

Community Services

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

November 15, 2024

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

Please be advised that the City of Piqua Board of Zoning Appeals meeting will be conducted on **Tuesday, November 26, 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.org/1614/Agendas-Minutes>

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, NOVEMBER 26, 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 – September 24, 2024

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION BZA 9-24
A resolution to consider a variance for maximum area of an individual wall sign at 1510 Covington Avenue.
2. RESOLUTION BZA 10-24
A resolution to consider a variance for maximum number of permanent signs at 1510 Covington Avenue.
3. RESOLUTION BZA 11-24
A resolution to consider a variance for maximum height of a canopy sign at 1510 Covington Avenue.
4. RESOLUTION BZA 12-24
A resolution to consider a variance for maximum area of a pole sign at 1510 Covington Avenue.

OTHER BUSINESS/ADJOURNMENT

**CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
MUNICIPAL GOVERNMENT COMPLEX
6:00 PM- TUESDAY, September 24, 2024**

CALL TO ORDER

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

ROLL CALL

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

Members absent:

MEETING MINUTES

Ms. Silvers made a motion to accept the amended minutes and Ms. Stein seconded, all votes in favor.

NEW BUSINESS

Resolution BZA-7-24

Chad Henry was present and gave the staff report which supports the approval of the resolution.

Ben Zimmerman 1327 Ridgeway supported Mr. Henry's recommendation. Ms. Stein stated it seems fair. Mr. Davey agrees with staff too.

Madalin Coppock, 1323 Ridgeway stated there is a small space in between but was satisfied with Mr. Henry's recommendations.

Jerry Seay, 1319 Stratford states that he is ok with the variance.

Ms. Stein made a motion to approve and Mr. Seas seconded it. The resolution was approved with a 4-0 vote.

Resolution BZA-8-24

Mr. Henry gave the staff report and recommended approval.

Todd Kaiser, contractor came forward to speak on the item.

Madalin Coppock, 1323 Ridgeway also came forward to speak. She was in support of the variance.

Ms. Silvers made a motion to approve. Mr. Seas made a motion to second. The resolution was approved with a 4-0 vote.

OTHER BUSINESS

ADJOURNMENT

With no other business before the Board, Ms. Stein made a motioned to adjourn the meeting. Mr. Seas seconded the motion, the meeting was adjourned at approximately 6:30 PM.

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

STAFF REPORT

Planning Commission

Date: November 26, 2024

Re: BZA 9-24, 10-24, 11-24, 12-24

Applicant: Alex Barnett, Atlantic Sign Company

Owner: Market Place Investors, LLC

Address: 1510 Covington Avenue

Parcel #: N44-078626

Zoning: RX – Regional Mixed Use

Request: The applicant is seeking four variances from the City of Piqua Zoning Ordinance related to signage. These variances pertain to the number of signs permitted, the size of individual signs, and the total allowable signage area. The request aims to accommodate the applicant's proposed signage plan, which exceeds the standards set forth in the ordinance.

Staff Comments and Recommendations:

Request BZA 9-24:

The applicant is requesting a variance to exceed the maximum allowable size for the main Kroger wall sign. The City of Piqua Zoning Ordinance permits a maximum sign size of 150 sf (§4.7.7-J), while the applicant is proposing a sign measuring 193.23 sf.

For clarification, the accompanying 51.25 sf shopping cart icon is classified as a separate sign under the ordinance and is addressed under a different resolution (BZA 10-24).

Recommendation:

Staff recommends ***DENIAL*** of the requested variance. The applicant has not demonstrated sufficient justification for exceeding the ordinance's maximum sign size. Furthermore, the proposed sign does not align with the intent of the zoning regulations, and the applicant has not made efforts to comply with the existing standards.

Request BZA 10-24:

The applicant is requesting a variance to exceed the maximum allowable number of wall signs as defined in §4.7.7-J of the City of Piqua Zoning Ordinance. This section permits a maximum of one wall sign per 75 feet of frontage. With a frontage of approximately

STAFF REPORT

350 feet, the Kroger property is permitted up to four wall signs under current regulations.

The applicant proposes seven total wall signs, including:

- The main Kroger sign (addressed in BZA 9-24).
- A 51.25-square-foot shopping cart icon.
- A 40.15-square-foot OHLQ icon.
- A 63.1-square-foot "Pickup" letter set.
- An existing 45.6-square-foot Little Clinic sign.
- A 45.25-square-foot Pharmacy Drive-thru sign.
- A 25-square-foot Starbucks sign.

Recommendation:

Staff recommends ***DENIAL*** of the variance request. The proposal nearly doubles the allowable number of signs without sufficient justification, nor has the applicant demonstrated efforts to meet the intent of the zoning ordinance. Approving this request would significantly exceed the standards established for similar properties.

Request BZA 11-24:

The applicant is requesting a variance to increase the maximum allowable height of a sign from 3 feet to 3 feet 6 inches. The request pertains to a pre-fabricated gas price LED sign intended for installation at the Kroger property.

Recommendation:

Staff recommends ***APPROVAL*** of the requested variance. The proposed 6-inch increase is minor and aligns with the practical needs of the pre-fabricated sign design. Additionally, the variance would not significantly deviate from the intent of the zoning ordinance or negatively impact the surrounding area.

Request BZA 12-24:

The applicant is requesting a variance to replace the face of an existing pole sign. The proposed replacement involves changing a gas station advertisement to a "Pickup" icon that promotes the grocery pickup service. While the applicant is also replacing other sign faces on the same pole sign with updated logos for existing businesses, those changes maintain the current use.

The existing pole sign significantly exceeds the City of Piqua's size regulations, and continued modifications perpetuate its nonconforming status. While this particular change could be interpreted as bringing the use into closer alignment with current regulations by shifting away from the gas station advertising, the replacement as proposed does not achieve compliance with the ordinance.

STAFF REPORT

Recommendation:

Staff recommends ***DENIAL*** of the variance request. The proposed replacement fails to address the nonconformity of the pole sign as a whole and does not contribute to bringing the sign into compliance with current regulations. Allowing this modification would further delay efforts to meet the intent of the zoning ordinance.

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

☒ Application	☒ Site Plan	☒ Construction and Elevation Drawings (If applicable)	☒ \$150 (Cash or Check)
---	---	--	--

Link to Payment Portal - https://swipesimple.com/links/lnk_b5f8e6e9

APPLICANT INFORMATION	☒ Primary Contact	☒ Billing Contact
First Last Name: Alex Barnett for Atlantic Sign Company		
Contact Person First Last Name: Alex Barnett		
Mailing Address:		
Phone Number:		
Type of legal interest held by applicant: Permit manager for contractor		

OWNER INFORMATION

First Last Name: MARKET PLACE INVESTORS LLC

Mailing Address:

Phone Number:

Email:

LOCATION DETAILS

Street Address: 1510 Covington Avenue

Parcel ID Number: N44-078626

Existing Zoning District: RX - Regional Mixed Use

Existing Use: Commercial - Grocery Retailer

Proposed Use: No Change

PROJECT INFORMATION - Attach additional page(s) if necessary.

Briefly describe the reason for the requested variance:
See attached letter

ACKNOWLEDGMENT AND AUTHORIZATION

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

Alex Barnett for Atlantic Sign Company October 31, 2024

Applicant Name

Date



Permit Manager

Applicant Signature

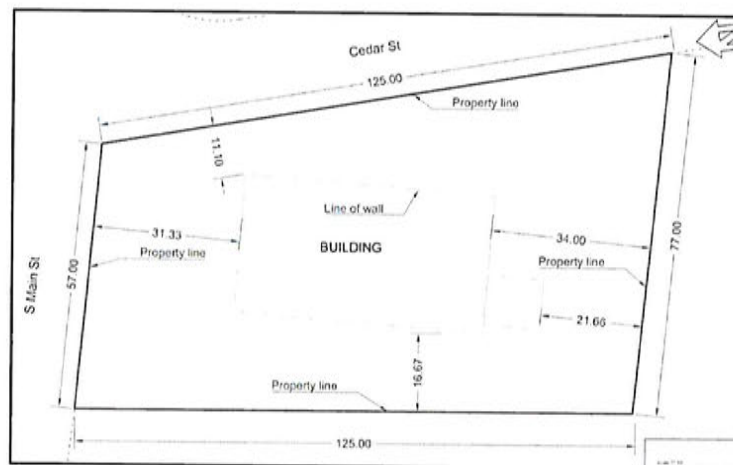
Title

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.



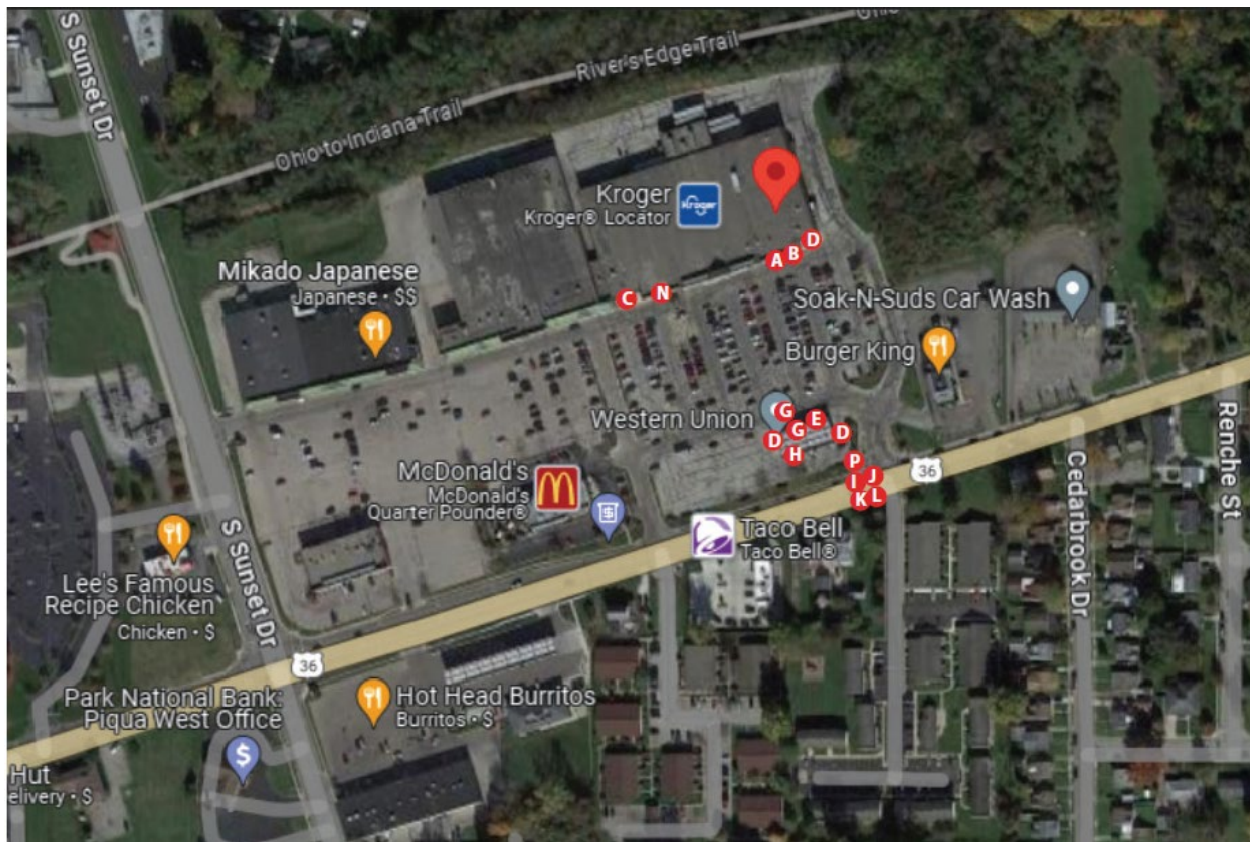


Variance Request Letter

1015 Covington Avenue
N44-078626
Kroger #932

Piqua Board of Zoning Appeals
201 West Water Street, Piqua, OH 45356
(937) 778-204
Friday, November 1, 2024

Site Plan



Front Elevation



2328 Florence Avenue • Cincinnati, Ohio 45206
(513) 241-6775 • fax (513) 241-5060
permits@atlanticsigncompany.com



Proposed Signage – Primary Elevations

Sign	Sq Ft
A " Kroger"	193.23
A " Cart Logo"	51.25
B " OHLQ"	40.15
C " Pickup"	63.1
Little Clinic (existing)	45.6
Starbucks Sign	25
D "RX Drive thru"	45.25

Variances Requested

- I. To increase the total allowable square footage of a single wall sign from 150 ft² to 193.23 ft².
- II. To increase the total number of wall signs permitted on a single elevation from one (1) to seven (7)
- III. To increase the allowable maximum height of Sign H from 3 ft to 3½ ft.
- IV. Reface the existing tenant panel on the ground sign to read "Pickup"

