

Community Services Department

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

February 11, 2025

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

Please be advised that the City of Piqua City Historic Review Commission (CHRC) meeting will be conducted on **Monday, February 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 CHRC at the public hearing proceedings.

The full agenda packet may be accessed at <https://piquaoh.gov/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 Henry".

Chad Henry
City Planner

Enc.

**CITY HISTORIC REVIEW COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – MONDAY, FEBRUARY 24, 2025
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – January 27, 2025

OLD BUSINESS

1. RESOLUTION CHRC 06-24 – Certificate of Appropriateness – 400 N. Main
A resolution to approve exterior building alterations of 400 N. Main Street.

NEW BUSINESS

1. RESOLUTION CHRC 02-25 – Certificate of Appropriateness – 727 N. Wayne Street
A resolution to approve exterior renovations at 727 N. Wayne Street.

OTHER BUSINESS/ADJOURNMENT

**CITY HISTORIC REVIEW COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – MONDAY, JANUARY 27, 2025
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

At 6:00 pm Mr. Oda called the meeting to order.

ROLL CALL

Members Present: Mr. Brad Bubb; Mr. Rich Spraggs; Mr. Jim Oda; Ms. Melanie Walker; Ms. Jean Franz Mr. Jim Vetter

Staff Present: Chad Henry, City Planner

MEETING MINUTES

A motion to approve the November 25, 2025 meeting minutes was made by Mr. Bubb, seconded by Ms. Walker. Motion carried unanimously.

OLD BUSINESS

RESOLUTION CHRC 06-24

Mr. Bubb made a motion to untable the resolution. Ms. Walker seconded the motion to untable CHRC 06-24.

Mr. Henry stated that he has not heard from the applicant since November 25 at the last meeting. He states that the board asked for applicant to bring additional information and samples and Mr. Henry stated he hasn't heard from them.

Mr. Oda stated he is willing to table the motion again but will need to hear from the applicant.

RESOLUTION CHRC 01-25

Mr. Henry stated there was approval last July but wanted to come back with color schemes. Changing color schemes as shown in packet.

Applicant was not present.

Mr. Oda asked if applicants can send a picture of the building in the future for reference. The board discussed the paint colors submitted.

Mr. Bubb made a motion to approve the color scheme. Mr. Spraggs seconded the motion. It was approved with a 6-0 vote.

CERTIFIED LOCAL GOVERNMENT-BOARD TRAINING

Nathan Bevil, Community Planning & Preservation Manager with the State Historic Preservation Office gave training to the board. A slide show was presented with information.

OTHER BUSINESS

ADJOURNMENT

Mr. Oda adjourned the meeting at 7:22 without objections from the Commission.

Chad Henry

From: Ron Farhad <ron@gonewways.com>
Sent: Sunday, February 23, 2025 8:55 PM
To: Chad Henry
Subject: Re: 400 N. Main St - CHRC Meeting

Hello Chad. I will reach out to you once I am ready to present something more in detail regarding the windows. I am working right now on a few other projects and I had to push this back because of several reasons including weather.

On Fri, Feb 21, 2025 at 3:15 PM Chad Henry <chenry@piquaoh.gov> wrote:

Ron,

CHRC tabled your project at 400 N. Main again last month, and it will be brought back this coming Monday at 6:00 at the next scheduled meeting. The chair stated last month that if a representative was not in attendance or additional items were not submitted per your discussion in November, they were going to deny the request and no longer keep it as old business on the agenda.

Please let me know if you have any questions.

-CH

Chad Henry

City Planner

Planning and Zoning Division

Community Services Department

937.778.2049 | www.piquaoh.gov



HOW TO APPLY FOR A CERTIFICATE OF APPROPRIATENESS

As defined under Chapter 99.06.E. – Certificate of Appropriateness of the City of Piqua Code of Ordinances, the City Historic Review Commission (CHRC) is empowered to approve requests for Certificate of Appropriateness. Any person, firm, corporation or agency may submit an application to the CHRC provided they are the owner or the owner's representative of the property for which the application is being submitted.

