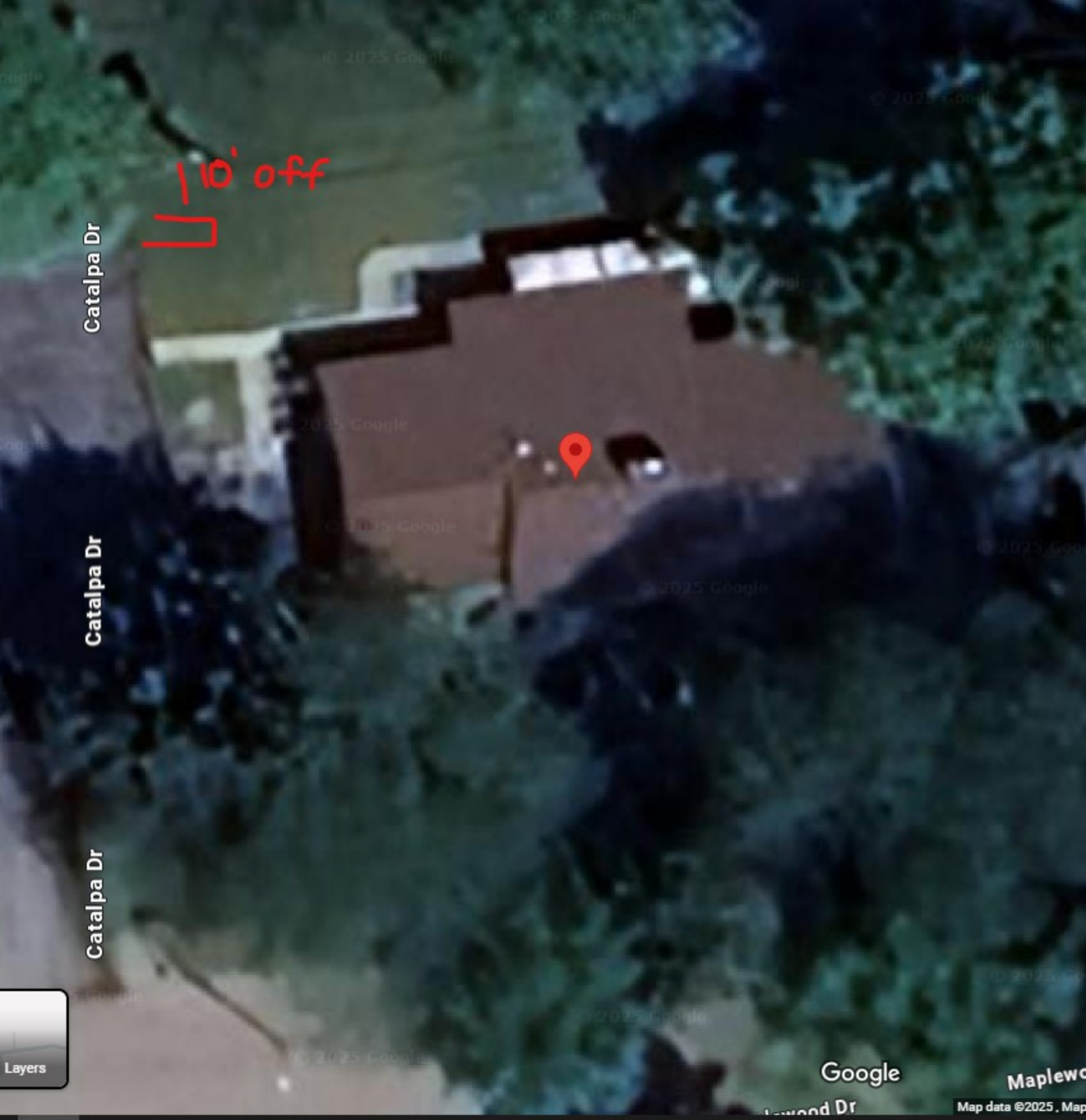
atalpa Dr

Catalpa Dr

Catalpa Dr



Manlewood Dr



110' off

Catalpa Dr

Catalpa Dr

Catalpa Dr

Layers

Google

Maplewood Dr

Map data ©2025, Map



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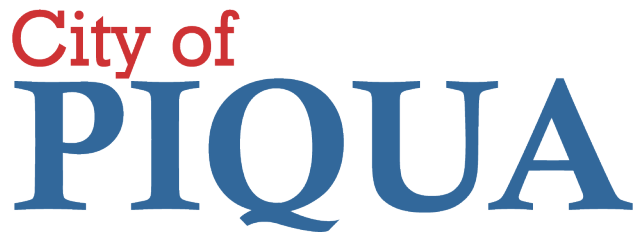