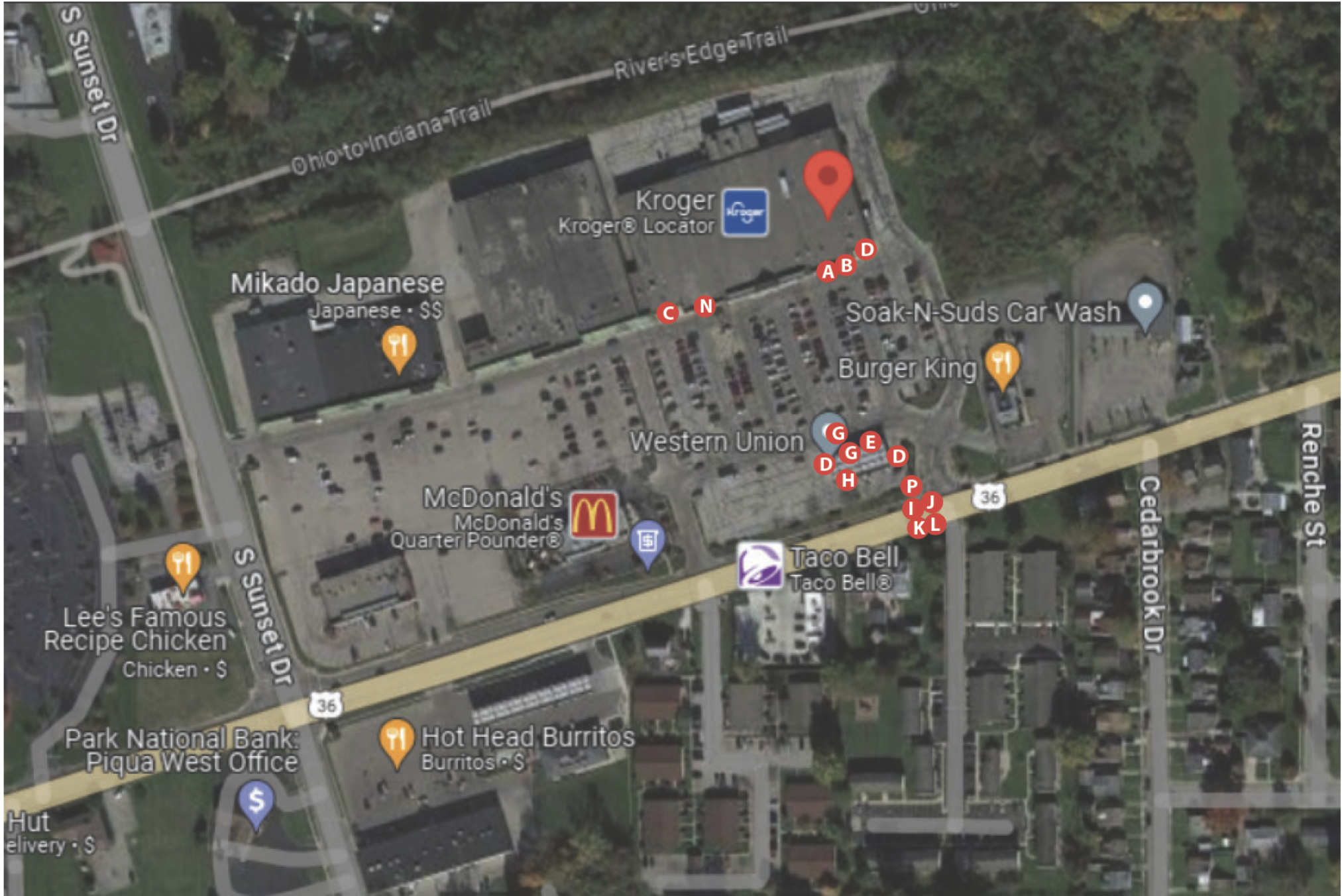
Conclusion

We greatly appreciate your time and consideration on this matter. We look forward to continued cooperation with the city on this project and any more to come. We believe that approval of these requests will uphold the spirit and intent of the zoning code, and have a positive impact on the business, development, and community.



KROGER #932
1510 COVINGTON AVE.
PIQUA, OH 45356

1269142283.03 11.07.2024



	QTY.	DESCRIPTION	SQ. FT.
A	1	KROGER W/ CART LETTER SET	290.5
B	1	OHLQ LETTER SET	40.15
C	1	PICKUP LETTER SET	63.1
D	1	PDT LETTER SET	45
E	1	CANOPY KROGER W/ CART LETTER SET	24.6
F	2	CANOPY CART SIGN	7.8
G	2	KIOSK CART SIGN	7.8
H	1	CANOPY LED PRICER	
P	2	PYLON KROGER REPLACEMENT FACE	
I	2	PYLON PICKUP REPLACEMENT FACE	
J	2	PYLON PDT REPLACEMENT FACE	
K	2	PYLON OHLQ REPLACEMENT FACE	
L	2	PYLON LED PRICER	
N	1	STARBUCKS SIGN	25

KROGER #932
1510 COVINGTON AVE.
PIQUA, OH 45356



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND
CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER WITHOUT AUTHORIZATION IN WRITING BY AN OFFICE OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:

DATE:

DATE

BY

Rev. #1

Rev. #2

Rev. #3

DATE

BY

Rev. #4

Rev. #5

Rev. #6



DRAWING NO:
1269142283.03

DATE: 11.07.2024

J. Allington



EXISTING
SCOPE OF WORK: FRONT ELEVATION - REMOVE THE CURRENT BLUE KROGER LETTERS AND GO BACK WITH NEW BLUE SET OF KROGER LETTERS AND CART
CURRENT SET OF LETTERS ARE 11'1/8" H X 18'11"W. INSTALL NEW OHLQ LETTER SET.



PROPOSED A B

KROGER #932
1510 COVINGTON AVE.
PIQUA, OH 45356



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING. REQUEST FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICIAL CUMMINGS SIGN.

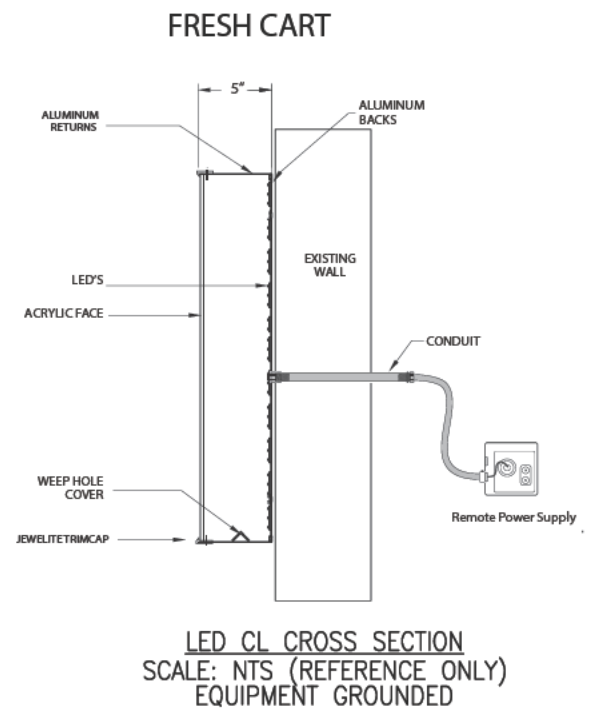
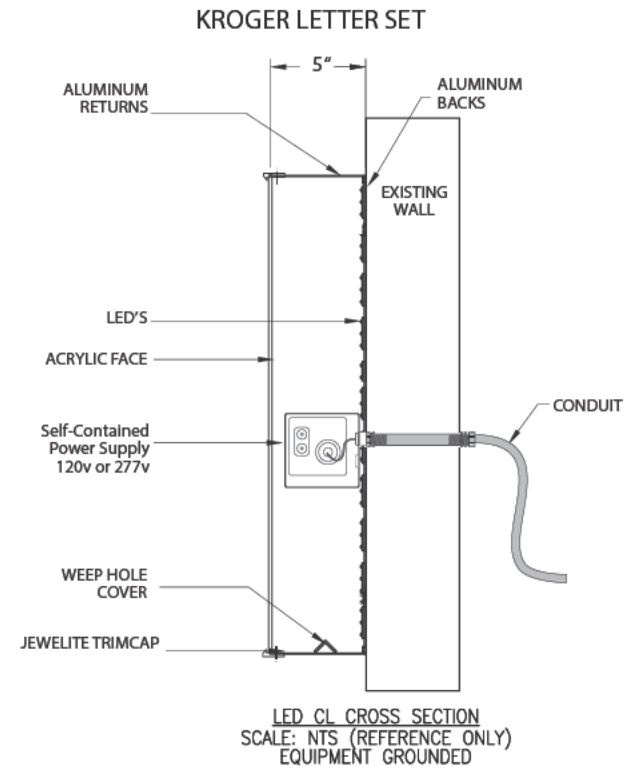
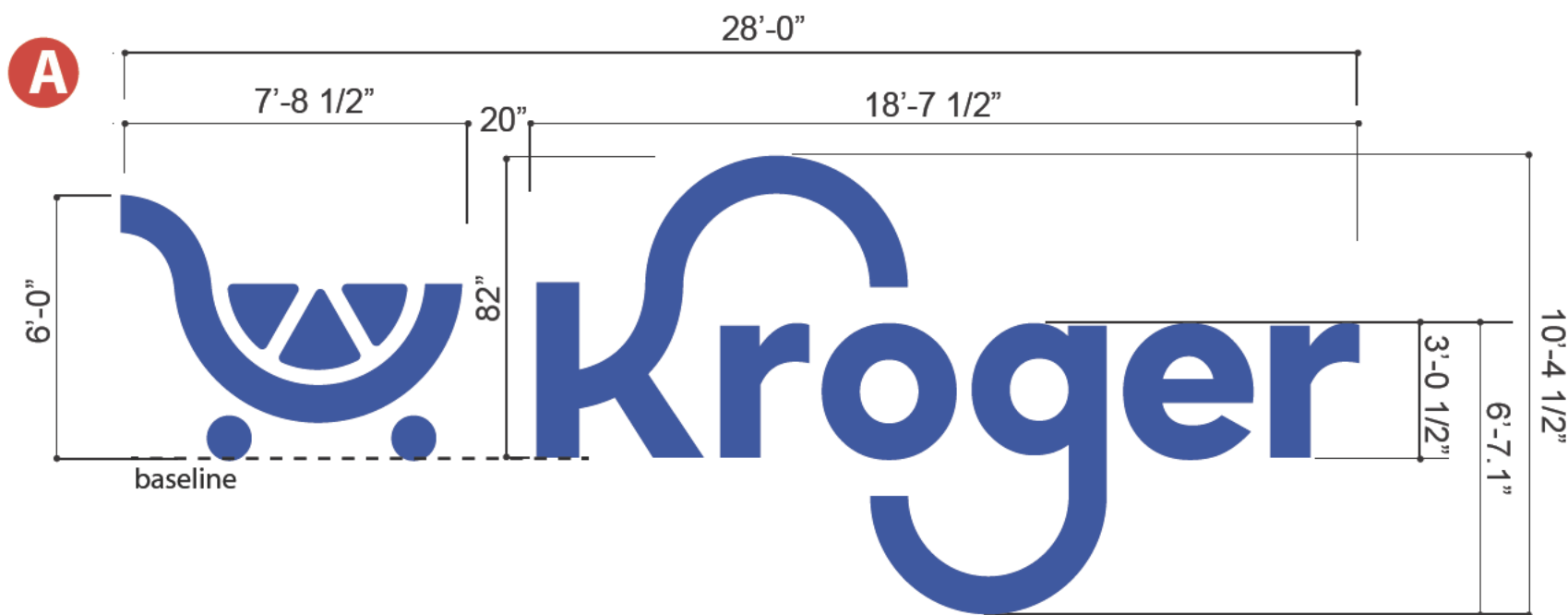
	DATE	BY	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____
Rev. #2	_____	_____	Rev. #5	_____
Rev. #3	_____	_____	Rev. #6	_____



DRAWING NO:
1269142283.03

DATE: 11.07.2024
J. Allington

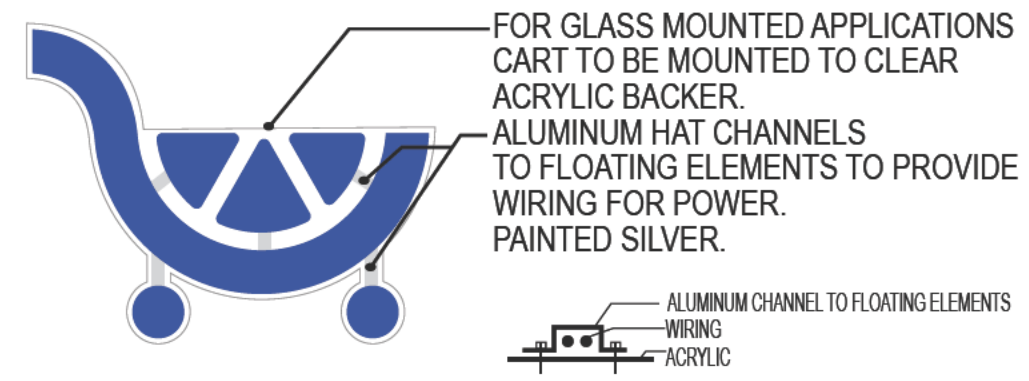
- 3730-8537 KROGER BLUE
- RETAINER:
KROGER BLUE PMS 2728C
- FILLER:
KROGER BLUE PMS 2728C