The CHRC shall set a date for a public hearing once an application is filed and fees are paid. An application will only be considered complete when it includes ALL required documentation and fees. The basis for review is defined in Chapter 99.06.E.1. Please submit all application materials to: piquapermits@piquaoh.gov

Administrative Review. The City can administratively review (no CHRC review required) minor work which includes the list below. A completed COA Application is still necessary, but no Public Hearing is required.

- Any modification to an existing structure, previously designated as not historically significant by the CHRC, that the Community Services Director or his/her designee deems to have no impact on any surrounding historically significant structure. Modifications must be found by the Community Services Director to be reasonably fitting with the character of the Piqua Historic District.
- The construction of a new structure on a property within the Piqua Historic District. To qualify as minor work, the new construction must meet all standards of the City of Piqua Development Code without any variance.
- Repainting of previously painted surfaces. Applicants are encouraged to select from historic color palettes appropriate to the era of the Historic District. Applicants are required to use their painting choices to highlight architectural features of a building with use of accent colors and to avoid using the same color over all surfaces of a facade. Applicants are encouraged to select paint colors that do not match those of neighboring structures. The Development Director may not approve any fluorescent paint color as minor work;
- In-kind repair or replacement of existing siding, doors, windows, roofs, gutters and downspouts. The Community Services Director may not approve any deviation from the materials or appearance of any significant architectural feature;
- Installation of, or changes to, off-street parking and loading, including curb cuts;
- Replacement, removal or installation of fencing;
- The removal of structures or additions previously designated by the CHRC as not historically significant;
- The installation of signs that meet all standards of the City of Piqua Development Code (Title XV) without any variance unless otherwise stated to require CHRC review; and
- Temporary installation of residential lights, art displays, signs or decorations for a period of less than 60 consecutive days. This does not include commercially zoned properties.

Certificate Expiration. An application submitted for a Certificate of Appropriateness will expire if there is no activity within 60 days of the issuance of the Certificate.

Validity. A Certificate of Appropriateness remains valid for 180 calendar days. Construction of the change must be completed before the expiration of the issued Certificate of Appropriateness, unless approved.

Additional Permits. A COA is not a zoning permit. Additional permits may be required prior to construction.

A. DESIGNATION SUBMISSION QUESTIONS

1. Is your property located within the Piqua Historic District boundaries, or a Designated Landmark on the Piqua Historic Registry? See Map attached to the application.

☒ Yes

☐ No

2. Are you completing any of the following work, exclusively?

- Ordinary Maintenance or repair of the property (not including replacement of existing materials)
- Changes that were required by the Miami County Bldg. Official for public safety
- Interior Improvements of any kind
- Securing the property after it was compromised (i.e. broken window, boarded up door, etc.)

If your answer is **NO** to question one, or **YES** to any of question two you are not required to get a COA for work completed.

B. PROJECT LOCATION

Street Address: 727-729 N Wayne St, Piqua, OH 45356

Parcel ID Number: N44-003510

Zoning District: 520 - Two family Dwelling Owner Occu

Current Use: Duplex

Existing Property Use: Duplex

C. APPLICANT INFORMATION

☐ SAME AS OWNER (Do not complete this section)

Company Name: Huelsman Homes, LLC

Contact Person First Last Name: Evan Huelsman

Mailing Address: 138 S Frankfort St, Minster, OH 45865

Phone Number: 937-710-2324

Email: evan@huelsmanbros.com

D. PROPERTY OWNER INFORMATION

Company Name: Huelsman Homes, LLC

Contact Person First Last Name: Evan Huelsman

Mailing Address: 138 S Frankfort St, Minster, OH 45865

Phone Number: 937-710-2324

Email: evan@huelsmanbros.com

E. PROJECT DETAILS

1. Briefly describe the nature of the project (Please attached additional pages if necessary):

We plan to perform an exterior renovation for the duplex, which includes installing new siding and windows. Additionally, we are evaluating the removal of the enclosed porch addition at the rear of the 729 side, as it appears to be poorly constructed and in rough condition. On the 727 side, we are also considering a renovation of the front porch, which would involve replacing the foundation, porch top, posts, etc.