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		Name	Address	City	State	Zip
BZA 01-26	N44-062560	GEUY DANA M	P O BOX 937	RICHMOND	IN	47375
BZA 01-26	N44-067210	HICKEY BARBARA ANN & MICHAEL KENT	108 BLACKWELL DR	PIQUA	OH	45356
BZA 01-26	N44-067220	GORDON NICHOLAS E & HEATHER C	109 BLACKWELL DR	PIQUA	OH	45356
BZA 01-26	N44-067210	HICKEY BARBARA ANN & MICHAEL KENT	1123 S PARKVIEW DR	COVINA	CA	91724
BZA 01-26	N44-066620	KOON JEFFREY D & ANNIE B	1204 MAPLEWOOD DR	PIQUA	OH	45356
BZA 01-26	N44-066630	MIKOLAJEWSKI ROBERT B & HEATHER D	1206 MAPLEWOOD DR	PIQUA	OH	45356
BZA 01-26	N44-066450	NORRIS EMMA & GARRETT WOLFE	1207 MAPLEWOOD DR	PIQUA	OH	45356
BZA 01-26	N44-066440	KNISLEY MARY K & RYAN J	1209 MAPLEWOOD DR	PIQUA	OH	45356
BZA 01-26	N44-066430	ULBRICH BARBARA J	1211 MAPLEWOOD DR	PIQUA	OH	45356
BZA 01-26	N44-066640	O'NEAL LOUANNE	1212 MAPLEWOOD DR	PIQUA	OH	45356
BZA 01-26	N44-094540	RAMER RICHARD B & DEBORAH J	1216 MAPLEWOOD DR	PIQUA	OH	45356
BZA 01-26	N44-067550	TREVINO JULIAN J	1232 MARWOOD DR	PIQUA	OH	45356
BZA 01-26	N44-062590	HERROON GREGORY P & JOAN GEIGER	1302 MAPLEWOOD DR	PIQUA	OH	45356
BZA 01-26	N44-062600	SMITH DENVER L & ANDREA L	1303 MAPLEWOOD DR	PIQUA	OH	45356
BZA 01-26	N44-094340	PLEASANT JACK W & SARA L	1305 PARK AVE	PIQUA	OH	45356
BZA 01-26	N44-062580	BRYANT CINNAMON G & SCOTT	1306 MAPLEWOOD DR	PIQUA	OH	45356
BZA 01-26	N44-062610	COTRELL JULIE A	1307 MAPLEWOOD	PIQUA	OH	45356
BZA 01-26	N44-062570	MILLHOUSE SHAWN & APRIL	1310 MAPLEWOOD	PIQUA	OH	45356
BZA 01-26	N44-062620	SAGE TYLER WILLIAM & KACI COTRELL	1311 MAPLEWOOD DR	PIQUA	OH	45356
BZA 01-26	N44-062640	KING BROOKS ALAN & BRIANA JANEAN	1313 ELMWOOD CR	PIQUA	OH	45356
BZA 01-26	N44-062560	GEUY DANA M	1314 MAPLEWOOD DR	PIQUA	OH	45356
BZA 01-26	N44-062630	FULKS LEONA S & GLENNA L FULKS	1315 MAPLEWOOD	PIQUA	OH	45356
BZA 01-26	N44-062780	WHITE THOMAS W & MARGARET M	1316 ELMWOOD CR	PIQUA	OH	45356
BZA 01-26	N44-062650	ARMSTRONG JOEL C & NANCY B	1317 ELMWOOD DR	PIQUA	OH	45356
BZA 01-26	N44-062550	PELTIER PHILLIP E & MEGAN ELAINE	1318 MAPLEWOOD	PIQUA	OH	45356
BZA 01-26	N44-062770	OLBERDING TINA M	1319 MAPLEWOOD DR	PIQUA	OH	45356
BZA 01-26	N44-062790	BRUMBAUGH DAVID W	1320 ELMWOOD	PIQUA	OH	45356
BZA 01-26	N44-062660	WATREN DAVID C	1321 ELMWOOD CR	PIQUA	OH	45356
BZA 01-26	N44-062540	DAVIS JAMES E	1322 MAPLEWOOD	PIQUA	OH	45356
BZA 01-26	N44-062760	BENNETT LINDA D & ROY G	1323 MAPLEWOOD DR	PIQUA	OH	45356
BZA 01-26	N44-094550	WENDELN KAREN S TRUSTEE	1325 PARK AVE	PIQUA	OH	45356
BZA 01-26	N44-062750	ALBERTS RICHARD R TRUSTEE & SENA D TRUSTEE	1327 MAPLEWOOD DR	PIQUA	OH	45356
BZA 01-26	N44-094560	HOSTETTER KENNETH N & BARBARA K	1357 PARK AVE	PIQUA	OH	45356
BZA 01-26	N44-250526	PIQUA BAPTIST CHURCH	1402 W HIGH ST	PIQUA	OH	45356
BZA 01-26	N44-250527	TRUSTEES PIQUA BAPTIST CHURCH	1402 W HIGH ST	PIQUA	OH	45356