***MOUNTING CLIPS AS NEEDED
BY SEPARATE ORDER
BASED ON SURVEY OR
BUILDING SPECS**

****INSTALLER PROVIDES HARDWARE -
ALL THREADED RODS,
LAG BOTS, THRU BOLTS ETC.
AS REQUIRED BY WALL CONDITIONS**

FOR GLASS MOUNTED APPLICATIONS



290.5 SQ. FT.

scale: 1/4" = 1'-0"

PART # 403-23-CL82-KRGBL-FL
PART # 403-23-CL72-R-2728B

PART # 403-23-CL72BCKR
PART # 403-20-CL82KRG-CLIPS
PART # 403-20-CL72-CLIPS



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:

DATE:

	DATE	BY		DATE	BY
Rev. #1	3.31.2022	S.H.	Rev. #4		
Rev. #2	6.26.2023	S.H.	Rev. #5		
Rev. #3	7.6.2023	S.H.	Rev. #6		



DRAWING NO:
811072090.01A2
DATE: 2.22.2022
S. Hawke

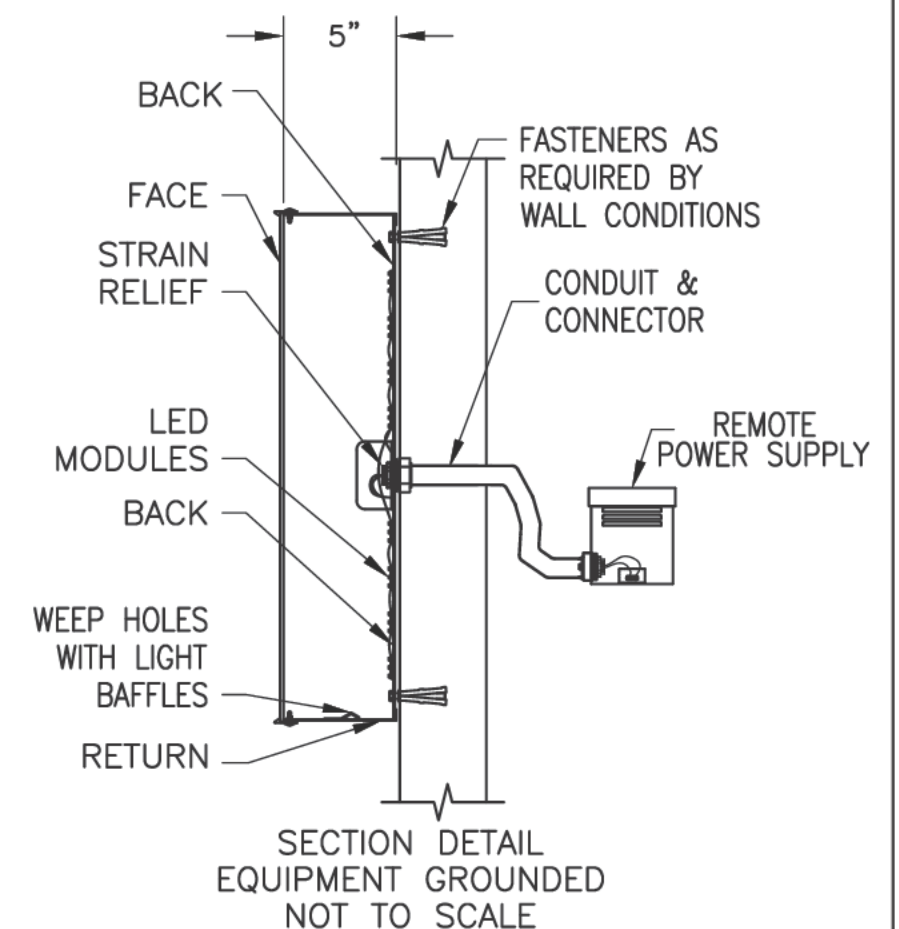


LED ILLUMINATED
CHANNEL LETTER SET-
LOGO & "OHLQ" LETTERS TO
BE ILLUMINATED CHANNEL LETTERS.
"OHIO LIQUOR" TO BE FLAT ACRYLIC
COPY (non-illuminated)

- 3M 3630-33
PMS 186 RED
- 3635-222 DAY NIGHT VINYL
PMS BLACK

COLOR NOTES: (PAINT ALL INTERIOR SURFACES OF LETTERS WITH LIGHT ENHANCEMENT PAINT)
FACE (LOGO) - .177" 7328 WHITE SG POLYCARBONATE WITH PY711035 FILM, 3M, #3630-33 RED FIRST SURFACE
FACE (OHLQ) - .177" 7328 WHITE SG POLYCARBONATE WITH PY711408 FILM, 3M, 3635-222, BLK/W FIRST SURFACE
SUBCOPY PA050000 PLAIN, .500 CLEAR ACRYLIC PAINTED BLACK
BACK - CD100050 .063 ALUMINUM
RETURN (LOGO) - CY700907 002 .040 X 5.3", MILL FINISH PAINT TO MATCH PMS186 RED
RETURN (OHLQ) - CY700907 002 .040 X 5.3", MILL FINISH PAINT BLACK
TRIMCAP (LOGO) - XC200090 JEWELITE, 1 X 1/4, TRUE RED PAINT PMS186 RED
TRIMCAP (OHLQ) - XC200100 JEWELITE, 1 X 1/4, BLACK
RACEWAY - .063" ALUMINUM, PAINT MATTHEWS P&L 2530 CATTAIL GRAY
ILLUMINATION - FACE LIT WITH AGILIGHT LS-U650-65K-B200-A WHITE LEDS

ELECTRICAL NOTES:
TOTAL AMPS - 0.9A
TOTAL CIRCUITS - 1 20A REQUIRED
VOLTS - 120V-277V





EXISTING
SCOPE OF WORK: FRONT ELEVATION - REMOVE THE LIQUOR SIGNAGE AND GO BACK WITH 24" BLUE PICKUP LETTER SET-CURRENT SET OF LETTERS ARE 23-1/2 HIGH AND SPAN 8-8-1/4" THE WALL AREA THAT SIGN GOES ON IS 14'5/8" H X 63-1-3/4".



PROPOSED 

KROGER #932
1510 COVINGTON AVE.
PIQUA, OH 45356



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICE OF CUMMINGS SIGNS.

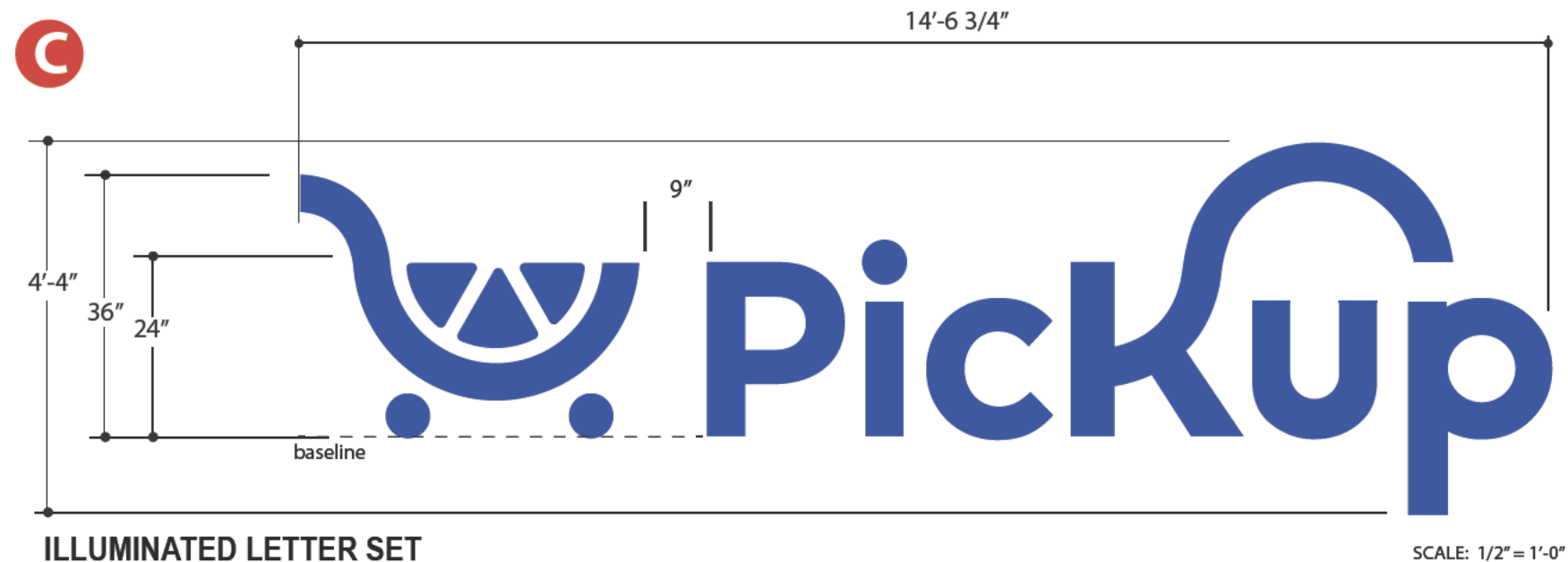
DATE: _____ BY: _____

	DATE	BY		DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:
1269142283.03

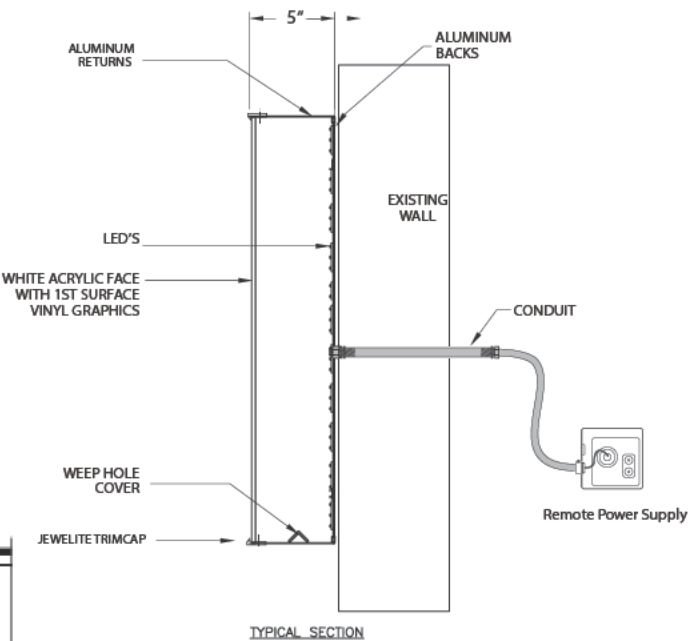
DATE: 11.07.2024
J. Allington



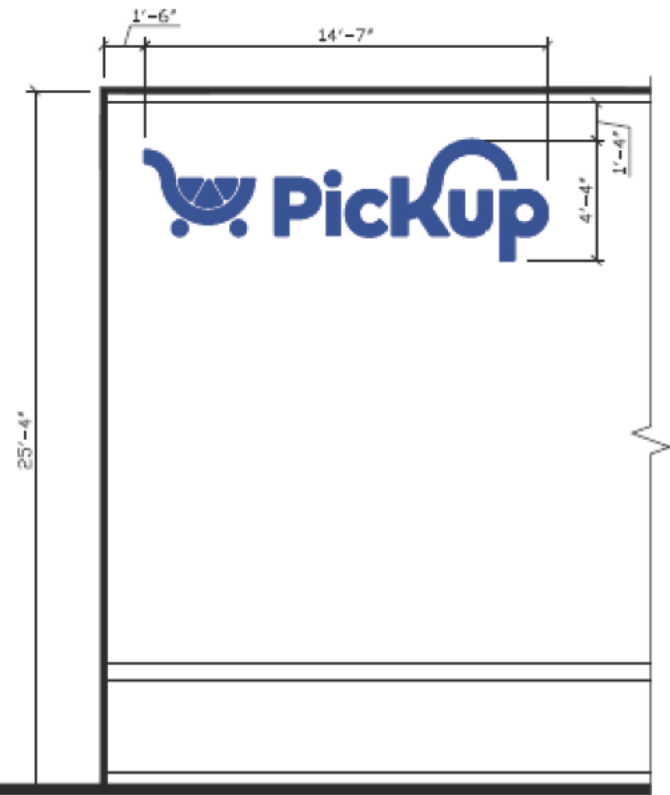
ILLUMINATED LETTER SET
FOR USE ON ALL NEW/EXISTING LIGHT COLOR SUBSTRATES.
BANNER COLOR CHANNEL LETTERS SHOULD BE USED ONLY
ON LIGHT OR SIMILAR HIGH-CONTRAST SUBSTRATES.

- **INTERNALLY ILLUMINATED CHANNEL LETTERS.**
ALUMINUM SIDES & BACK PAINTED BLUE.
BLUE TRIMCAP RETAINER.
FLAT, WHITE POLYCARBONATE FACE WITH
1ST SURFACE VINYL GRAPHICS.
WHITE LED ILLUMINATION.