2. Type of work being completed:

- ☐ New Construction of Building (New building, addition or garage, shed, etc.)
- ☒ Exterior Building Alteration (Exterior changes to existing building, windows, doors, etc.)
- ☐ Restoration (Small scale remodel or individual architectural feature update – awning, etc.)
- ☐ Signage (Installation of a sign or graphic as defined within the Development Code)
- ☐ Exterior Painting where color is changing
- ☒ Demolition (Removal of any building features, or the razing of any structure)
- ☐ Other: _____

F. PROJECT COST / TIMELINE

Estimated Project Cost (Req'd): ≈\$60,000

Start Date: As Soon As Possible

End Date: ≈April 2025

G. SITE PLAN AND PHOTO REQUIREMENTS

Enclose the following **PHOTOS** of the property as it looks today. Please label the photographs. Digital photographs are preferred on a thumbdrive.

- ☒ Outside – Front
- ☒ Outside – Sides
- ☒ Outside – Rear

Provide a **SITE PLAN** of the property that includes the following:

- ☒ Property Lines
- ☒ Location of Structures on the property including accessory structures which label the distance from the property lines of each structure (setbacks).
- ☒ Location of work on property – New Construction includes location of new buildings, existing work includes labeling the side of the building or location on the site of proposed work.

FEES, PAYMENT, ETC.

Application Fee:
\$75

Payments made be completed by check, cash, or by credit card at the Municipal Government Center – 201 W. Water Street, Piqua, OH 45356.

ACKNOWLEDGMENT AND AUTHORIZATION

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

Evan Huelsman

1/29/2025

Applicant Name

Date



Owner

Applicant Signature

Title

Evan Huelsman

1/29/2025

Property Owner Name

Title



Owner

Property Owner Signature

Title















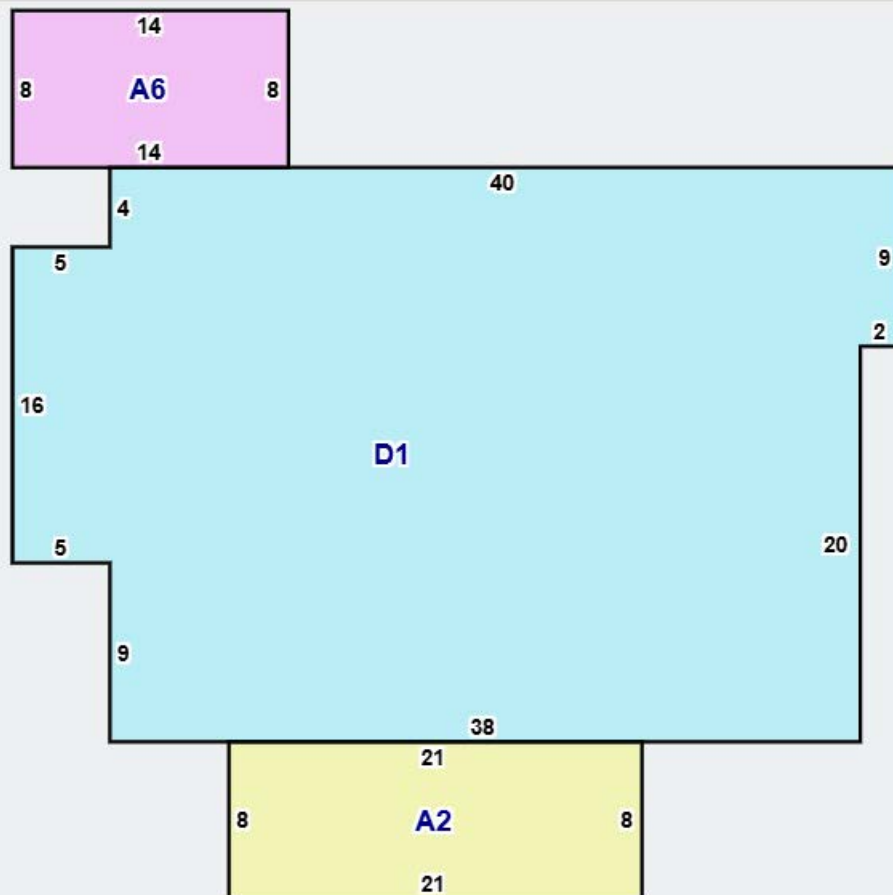












A2
PR1
168 sqft
A6
PR2
112 sqft
D1
2 s Fr B
1200 sqft

N44-003510

1/29/2025



Matthew W. Gearhardt
County Auditor
Miami County, Ohio
www.miamicountyohioauditor.gov

Parcel
N44-003510

520 - TWO FAMILY DWELLING O...