BZA 01-26	N44-067550	TREVINO JULIAN J	2511 ST ANDREWS DR	TROY	OH	45373
BZA 01-26	N44-101842	HURST MARVIN E & JANE	606 CATALPA DR	PIQUA	OH	45356
BZA 01-26	N44-094500	GRIMES SYLVIA C	609 CATALPA DR	PIQUA	OH	45356
BZA 01-26	N44-062790	BRUMBAUGH DAVID W	8435 STEMMONS FREEWAY	DALLAS	TX	75247
BZA 01-26	N44-062580	BRYANT CINNAMON G & SCOTT	8435 STEMMONS FREEWAY	DALLAS	TX	75247
BZA 01-26	N44-062610	COTRELL JULIE A	8435 STEMMONS FREEWAY	DALLAS	TX	75247
BZA 01-26	N44-062630	FULKS LEONA S & GLENNA L FULKS	8435 STEMMONS FREEWAY	DALLAS	TX	75247
BZA 01-26	N44-067220	GORDON NICHOLAS E & HEATHER C	8435 STEMMONS FREEWAY	DALLAS	TX	75247
BZA 01-26	N44-066440	KNISLEY MARY K & RYAN J	8435 STEMMONS FREEWAY	DALLAS	TX	75247
BZA 01-26	N44-066620	KOON JEFFREY D & ANNIE B	8435 STEMMONS FREEWAY	DALLAS	TX	75247
BZA 01-26	N44-066630	MIKOLAJEWSKI ROBERT B & HEATHER D	8435 STEMMONS FREEWAY	DALLAS	TX	75247
BZA 01-26	N44-062570	MILLHOUSE SHAWN & APRIL	8435 STEMMONS FREEWAY	DALLAS	TX	75247
BZA 01-26	N44-066450	NORRIS EMMA & GARRETT WOLFE	8435 STEMMONS FREEWAY	DALLAS	TX	75247
BZA 01-26	N44-062550	PELTIER PHILLIP E & MEGAN ELAINE	8435 STEMMONS FREEWAY	DALLAS	TX	75247
BZA 01-26	N44-094340	PLEASANT JACK W & SARA L	8435 STEMMONS FREEWAY	DALLAS	TX	75247
BZA 01-26	N44-062620	SAGE TYLER WILLIAM & KACI COTRELL	8435 STEMMONS FREEWAY	DALLAS	TX	75247
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BZA 01-26	N44-062660	WATREN DAVID C	8435 STEMMONS FREEWAY	DALLAS	TX	75247
BZA 01-26	N44-062780	WHITE THOMAS W & MARGARET M	8435 STEMMONS FREEWAY	DALLAS	TX	75247



Community Services Department

Chad Henry | City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049

February 6, 2026

*** MEETING NOTICE ***

Please be advised that the City of Piqua Board of Zoning Appeals meeting is scheduled for **Tuesday, February 24, 2026, at 6:00pm**. The meeting will take place in the Commission Chambers (Second Floor) of the Municipal Government Complex, 201 W. Water Street, Piqua, Ohio.

Residents and interested parties may attend the meeting to present comments on agenda items. Alternatively, public comments can be submitted via email at emcculla@piquaoh.gov by noon on the day of the meeting. All comments received by this deadline will be presented to the Board during the public hearing.

The meeting notice and agenda, including the address of items under consideration, are available to the public through this notice or by scanning the QR code posted at the location listed in the agenda. The full agenda packet will be available for public review by February 18, 2026, at <https://piquaoh.gov/1614/Agendas-Minutes>.

For any questions regarding this notice, please contact the Community Services Department.

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

Chad D. Henry
City Planner

Enc.