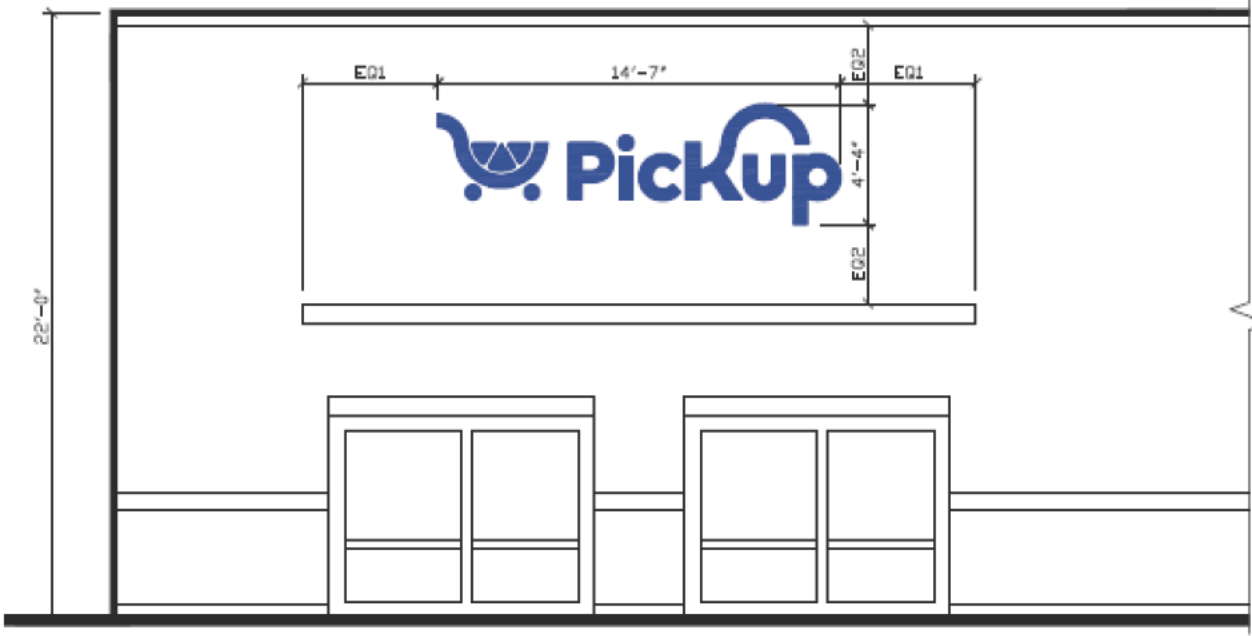
- 3730-8537 KROGER BLUE
- RETAINER:
KROGER BLUE PMS 2728C
- FILLER:
KROGER BLUE PMS 2728C



SIDE FACADE
LETTERS ABOVE CANOPY.
CENTERED HORIZONTALLY OVER
CANOPY/DOORS.
CENTERED VERTICALLY BETWEEN
TOP OF DOORS/CANOPY
AND BOTTOM OF CORNICE/COPING



FRONT FACADE
NO PHARMACY DRIVE THRU



63.1 SQ. FT.

PART # 403-23-CL36-PUCRTBL



THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED FOR YOUR PERSONAL USE IN
CONNECTION WITH A PROJECT PLANNED FOR
YOU BY CUMMINGS. IT IS NOT TO BE SHOWN
OUTSIDE YOUR ORGANIZATION NOR USED,
REPRODUCED, COPIED, OR EXHIBITED IN ANY
FASHION UNLESS AUTHORIZED IN WRITING BY AN
OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:

DATE:

	DATE	BY		DATE	BY
Rev. #1			Rev. #4		
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		



DRAWING NO:
7699332377.02A4
DATE: 6.8.2023
S. Hawke



EXISTING
SCOPE OF WORK: FRONT ELEVATION - REMOVE CURRENT PHARMACY DRIVE THRU CABINET AND REPLACE WITH NEW SET OF 16" WHITE RACEWAY MOUNTED PHARMACY DRIVE THRU LETTERS.



PROPOSED **D**

KROGER #932
1510 COVINGTON AVE.
PIQUA, OH 45356



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICIAL CUMMINGS SIGN.

DATE	BY	DATE	BY
Rev. #1	_____	Rev. #4	_____
Rev. #2	_____	Rev. #5	_____
Rev. #3	_____	Rev. #6	_____



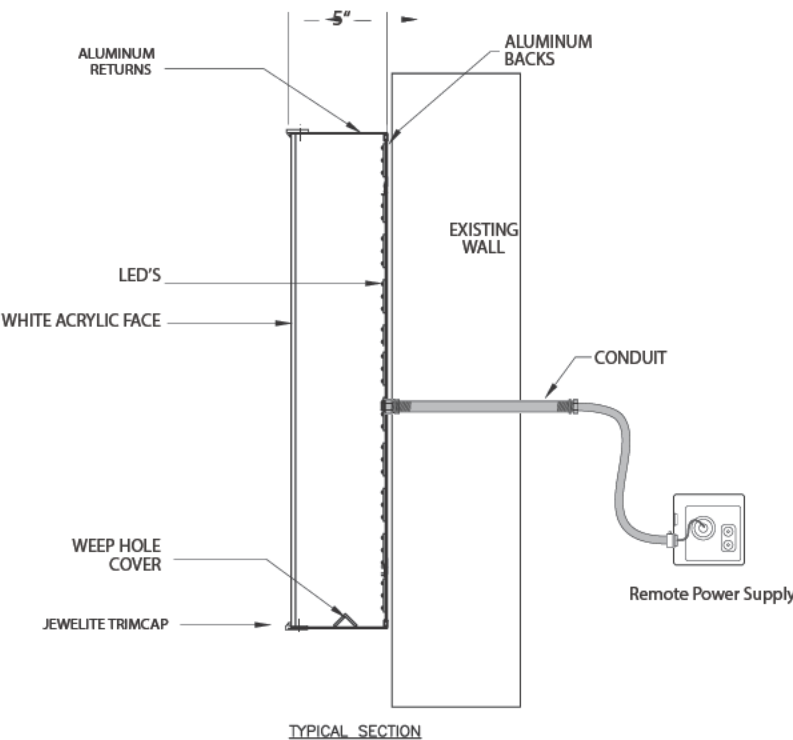
DRAWING NO:
1269142283.03

DATE: 11.07.2024
J. Allington

REMOTE LETTER SET Preferred



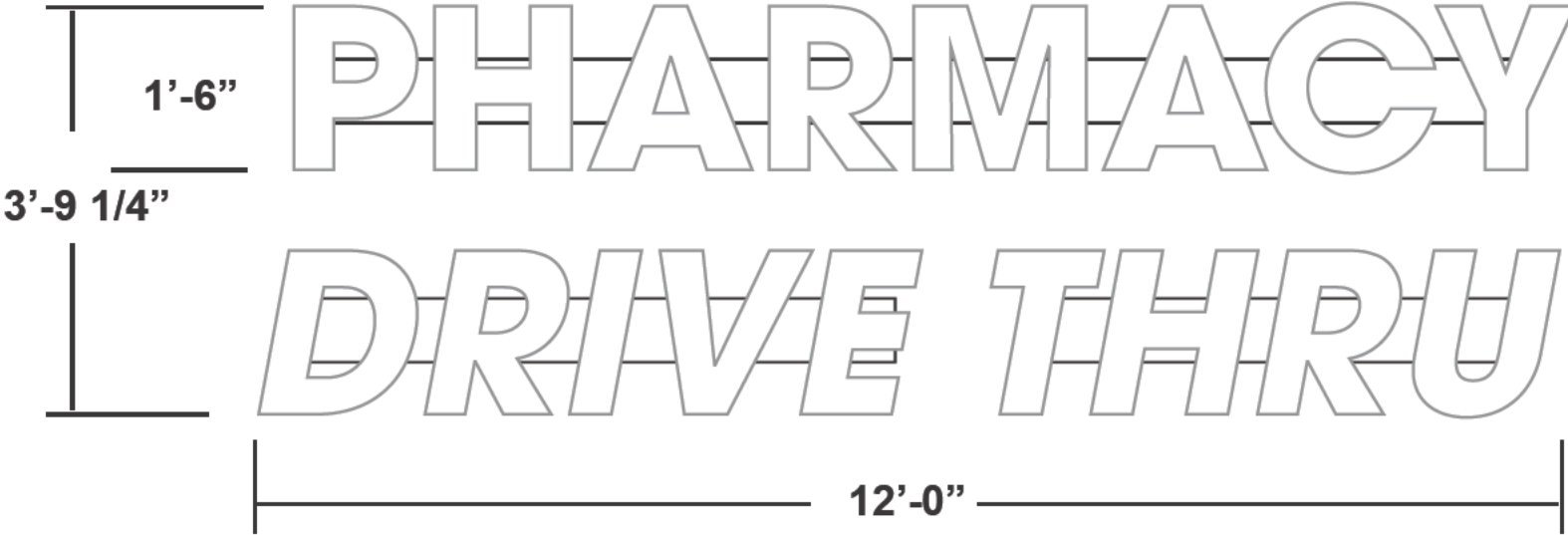
PART # 403-22-CL18-PDT-RWH



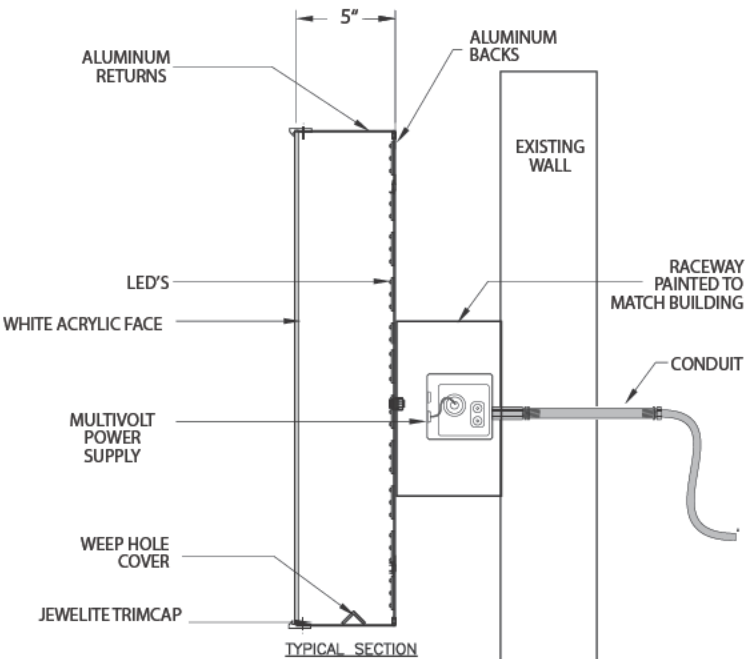
- WHITE ACRYLIC
- RETAINER: WHITE
- FILLER: WHITE

RACEWAY MOUNT LETTER SET Optional - based on conditions

D



PART # 403-22-CL18-PDT-RWWH



- WHITE ACRYLIC
- RETAINER: WHITE
- FILLER: WHITE
- RACEWAY:: T.B.D.

45 SQ. FT.



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:

DATE:

Rev. #1

Rev. #2

Rev. #3

DATE

BY

Rev. #4

Rev. #5

Rev. #6

DATE

BY



DRAWING NO:
809507172.00D

DATE: 12-10-2021
S. Hawke



EXISTING
SCOPE OF WORK: FUEL CENTER - REMOVE THE DIAMOND LOGO AND KROGER VINYL LETTERS-RE-VINYL THE AREA AND INSTALL (1) SET OF BLUE KROGER LETTERS WITH CART.
REPLACE PRICERS WITH NEW LED PRICERS. REMOVE THE DIAMOND LOGOS FROM THE FRONT AND REAR OF THE KIOSK AND GO BACK WITH A NON-ILLUMINATED CART FOR BOTH THE FRONT AND REAR.