Owner
HUELSMAN HOMES LLC
SOLD: 7/11/2024 \$72,000.00

Address
727 WAYNE ST N

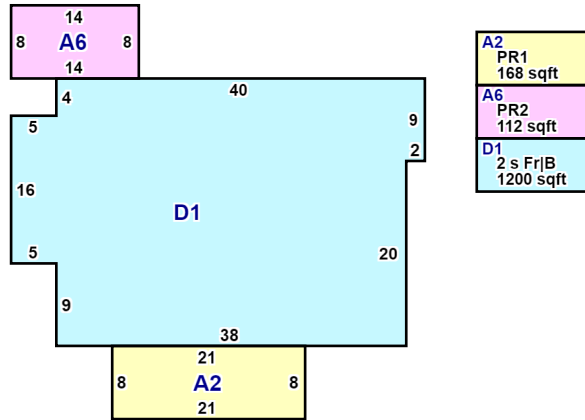
Appraised
\$80,600.00
ACRES: 0.1200

Photos



N44003510 07/03/2007

Sketches



Location

Parcel	N44-003510
Owner	HUELSMAN HOMES LLC
Address	727 WAYNE ST N
Municipality	PIQUA CITY
Township	
School District	PIQUA CSD

Deeded Owner Address

Mailing Name	HUELSMAN HOMES LLC
Mailing Address	727 N WAYNE ST
City, State, Zip	PIQUA OH 45356

Tax Payer Address

Mailing Name	HUELSMAN HOMES LLC
--------------	--------------------

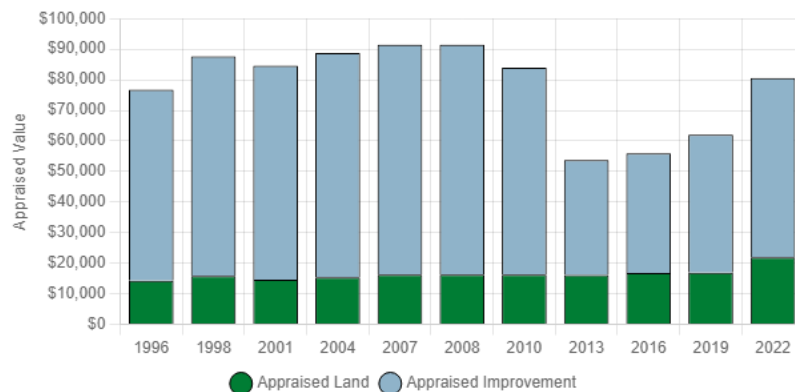
Mailing Address	138 S FRANKFORT ST
City, State, Zip	MINSTER OH 45865

Valuation

Please note, if you have any questions reach out to the Miami County Auditor's office at 937-440-5925.

Appraised (100%)				Assessed (35%)		
Year	Land	Improvements	Total	Land	Improvements	Total
2022	\$22,000.00	\$58,600.00	\$80,600.00	\$7,700.00	\$20,510.00	\$28,210.00
2019	\$16,900.00	\$45,100.00	\$62,000.00	\$5,920.00	\$15,790.00	\$21,710.00
2016	\$16,800.00	\$39,100.00	\$55,900.00	\$5,880.00	\$13,690.00	\$19,570.00
2013	\$16,200.00	\$37,600.00	\$53,800.00	\$5,670.00	\$13,160.00	\$18,830.00
2010	\$16,300.00	\$67,700.00	\$84,000.00	\$5,710.00	\$23,700.00	\$29,410.00
2008	\$16,300.00	\$75,200.00	\$91,500.00	\$5,710.00	\$26,320.00	\$32,030.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

Legal

Legal Acres	0.1200	Homestead Reduction	N
Legal Description	IL 143 63 1/2X79 S SIDE	Owner Occupied	N
Land Use	520 - Two family Dwelling ...	Foreclosure	N
Neighborhood	01500	Board of Revision	N
Card Count	1	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$1,189.50	Divided Property	N

Routing Number	060617.2-01-013-00
----------------	--------------------

Notes

SMDA#: N44-NE056 -012-00

Residential

Dwelling 1

Number Of Stories	2.0	Exterior Wall	Frame/Siding
Style	Conventional	Heating	Base
Year Built	1920	Cooling	None
Year Remodeled	0	Basement	Full Basement
Number of Rooms	7	Attic	Unfinished
Number of Bedrooms	4	Finished Living Area	2,400 sqft
Number of Full Baths	2	First Floor Area	1,200 sqft
Number of Half Baths	0	Upper Floor Area	1,200 sqft
Number of Family Rooms	0	Half Floor Area	0 sqft
Number of Dining Rooms	0	Finished Basement Area	0 sqft
Number of Basement Garages	0	Total Basement Area	1,200 sqft
Grade	B-	Fireplace Openings	0
Grade Adjustment	1.10	Fireplace Stacks	0
Condition	F F	Other Fixtures	0

Additions

Code	Description	Card	Base Area	Year Built	Appraised Value (100%)
PR2	Porch Frame - Enclosed	1	112	0	\$7,570.00
PR1	Porch Frame - Open	1	168	0	\$4,950.00
PR1	Porch Frame - Open	1	20	0	\$1,320.00
Totals					\$13,840.00

Agricultural

No Agricultural Records Found.

Commercial

No Commercial Building Records Found.

Sales

Date	Buyer	Seller	Conveyance		Deed	Book/Page	Valid	Parcels	Amount
			Number	Deed Type				In Sale	
7/11/2024	HUELSMAN HOMES LLC	BAKER MATTHEW S	1227	WD-WARRANTY DEED		/	NO	1	\$72,000.00
2/9/2015	BAKER MATTHEW S	WIRRIK PAUL W	217	FD-FIDUCIARY DEED		/	NO	1	\$20,000.00
9/14/1998	WIRRIK PAUL W	WIRRIK PAUL W	0	Unknown	999	/	NO	5	\$0.00
1/1/1990	WIRRIK PAUL	Unknown	0	Unknown		/	UNKNOWN	0	\$0.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Assessed Value
L1 - Regular Lot	0.1161	64	64	79	81%	\$400.00	\$325.00	\$263.25	\$16,850.00
Totals	0.1161								\$16,850.00

Improvements

No Improvement Records Found.

Tax

2024 Payable 2025

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$977.19	\$977.19	\$1,954.38
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$321.93	-\$321.93	-\$643.86
NON-BUSINESS CREDIT		-\$60.51	-\$60.51	-\$121.02
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$594.75	\$594.75	\$1,189.50
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$95.95	\$95.95	\$191.90

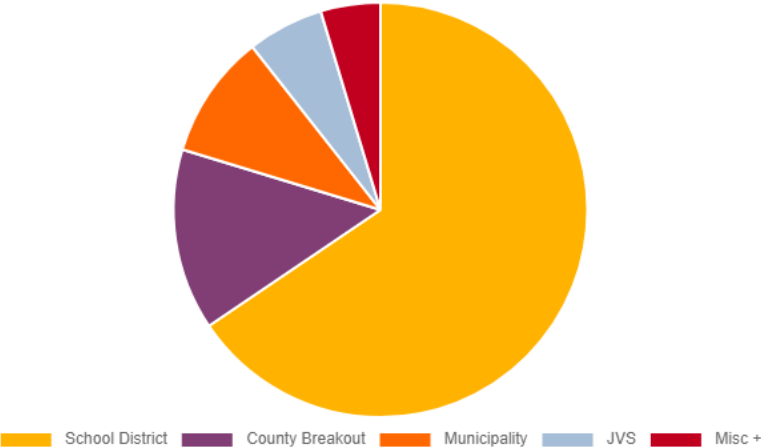
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$690.70	\$690.70	\$1,381.40
NET PAID	\$0.00	\$0.00	\$0.00	\$0.00
NET DUE	\$0.00	\$690.70	\$690.70	\$1,381.40
TAX RATE: 69.280000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 46.456093			SURPLUS	\$0.00

Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
7/11/2024	2-23	\$0.00	\$0.00	\$632.26	\$0.00	1mes-07112024-1-1
2/14/2024	1-23	\$0.00	\$632.26	\$0.00	\$0.00	3mt-02152024-23-1
7/19/2023	2-22	\$0.00	\$65.34	\$653.37	\$0.00	9jmb-07192023-22-1
3/6/2023	2-22	\$0.00	\$653.37	\$0.00	\$0.00	4jmb-03062023-201-1
7/20/2022	2-21	\$0.00	\$0.00	\$543.93	\$0.00	9mes-07212022-81-1
2/14/2022	1-21	\$0.00	\$567.75	\$0.00	\$0.00	6mlp-02182022-52-1
9/17/2021	1-21	\$731.91	\$0.00	\$0.00	\$0.00	2mlp-09172021-24-1

Tax Distributions

2024



Levy Name	Amount	Percentage
School District	\$779.66	65.55%
County Breakout	\$168.28	14.15%
Municipality	\$115.28	9.69%
JVS	\$70.84	5.96%
Misc +	\$55.44	4.66%
Totals	\$1,189.50	100%

Special Assessments

Project Name	Past		Due		Year Balance				
	Delinquency	Adjustment	First	Adjustment	Second	Adjustment	First	Second	Total
			Half		Half		Half	Half	
11-903 MIAMI CONS CAPITAL	\$0.00	\$0.00	\$22.06	\$0.00	\$22.06	\$0.00	\$22.06	\$22.06	\$44.12
11-900 CONSERVANCY	\$0.00	\$0.00	\$73.89	\$0.00	\$73.89	\$0.00	\$73.89	\$73.89	\$147.78
Totals	\$0.00	\$0.00	\$95.95	\$0.00	\$95.95	\$0.00	\$95.95	\$95.95	\$191.90



RESOLUTION No. CHRC 02-25

WHEREAS, Huelsman Homes, LLC, is requesting a Certificate of Appropriateness for exterior renovations at 727-729 N. Wayne Street, Piqua, OH 45356; and,

WHEREAS, Chapter 99 of the City of Piqua Code of Ordinances provides the procedure for issuing a Certificate of Appropriateness within the Downtown Historic District and,

WHEREAS, the City Historic Review Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed modifications:

- ☐ Preserves distinctive stylistic features and examples of skilled craftsmanship of historic buildings and other historic assets in the spirit and intent of the *Secretary of the Interior's Standards and Guidelines*.
- ☐ Includes materials that would have been used in historic construction or the utilization of modern materials which are appropriate to fulfill the preservation goals of the City.
- ☐ Is compatible with the general economic development policies of the city.
- ☐ Will not threaten the general health, safety, and welfare of the public or properties affected.
- ☐ Conforms to all other applicable plans, policies, and regulations of the city.

NOW THEREFORE BE IT RESOLVED, Commission member _____ hereby moves to _____ the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Bradley Bubp	☐	☐	☐	☐
Mr. Jim Oda	☐	☐	☐	☐
Mr. Rich Spraggs	☐	☐	☐	☐
Ms. Melanie Walker	☐	☐	☐	☐
Ms. Jean Frantz	☐	☐	☐	☐