PROPOSED E F G H

KROGER #932
1510 COVINGTON AVE.
PIQUA, OH 45356



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICE OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:
DATE: _____ BY: _____
DATE: _____ BY: _____
DATE: _____ BY: _____

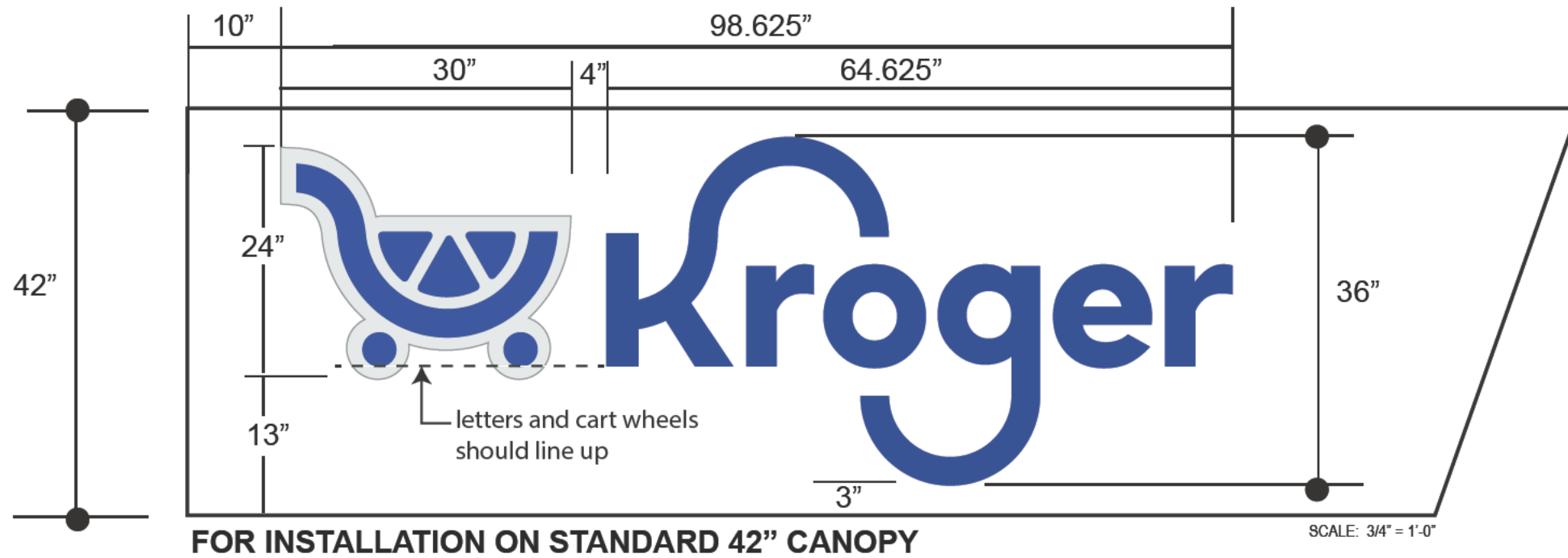
	DATE	BY		DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:
1269142283.03

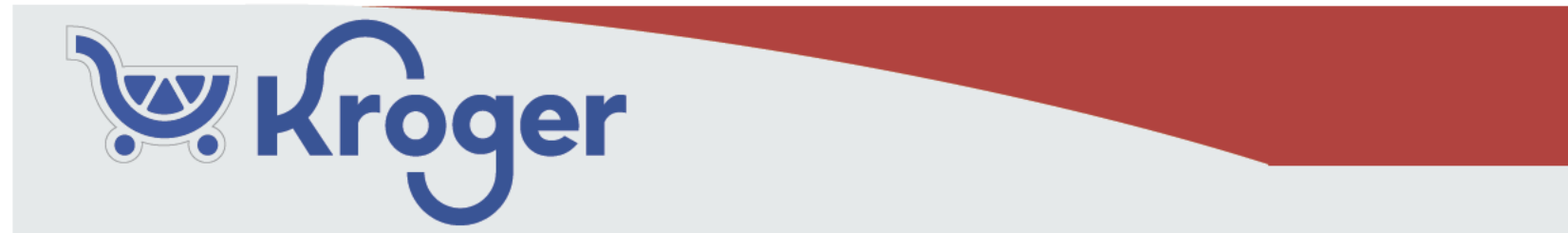
DATE: 11.07.2024
J. Allington

E



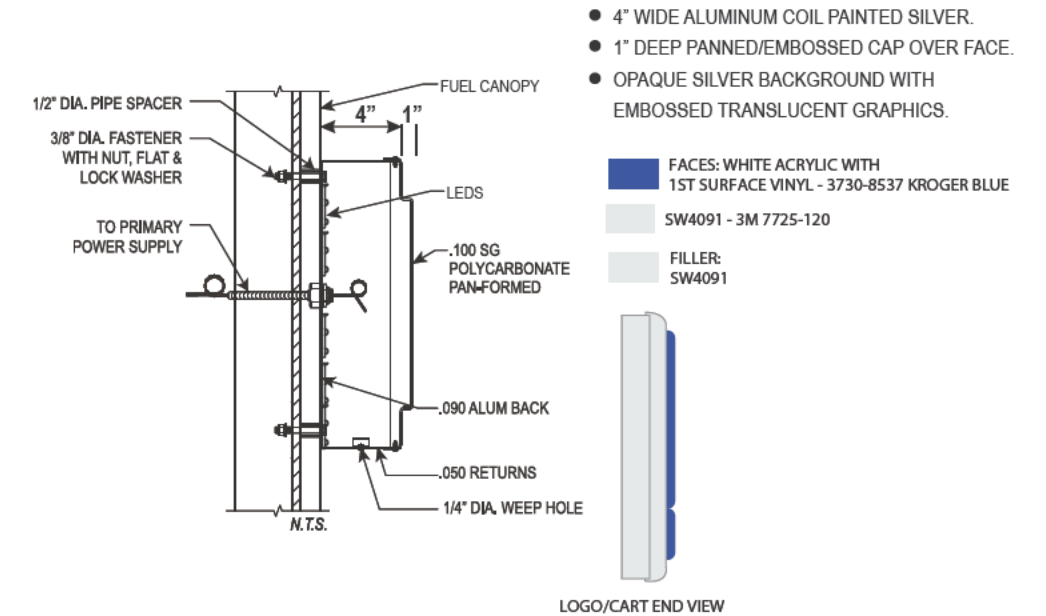
FOR INSTALLATION ON STANDARD 42" CANOPY

SCALE: 3/4" = 1'-0"

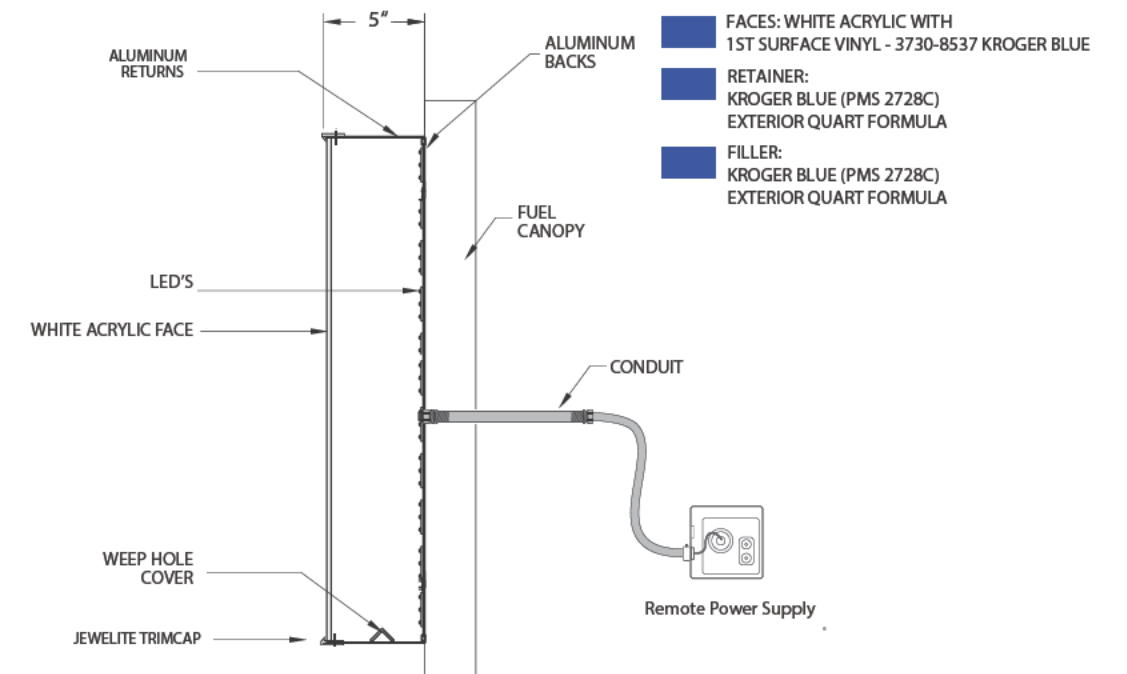


SCALE: 3/8" = 1'-0"

CART/LOGO DETAIL



LETTER DETAIL



****Install instructions per SPG requirement -
Kroger specifications require secondary wiring
on gas canopies to be contained within conduit
as provided by Cummings.**

24.6 SQ. FT.



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND
CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED FOR YOUR PERSONAL USE IN
CONNECTION WITH A PROJECT PLANNED FOR
YOU BY CUMMINGS. IT IS NOT TO BE SHOWN
OUTSIDE YOUR ORGANIZATION NOR USED,
REPRODUCED, COPIED, OR EXHIBITED IN ANY
FASHION UNLESS AUTHORIZED IN WRITING BY
AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:

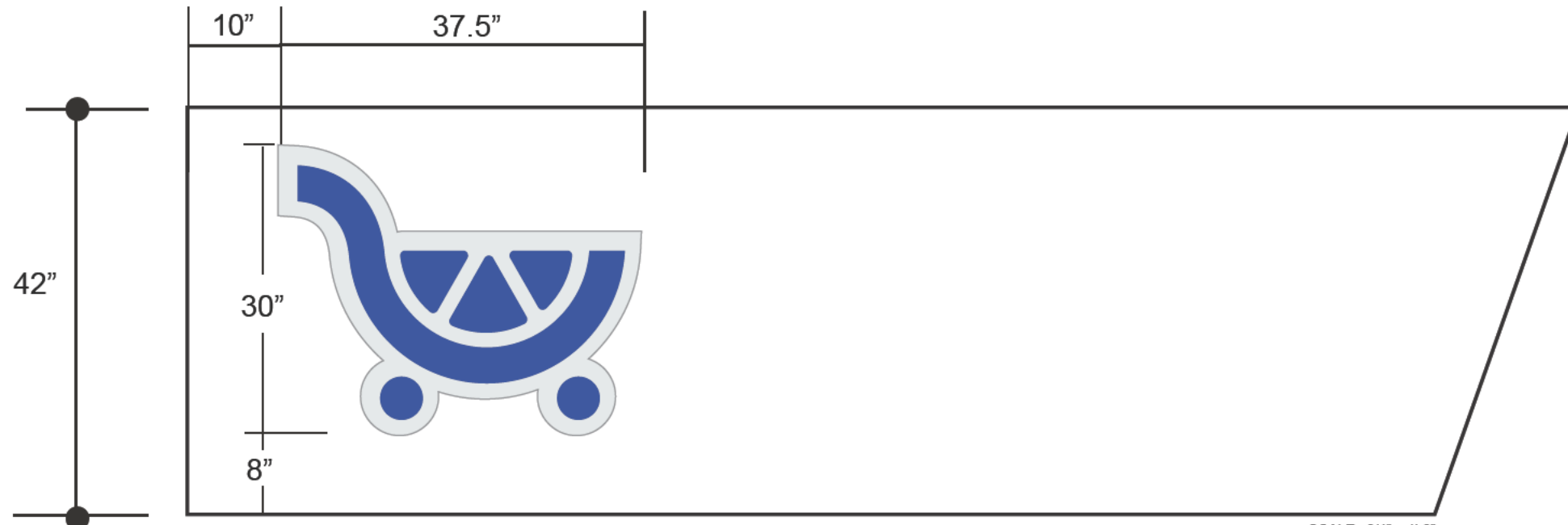
DATE:

	DATE	BY		DATE	BY
Rev. #1			Rev. #4		
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		



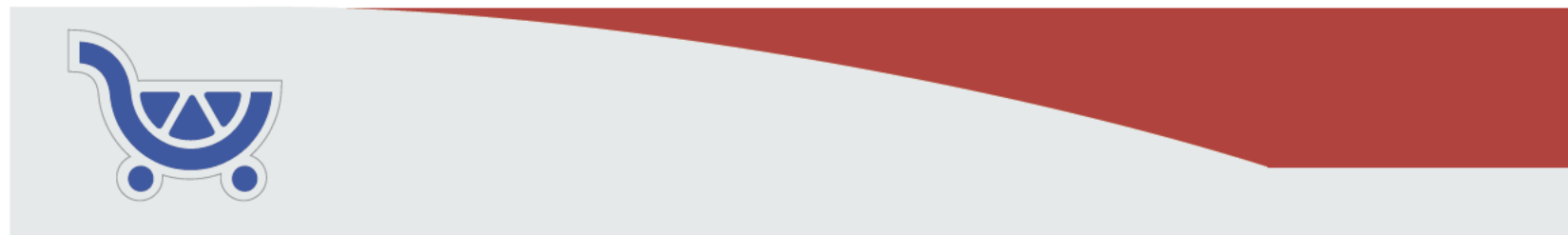
DRAWING NO:
809686509.11A
DATE: 10.10.2023
S. Hawke

F



FOR INSTALLATION ON STANDARD 42" CANOPY

SCALE: 3/4" = 1'-0"



SCALE: 3/8" = 1'-0"

CART/LOGO DETAIL

- 4" WIDE ALUMINUM COIL PAINTED SILVER.
- 1" DEEP PANNED/EMBOSSSED CAP OVER FACE.
- OPAQUE SILVER BACKGROUND WITH EMBOSSSED TRANSLUCENT GRAPHICS.

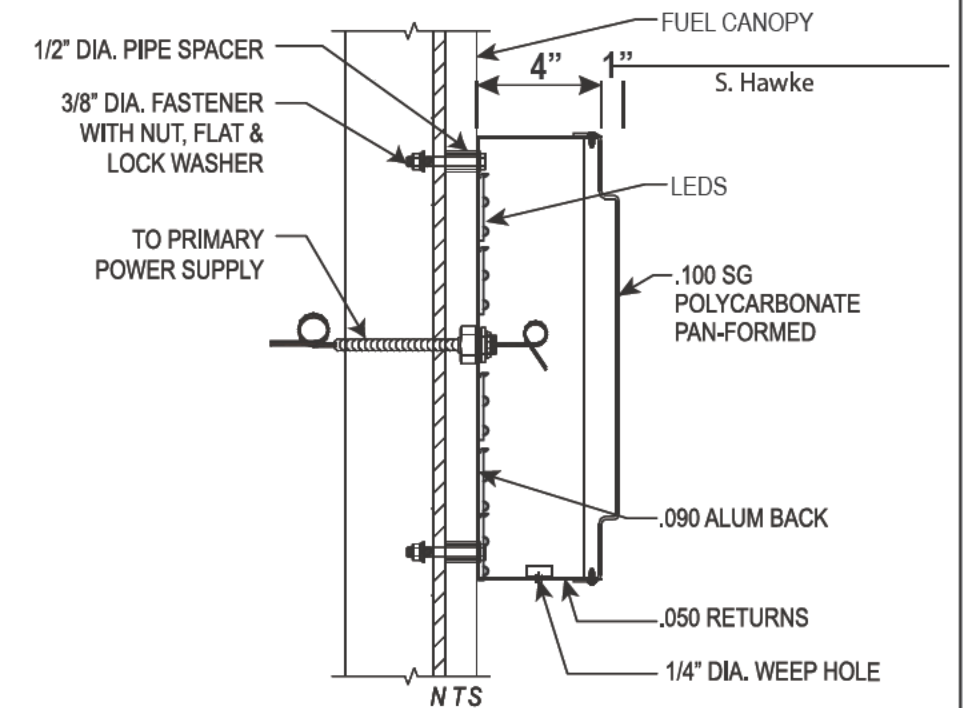
FACES: WHITE ACRYLIC WITH
1ST SURFACE VINYL - 3730-8537 KROGER BLUE

SW4091 - 3M 7725-120

FILLER:
SW4091



LOGO/CART END VIEW



****Install instructions per SPG requirement - Kroger specifications require secondary wiring on gas canopies to be contained within conduit as provided by Cummings.**

7.8 SQ. FT.



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:

DATE:

	DATE	BY		DATE	BY
Rev. #1			Rev. #4		
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		



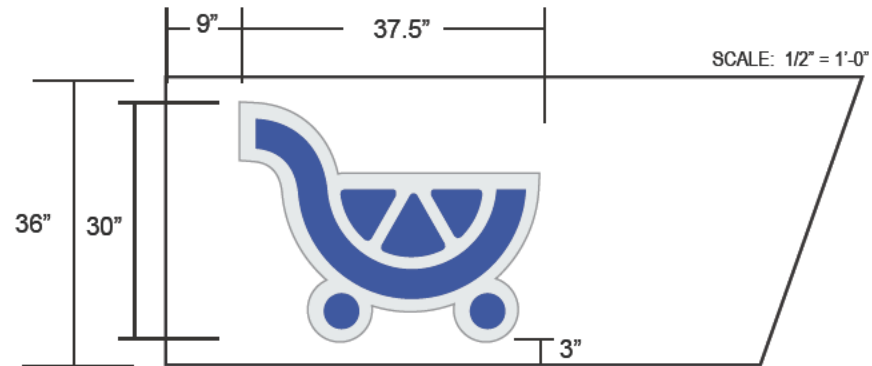
DRAWING NO:
809686509.11E

DATE: 10.10.2023

S. Hawke

NON-ILLUMINATED

G



FOR INSTALLATION ON STANDARD 36" KIOSK FASCIA



SIDE VIEW

- 4" WIDE ALUMINUM COIL PAINTED SILVER.
- 1" DEEP PANNED/EMBOSSED CAP OVER FACE.
- SILVER BACKGROUND WITH EMBOSSED GRAPHICS.

FACES: WHITE ACRYLIC WITH 1ST SURFACE VINYL - 3730-8537 KROGER BLUE
SW4091 - 3M 7725-120
FILLER: SW4091



LOGO/CART END VIEW



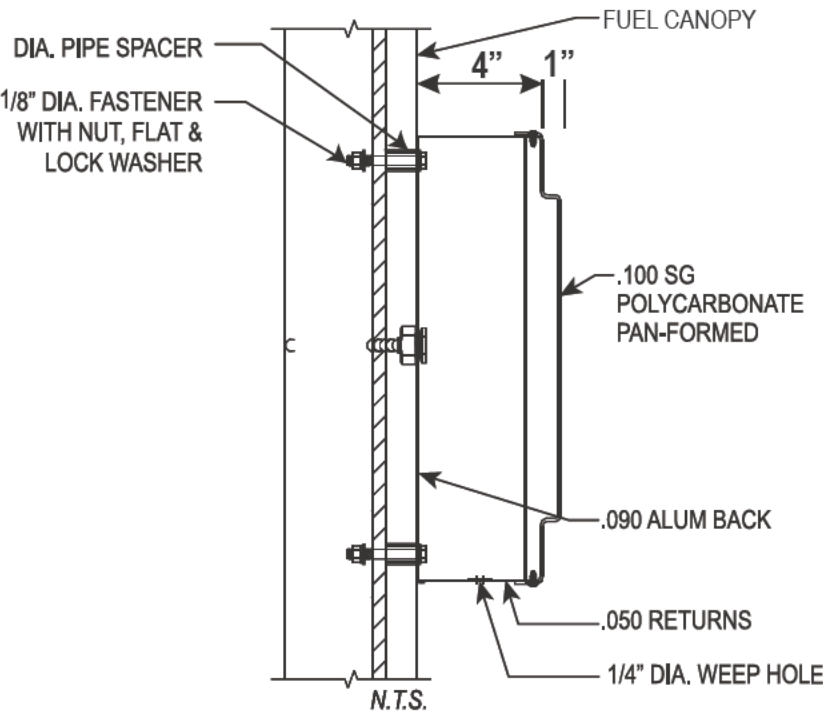
FRONT STORE VIEW

SCALE: 3/8" = 1'-0"



BACK STORE VIEW

SCALE: 3/8" = 1'-0"



7.8 SQ. FT.

PART # T.B.D



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:

DATE:

	DATE	BY	DATE	BY
Rev. #1			Rev. #4	
Rev. #2			Rev. #5	
Rev. #3			Rev. #6	



DRAWING NO:
1053010211.02.1A
DATE: 02.14.2024
S. HAWKE



18in Triple Product, Single Face

Coupa # 18TPSF-LED (Part number also used for retrofitting existing custom signs)

Standard Commodities/Colors shown.

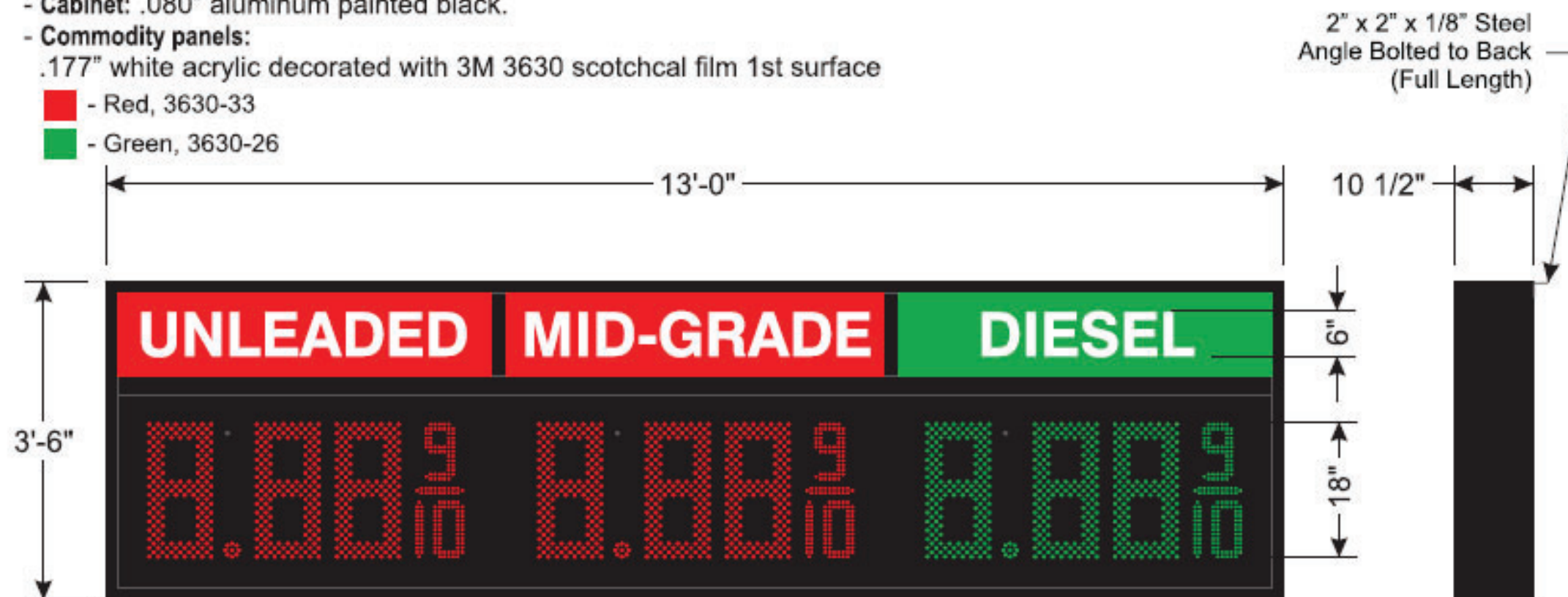
IF non-standard (PREMIUM, E85, etc..) Specify in Coupa "NOTES"

CONSTRUCTION:

- Fabricate a triple product S/F LED price sign; using 18" LED units, (2x) red & (1x) green.
- Illumination: 12VDC LED backlighting.
- Cabinet: .080" aluminum painted black.
- Commodity panels:
 - .177" white acrylic decorated with 3M 3630 scotchcal film 1st surface
 -  - Red, 3630-33
 -  - Green, 3630-26

ELECTRICAL:

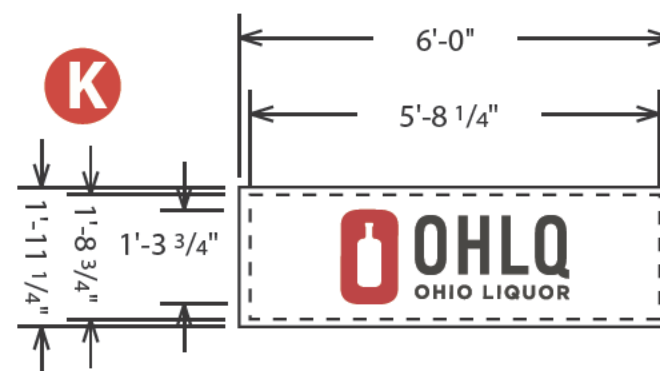
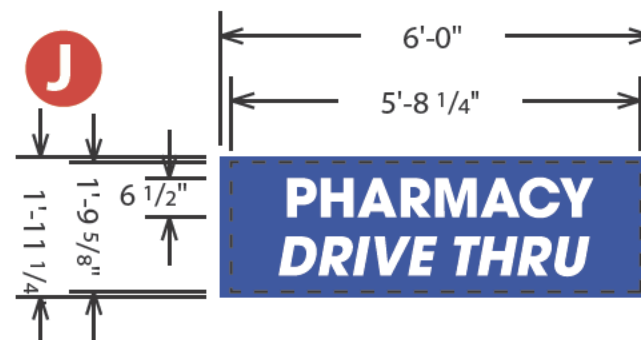
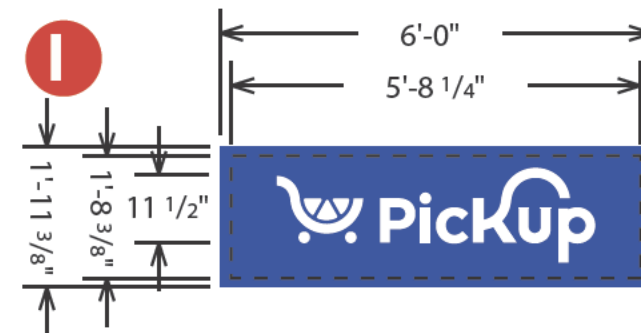
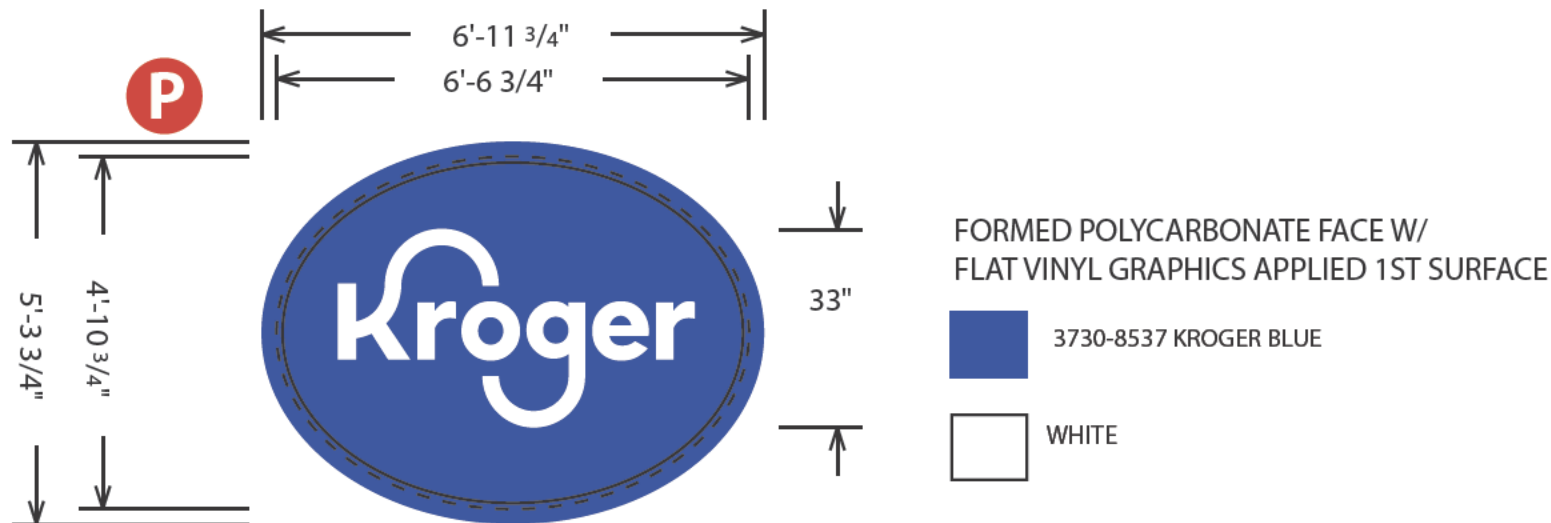
120 VAC, Total circuits 2, 10A recommended
Circuit 1 (LIGHTS) 1A
Circuit 2 (LED price) 2.5A