Chairperson

ATTEST: _____
Clerk of Commission

Date: _____

CHRC 02-25	N44-003550	TOWNSEND JASON L	711 WAYNE ST N	PIQUA	OH	45356
CHRC 02-25	N44-003540	TOWNSEND JASON L	WAYNE ST	PIQUA	OH	45356
CHRC 02-25	N44-010000	THIRD WEST INVESTMENTS LLC	728 WAYNE N	PIQUA	OH	45356
CHRC 02-25	N44-003520	THOBE SCOTT A	733 WAYNE ST N	PIQUA	OH	45356
CHRC 02-25	N44-009990	DONNELLY DENNIS M & KATHY ANN MCMAKEN	726 WAYNE ST N	PIQUA	OH	45356
CHRC 02-25	N44-003510	HUELSMAN HOMES LLC	727 WAYNE ST N	PIQUA	OH	45356
CHRC 02-25	N44-047400	THIRD WEST INVESTMENTS LLC	730 736 WAYNE ST N	PIQUA	OH	45356
CHRC 02-25	N44-003490	SITZMAN KATHLEEN	107 RIVERSIDE DR	PIQUA	OH	45356
CHRC 02-25	N44-047380	SLOAN JOHN E & HEIDI LEVERING-SLOAN	2-4 RUNDLE AVE	PIQUA	OH	45356
CHRC 02-25	N44-003530	BENANZER DEVELOPMENT VI LTD	117 RIVERSIDE DR	PIQUA	OH	45356
CHRC 02-25	N44-003500	TOWNSEND JASON L	MAIN ST	PIQUA	OH	45356
CHRC 02-25	N44-046190	FORSYTHE DALE A & CONSTANCE L (TOD)	113 RIVERSIDE DR	PIQUA	OH	45356
CHRC 02-25	N44-046180	RUSSO JOSEPH R	115 RIVERSIDE DR	PIQUA	OH	45356
CHRC 02-25	N44-003480	LIETTE EDWIN L (TRUSTEE)	660 MAIN ST N	PIQUA	OH	45356
CHRC 02-25	N44-009970	GUTMANN MICHAEL E (TR)	714 WAYNE ST N	PIQUA	OH	45356
CHRC 02-25	N44-009960	WORTMAN DEBRA K (TOD)	710 WAYNE ST N	PIQUA	OH	45356
CHRC 02-25	N44-047390	SLOAN JOHN E & HEIDI LEVERING-SLOAN	740 746 WAYNE ST N	PIQUA	OH	45356
CHRC 02-25	N44-046200	WAGNER ERIC R & ROBERT	111 RIVERSIDE DR	PIQUA	OH	45356
CHRC 02-25	N44-046210	ROWLEY JAMIE & THERESA	109 09. RIVERSIDE DR	PIQUA	OH	45356
CHRC 02-25	N44-046220	HAINES MICHELE J	723 WAYNE ST N	PIQUA	OH	45356
CHRC 02-25	N44-010000	THIRD WEST INVESTMENTS LLC	9475 MECHSTROTH RD	PIQUA	OH	45356
CHRC 02-25	N44-003520	THOBE SCOTT A	105 IVY WOODS DR	EASLEY	SC	29642
CHRC 02-25	N44-009990	DONNELLY DENNIS M & KATHY ANN MCMAKEN	P.O. BOX 432	CONOVER	OH	45317
CHRC 02-25	N44-003510	HUELSMAN HOMES LLC	138 S FRANKFORT ST	MINSTER	OH	45865
CHRC 02-25	N44-047400	THIRD WEST INVESTMENTS LLC	9475 MECKSTROTH RD	PIQUA	OH	45356
CHRC 02-25	N44-003490	SITZMAN KATHLEEN	9562 ST RT 571	ARCANUM	OH	45304
CHRC 02-25	N44-009980	STREHLE CONNIE L	718 N WAYNE ST	PIQUA	OH	45356
CHRC 02-25	N44-047380	SLOAN JOHN E & HEIDI LEVERING-SLOAN	9475 MECKSTROTH DR	PIQUA	OH	45356
CHRC 02-25	N44-003530	BENANZER DEVELOPMENT VI LTD	6 HARVEST FIELDS WAY	ARCANUM	OH	45304
CHRC 02-25	N44-003500	TOWNSEND JASON L	711 N WAYNE ST	PIQUA	OH	45356
CHRC 02-25	N44-046190	FORSYTHE DALE A & CONSTANCE L (TOD)	320 PINWOOD DR	PIQUA	OH	45356
CHRC 02-25	N44-046180	RUSSO JOSEPH R	3974 REXFORD RD	BEAVERCREEK	OH	45430
CHRC 02-25	N44-003480	LIETTE EDWIN L (TRUSTEE)	9300 COUNTRY CLUB RD	PIQUA	OH	45356

CHRC 02-25	N44-009970	GUTMANN MICHAEL E (TR)	21 MARYMONT DR	PIQUA	OH	45356
CHRC 02-25	N44-047390	SLOAN JOHN E & HEIDI LEVERING-SLOAN	9475 MECKSTROTH RD	PIQUA	OH	45356
CHRC 02-25	N44-046200	WAGNER ERIC R & ROBERT	6690 STATE ROUTE 47	VERSAILLE	OH	45380
CHRC 02-25	N44-046210	ROWLEY JAMIE & THERESA	4259 PIQUA TROY RD	TROY	OH	45373