ELEVATION

SCALE: 1/2" = 1'-0"

*Contact Landmark to discuss your specific needs.



EXISTING PROPOSED P I J K L

SCOPE OF WORK: PYLON - REPLACE OVAL -GO BACK WITH NEW BLUE FACES THAT HAVE THE KROGER IN WHITE. REPLACE THE FACES THAT READ KROGER FUEL AND GO BACK WITH BLUE FACES WITH WHITE CART W/ PICKUP. REPLACE THE FACES THAT READ DTP AND GO BACK WITH BLUE FACES WITH WHITE PDT. REPLACE THE LIQUOR STORE FACES WITH NEW WHITE FACES W/ OHLQ. CHANGE OUT PRICER TO LED PRICER.



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT AUTHORIZATION IN WRITING BY AN OFFICIAL OF CUMMINGS SIGNS.

CUSTOMER APPROVAL: _____

Rev. #	DATE	BY	Rev. #	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



KROGER #932
1510 COVINGTON AVE.
PIQUA, OH 45356

DRAWING NO:
1269142283.03

DATE: 11.07.2024
J. Allington

12in Triple Product, Single Face

L

Coupa # 555012 (Part number also used for retrofitting existing custom signs)

Standard Commodities/Colors shown.

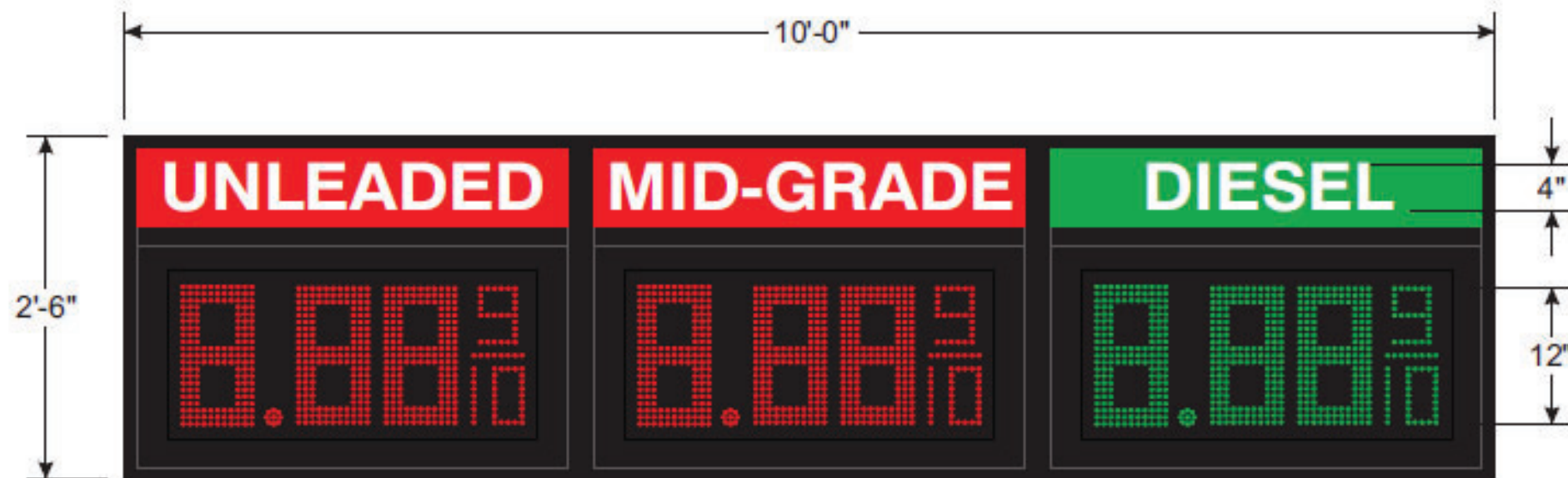
IF non-standard (PREMIUM, E85, etc..) Specify in Coupa "NOTES"

CONSTRUCTION:

- Fabricate a triple product S/F LED price sign; using 12" LED units
- Illumination: 12VDC LED backlighting.
- Cabinet: Aluminum housing painted black.
- Commodity panels:
 - .177" white acrylic decorated with 3M 3630 scotchcal film 1st surface
 - - Red, 3630-33
 - - Green, 3630-26

ELECTRICAL:

120 VAC, Total circuits 2, 10A recommended
Circuit 1 (LIGHTS) 1 A
Circuit 2 (LED price) 1.5 A

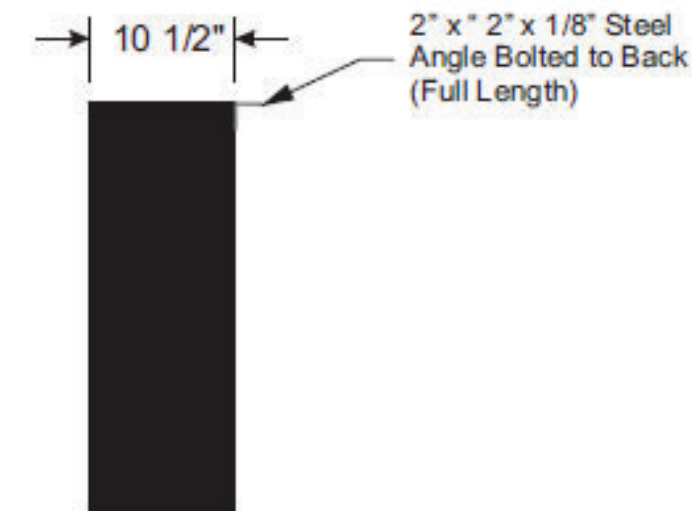


ELEVATION

SCALE: 3/4" = 1'-0"

SIGN AREA: 25.0 sqft

Contact Landmark to discuss your specific needs



END VIEW



EXISTING
SCOPE OF WORK: FRONT ELEVATION - REMOVE THE STARBUCKS COFFEE LETTER SET. INSTALL NEW STARBUCKS SIGN.



PROPOSED 

KROGER #932
1510 COVINGTON AVE.
PIQUA, OH 45356



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED FOR ANY OTHER PROJECT. DATE: _____

	DATE	BY		DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



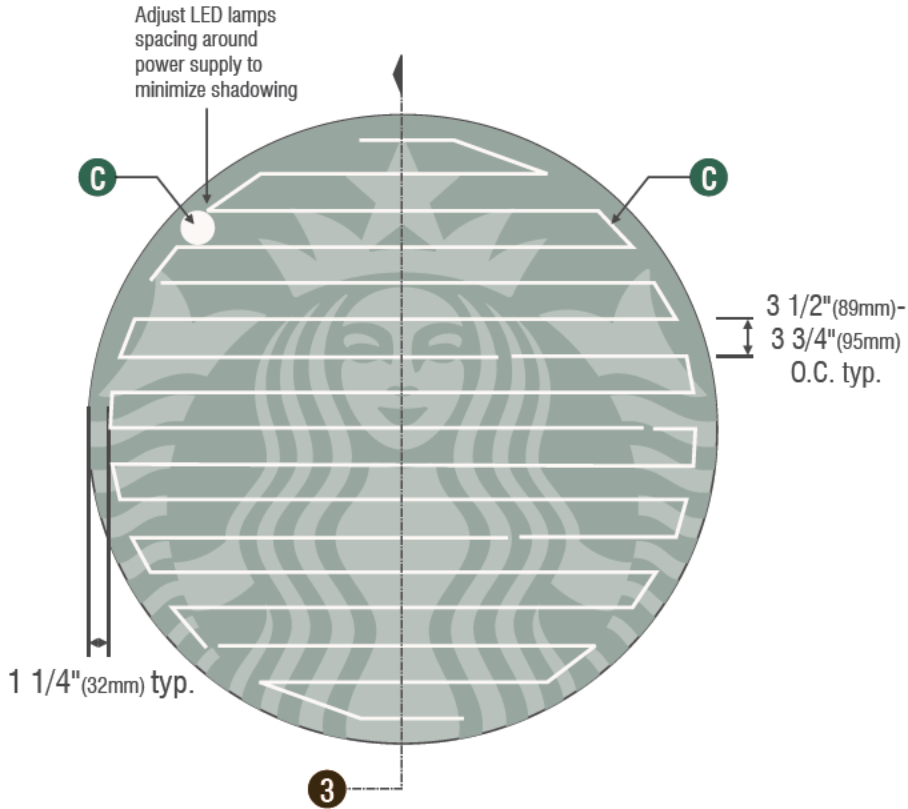
DRAWING NO:
1269142283.03

DATE: 11.07.2024
J. Allington

PROVIDED BY OTHERS - PERMITTED & INSTALLED BY CUMMINGS



1 Front View
Scale: 1/2" = 1'-0"

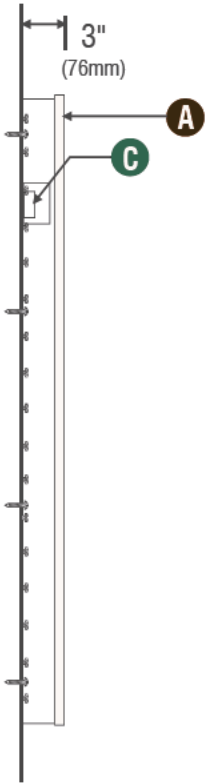


2 LED Detail
Scale: 1/2" = 1'-0"

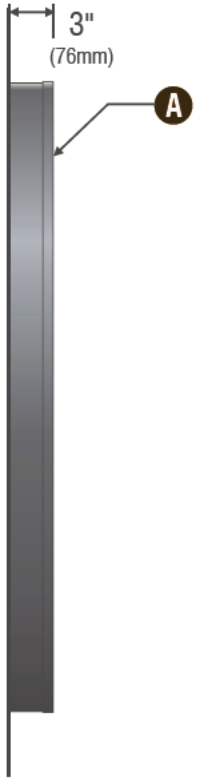


SPECIFICATIONS:

- A 60" (1524mm) Single faced internally illuminated wall mount logo disk. Cabinet to be 3" (76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16" (5mm) Acrylite 015-2GP. 1" (25mm) black trimcap with square head screws retainer edging.
- B Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
- C Internally illuminate logo disk with white LED's installed to back of disk. Power with self-contained multi-volt power supply contained with an U.L. enclosure covered in white vinyl film. Fasten to wall with required fasteners.



3 Section View
Scale: 1/2" = 1'-0"



4 Side View
Scale: 1/2" = 1'-0"



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS SIGNS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.

CONCEPTUAL DRAWING - FOR PRESENTATION PURPOSES ONLY.
NOT FOR USE IN MFG. OR FOR FINAL CUSTOMER APPROVAL

	DATE	BY		DATE	BY
Rev. #1			Rev. #4		
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		



STARBUCKS
COFFEE

DRAWING NO:
84559
DATE: 7-21-2016
S. Hawke

RESOLUTION No. BZA 09-24

WHEREAS, the City of Piqua Development Code §4.7.7 establishes a maximum allowable size of 150 square feet for a single wall sign; and

WHEREAS, Atlantic Sign Company, on behalf of the applicant, has requested a variance to allow the main Kroger sign on the parcel identified by Parcel ID N44-078626 to measure 193.23 square feet, exceeding the ordinance by 43.23 square feet; and

WHEREAS, the Board of Zoning Appeals has reviewed the request, considered staff recommendations, and evaluated the application in the context of the intent and purpose of the zoning regulations; and

WHEREAS, the Board has found that the applicant has provided sufficient justification to support the requested variance, including demonstrating a practical difficulty or unique condition that warrants such an exception to the zoning ordinance;

NOW THEREFORE BE IT RESOLVED that _____ motioned to _____ the request for a variance at 1510 Covington Avenue. The motion was seconded by _____ and the request was _____ with a vote as recorded below.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Ms. Eva Silvers	☐	☐	☐	☐
Ms. Debbie Stein	☐	☐	☐	☐

_____ Chairperson

ATTEST: _____
Clerk of Commission

Date: _____

RESOLUTION No. BZA 10-24

WHEREAS, §4.7.7 of the City of Piqua Zoning Ordinance permits a maximum of one wall sign per 75 feet of frontage; and

WHEREAS, Atlantic Sign Company, on behalf of the applicant, has requested a variance to allow seven total wall signs on the parcel identified by Parcel ID N44-078626, whereas only four signs are permitted under the ordinance, including the main Kroger sign, the accompanying shopping cart icon, and additional business-related signage; and

WHEREAS, the Board of Zoning Appeals has reviewed the request, considered staff recommendations, and evaluated the application in the context of the intent and purpose of the zoning regulations; and

WHEREAS, the Board has found that the applicant has provided sufficient justification to support the requested variance, demonstrating that the signs are necessary for the operation of the businesses on the property and do not negatively impact the surrounding area or the intent of the zoning regulations;

NOW THEREFORE BE IT RESOLVED that _____ motioned to _____ the request for a variance at 1510 Covington Avenue. The motion was seconded by _____ and the request was _____ with a vote as recorded below.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Ms. Eva Silvers	☐	☐	☐	☐
Ms. Debbie Stein	☐	☐	☐	☐

_____ Chairperson

ATTEST: _____
Clerk of Commission

Date: _____

RESOLUTION No. BZA 11-24

WHEREAS, §4.7.7 of the City of Piqua Zoning Ordinance sets a maximum allowable height of 3 feet for certain signs; and

WHEREAS, Atlantic Sign Company, on behalf of the applicant, has requested a variance to allow a height increase to 3 feet 6 inches for a pre-fabricated gas price LED sign on the parcel identified by Parcel ID N44-078626; and

WHEREAS, the Board of Zoning Appeals has reviewed the request, considered staff recommendations, and evaluated the application in the context of the intent and purpose of the zoning regulations; and

WHEREAS, the Board has found that the applicant has provided sufficient justification to support the requested variance, demonstrating that the minor height increase will not have a negative impact on the surrounding area and is necessary for the functionality of the sign;

NOW THEREFORE BE IT RESOLVED that _____ motioned to _____ the request for a variance at 1510 Covington Avenue. The motion was seconded by _____ and the request was _____ with a vote as recorded below.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Ms. Eva Silvers	☐	☐	☐	☐
Ms. Debbie Stein	☐	☐	☐	☐

_____ Chairperson

ATTEST: _____
Clerk of Commission

Date: _____

RESOLUTION No. BZA 12-24

WHEREAS, §4.7.7 of the City of Piqua Zoning Ordinance regulates the size and use of pole signs, with specific provisions addressing nonconforming signs; and

WHEREAS, Atlantic Sign Company, on behalf of the applicant, has requested a variance to replace the face of an existing pole sign on the parcel identified by Parcel ID N44-078626, changing the current gas station advertisement to a "Pickup" icon promoting the grocery pickup service; and

WHEREAS, the applicant is also replacing additional faces on the same pole sign with updated logos for existing businesses, maintaining the same uses; and

WHEREAS, the Board of Zoning Appeals has reviewed the request, considered staff recommendations, and evaluated the application in the context of the intent and purpose of the zoning regulations; and

WHEREAS, the Board has found that the applicant has provided sufficient justification for the requested variance, including that the proposed "Pickup" sign represents a change to the sign that brings it into closer alignment with current regulations, rather than continuing a nonconforming use as with the other faces;

NOW THEREFORE BE IT RESOLVED that _____ motioned to _____ the request for a variance at 1510 Covington Avenue. The motion was seconded by _____ and the request was _____ with a vote as recorded below.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Ms. Eva Silvers	☐	☐	☐	☐
Ms. Debbie Stein	☐	☐	☐	☐

_____ Chairperson

ATTEST: _____
Clerk of Commission

Date: _____

BZA 9,10,11,12- 24	N44-09344 LFRC SPRINGFIELD RE LLC	102 SUNSET	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-25035 CITY OF PIQUA	PIQUA CLAY RD	PIQUA	OH	45357
BZA 9,10,11,12- 24	N44-07342 ABNER JOHNATHON & DEBRA	1417 COVINGTON AVE	PIQUA	OH	45358
BZA 9,10,11,12- 24	N44-09156 JAR INVESTMENT LLC	1408 COVINGTON AVE	PIQUA	OH	45359
BZA 9,10,11,12- 24	N44-25130 MIAMI METROPOLITAN HOUSING AUTHOF	1345 COVINGTON AVE	PIQUA	OH	45360
BZA 9,10,11,12- 24	N44-09346 HARTZELL PROPELLER INC	1608 COVINGTON AVE	PIQUA	OH	45362
BZA 9,10,11,12- 24	N44-25035 CITY OF PIQUA	PIQUA CLAY RD	PIQUA	OH	45363
BZA 9,10,11,12- 24	N44-06446 ATM INVESTMENTS LLC	143 SUNSET DR	PIQUA	OH	45364
BZA 9,10,11,12- 24	N44-07862 MARKET PLACE INVESTORS LLC	1510 1598 COVINGTON AVE	PIQUA	OH	45365
BZA 9,10,11,12- 24	N44-07317 LIETTE DOUG & EDWIN	1435 COVINGTON AVE	PIQUA	OH	45366
BZA 9,10,11,12- 24	N44-09376 TERRACE CREEK HOLDINGS LLC	90 MARYVILLE LN	PIQUA	OH	45367
BZA 9,10,11,12- 24	N44-07317 TILER HOLDINGS LIMITED	1433 COVINGTON AVE	PIQUA	OH	45368
BZA 9,10,11,12- 24	N44-07342 HUFFORD SANDRA K	1421 COVINGTON AVE	PIQUA	OH	45369
BZA 9,10,11,12- 24	N44-07331 THIRD SAVINGS & LOAN CO	1603 COVINGTON AVE	PIQUA	OH	45370
BZA 9,10,11,12- 24	N44-05770 THONG GIA MINH & TRONG DINH NGUYE	1339 1339 1/2 COVINGTON AVE	PIQUA	OH	45371
BZA 9,10,11,12- 24	N44-06461 HAWKEY RONALD D (TOD) & SUE A JONES	100 SHARON DR	PIQUA	OH	45372
BZA 9,10,11,12- 24	N44-06445 HOWARD PAMELA E & KEITH	100 JANET DR	PIQUA	OH	45373
BZA 9,10,11,12- 24	N44-09328 UNITY NATIONAL BANK	COVINGTON AVE	PIQUA	OH	45374
BZA 9,10,11,12- 24	N44-07317 TILER HOLDINGS LIMITED	1433 COVINGTON AVE	PIQUA	OH	45375
BZA 9,10,11,12- 24	N44-25013 CITY OF PIQUA	PROPELLER PL	PIQUA	OH	45376
BZA 9,10,11,12- 24	N44-10156 1546 COVINGTON AVENUE LLC	1546 COVINGTON AVE	PIQUA	OH	45377
BZA 9,10,11,12- 24	N44-07684 SPEEDWAY LLC	1551 COVINGTON AVE	PIQUA	OH	45378
BZA 9,10,11,12- 24	N44-25013 CITY OF PIQUA	COVINGTON	PIQUA	OH	45379
BZA 9,10,11,12- 24	N44-09338 REM PROPERTIES II	1625 COVINGTON AVE	PIQUA	OH	45380
BZA 9,10,11,12- 24	N44-05772 GRONBACH ALICIA MARIE	202 CEDARBROOK	PIQUA	OH	45381
BZA 9,10,11,12- 24	N44-09356 S & P PIQUA WEST LLC	1330 COVINGTON AVE	PIQUA	OH	45382
BZA 9,10,11,12- 24	N44-06444 HUTSON BRITTANY R & PAMELA E	101 JANET	PIQUA	OH	45383
BZA 9,10,11,12- 24	N44-07683 TOLSON INVESTMENTS LLC	1567 COVINGTON AVE	PIQUA	OH	45384
BZA 9,10,11,12- 24	N44-07317 CANTINA HOSPITALITY LLC	1429 COVINGTON AVE	PIQUA	OH	45385
BZA 9,10,11,12- 24	N44-05769 CREAGER KENNETH R & CARLA D (TOD) @	1335 COVINGTON	PIQUA	OH	45386
BZA 9,10,11,12- 24	N44-06443 VOSLER RYAN M	103 JANET DR	PIQUA	OH	45387
BZA 9,10,11,12- 24	N44-05771 ANDERS DIANA LYNN	200 CEDARBROOK	PIQUA	OH	45388
BZA 9,10,11,12- 24	N44-09344 LFRC SPRINGFIELD RE LLC	1270 N ELGIN PKY SUITE C-14	SHALIMAR	FL	32579
BZA 9,10,11,12- 24	N44-25035 CITY OF PIQUA	124 N WAYNE ST	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-07342 ABNER JOHNATHON & DEBRA	1417 COVINGTON AVE	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-09156 JAR INVESTMENT LLC	6300 NE 1ST AVE #300	FORT LAUD	FL	33334
BZA 9,10,11,12- 24	N44-25130 MIAMI METROPOLITAN HOUSING AUTHOF	1695 TROY SIDNEY RD	TROY	OH	45373
BZA 9,10,11,12- 24	N44-09346 HARTZELL PROPELLER INC	ONE PROPELLER PLACE	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-25035 CITY OF PIQUA	124 N WAYNE ST	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-06446 ATM INVESTMENTS LLC	12877 KIRKWOOD RD	SIDNEY	OH	45365
BZA 9,10,11,12- 24	N44-07862 MARKET PLACE INVESTORS LLC	3265 MERIDIAN PKY SUITE 130	FORT LAUD	FL	33331
BZA 9,10,11,12- 24	N44-07317 LIETTE DOUG & EDWIN	8600 LOONEY RD	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-09376 TERRACE CREEK HOLDINGS LLC	90 MARYVILLE LN	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-07317 TILER HOLDINGS LIMITED	5935 SQUIRES GALE DR	MASON	OH	45040
BZA 9,10,11,12- 24	N44-07342 HUFFORD SANDRA K	6545 US 36	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-07331 THIRD SAVINGS & LOAN CO	215 N WAYNE ST	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-05770 THONG GIA MINH & TRONG DINH NGUYE	1339 COVINGTON AVE	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-06461 HAWKEY RONALD D (TOD) & SUE A JONES	100 SHARON DR	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-06445 HOWARD PAMELA E & KEITH	100 JANET DR	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-09328 UNITY NATIONAL BANK	P O BOX 913	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-07317 TILER HOLDINGS LIMITED	5935 SQUIRES GALE DR	MASON	OH	45040
BZA 9,10,11,12- 24	N44-25013 CITY OF PIQUA	201 W WATER ST	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-10156 1546 COVINGTON AVENUE LLC	218 W ASH ST	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-07684 SPEEDWAY LLC	539 S MAIN ST	FINDLAY	OH	45840

BZA 9,10,11,12- 24	N44-25013 CITY OF PIQUA	201 W WATER ST	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-09338 REM PROPERTIES II	1625 COVINGTON AVE	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-05772 GRONBACH ALICIA MARIE	202 CEDARBROOK DR	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-09356 S & P PIQUA WEST LLC	311 STEVENS ST	COVINGTO	OH	45318
BZA 9,10,11,12- 24	N44-06444 HUTSON BRITTANY R & PAMELA E	101 JANET DR	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-07683 TOLSON INVESTMENTS LLC	7150 W CENTRAL STE 100 AVE	TOLEDO	OH	43617
BZA 9,10,11,12- 24	N44-07317 CANTINA HOSPITALITY LLC	P O BOX 782654	WICHITA	KS	67207
BZA 9,10,11,12- 24	N44-05769 CREAGER KENNETH R & CARLA D (TOD) @	PO BOX 1624	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-06443 VOSLER RYAN M	103 JANET DR	PIQUA	OH	45356
BZA 9,10,11,12- 24	N44-05771 ANDERS DIANA LYNN	200 CEDARBROOK	PIQUA	OH	45356