

Community Services

Chad Henry
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chenry@piquaoh.gov

February 11, 2025

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

Please be advised that the City of Piqua Board of Zoning Appeals meeting will be conducted on **Tuesday, February 25, 2025 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, FEBRUARY 25, 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 – November 26, 2024

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION BZA 01-25
A resolution to appeal an administrative decision to deny a shed replacement at 1612 New Haven Road.
2. RESOLUTION BZA 02-25
A resolution requesting a setback variance at 1104 Park Avenue.

OTHER BUSINESS/ADJOURNMENT

**CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
MUNICIPAL GOVERNMENT COMPLEX – ADMINISTRATIVE CONFERENCE ROOM
6:00 PM- TUESDAY, NOVEMBER 26, 2024**

CALL TO ORDER

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

ROLL CALL

Members Present: Wayne Davey, Adam Seas, Eva Silvers

Members absent: Debbie Stein

Mr. Seas made a motion to excuse Stein from the meeting, seconded by Ms. Silver, all votes in favor.

MEETING MINUTES

Mr. Seas made a motion to accept the minutes from September 24, 2024 and Ms. Silver seconded, all votes in favor.

NEW BUSINESS

Resolutions BZA-9-24, 10-24, 11-24, 12-24

Chad Henry was present and gave the staff report for items 9-12. Alex Barnett, from Atlantic Sign Company, applied for variances for Kroger from the Piqua Zoning Ordinance.

BZA 9-24 requested a variance to exceed the maximum allowable size for the main Kroger wall sign. The zoning ordinance permits a maximum size of 150 sf, where the applicant was proposing a sign measuring 193.23 sf. Staff report recommended denial of the application.

Mr. Davey discussed numerous situations where total footage could scale. Henry stated that was not how the code worked, regardless of how far the building was setback from the road frontage. Seas stated that he agreed to be on this board to help business, not hurt them. Silver stated the sign would look too small at the limited size.

Paul Perkins, resident, spoke and stated that he felt the sign should be allowed.

Seas made a motion to approve the variance, seconded by Silver. All votes were in favor.

BZA 10-24 requested to exceed the maximum allowable number of wall signs. The maximum per code was 1 sign per 75 linear feet of frontage, which would not permit more than four. Staff recommended the denial of a variance to erect seven signs instead of four.

Discussion ranged from whether the variance was for 6 signs instead of 7, to which Henry stated that it was just voted as one sign (the Kroger portion), so you can't really say it's 2 separate signs now. Regardless, they are asking for multiple signs over the allotted amount.

Seas spoke about the location of the Liquor sign versus where it was in the store, and stated it needed to move. And because other businesses were already in the store, it was hard to tell them they could not have their sign. Silver stated she wanted the Pharmacy sign to stay so people would know it was in there.

Perkins, resident, stated he thought they should grant six signs.

Silver made a motion to approve the variance of seven signs, seconded by Seas. All votes were in favor.

BZA 11-24 requested to increase the maximum signage height of 3' to 3'-6". Staff recommended approval of this increase, as it was minor and aligns with the practical needs of a pre-fabricated sign design. Additionally, it did not deviate from the intent of the code or negatively impact the surrounding area.

Seas made a motion to approve the variance, seconded by Silver. All votes were in favor.

BZA 12-24 requested a variance to replace the face of the existing pole sign along Covington Avenue. The existing sign exceeded the maximum allowable signage area by a considerable amount. Staff recommended denial as it was a nonconforming sign, in which further modifications would delay efforts to meet the intent of the zoning ordinance.

Davey felt that the replacement of the faces were consistent with past practices, despite it being per business or another. Seas agreed.

Seas made a motion to approve the variance, seconded by Silver. All votes were in favor.

OTHER BUSINESS

Henry reminded the board to packets, meeting notices and cancellations were posted to the website with a new system to ensure they would receive everything at the same time. Members will need to subscribe to the particular updates they would like to receive, obviously being BZA in this regard.

ADJOURNMENT

With no other business before the Board, a motion was made and seconded, the meeting was adjourned at approximately 8:20 PM.

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

STAFF REPORT

Planning Commission

Date: February 25, 2025
Re: BZA 01-25 –Appeal of an Administrative Decision

Applicant: William Shinall
Owner: Same

Address: 1612 New Haven Road
Parcel #: N44-068040

Zoning: RE-6

Request: Resident wants to replace deteriorated shed with new.

Staff Comments and Recommendations:

Background:

The applicant seeks to appeal the administrative decision requiring the removal of a newly constructed accessory structure (shed) that replaced a legally existing nonconforming shed on the property.

The property contained two accessory structures, one of which was a legally nonconforming shed that predated current zoning regulations. Under the City of Piqua Zoning Ordinance, nonconforming structures may be maintained and repaired but cannot be replaced unless brought into full compliance with current zoning requirements.

The applicant initially inquired about replacing the nonconforming shed and was informed that replacement was not permitted—only repairs to the existing structure were allowed. Despite this, the applicant proceeded to demolish the nonconforming shed and construct a new one. As a result, the new structure is considered an unpermitted installation and is subject to removal.

Analysis:

Nonconforming structures may be maintained but cannot be enlarged, expanded, or replaced unless fully compliant with current zoning regulations. The property already had one conforming shed, meaning the construction of a second shed does not comply with the zoning code §3.7.2-C(4).

STAFF REPORT

The applicant was explicitly informed of the nonconforming status and the limitations on replacement. Since the previous structure was removed, the right to maintain the nonconformity has been extinguished. The newly constructed shed does not meet zoning requirements and is considered a violation.

Recommendation:

Staff recommends denial of the appeal for the following reasons:

1. The previous shed was a legal nonconformity but was removed – Once removed, it lost its nonconforming status and cannot be replaced outside of zoning compliance.
2. The new shed was constructed without an approved permit – The applicant was advised that replacement was not permitted.
3. Allowing the new structure would create an exception to the zoning code – Granting this appeal would effectively allow a second shed where only one is permitted.

Therefore, staff upholds the original administrative decision requiring removal of the new shed.

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)
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APPLICANT INFORMATION		☐ Primary Contact	☐ Billing Contact
First Last Name: <u>William Shinall</u>			
Contact Person First Last Name: <u>Same</u>			
Mailing Address: <u>1612 New Haven Rd, Piqua, OH 45356</u>			
Phone Number: <u>937 570 9829</u>		Email: <u>billshinall7@gmail.com</u>	
Type of legal interest held by applicant: <u>Owner</u>			

OWNER INFORMATION	
First Last Name: <u>William Shinall</u>	
Mailing Address: <u>1612 New Haven Rd, Piqua, OH 45356</u>	
Phone Number: <u>937-570-9289</u>	Email: <u>billshinall@gmail.com</u>

LOCATION DETAILS	
Street Address: <u>1612 New Haven Rd</u>	Parcel ID Number:
Existing Zoning District:	Existing Use: <u>Residential</u>
Proposed Use: <u>storage and small work shop for myself</u>	

PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested variance: <u>I am replacing a shed that existed for a lot of years around 25 yrs. I need the space to keep my yard looking nice.</u>

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
<u>William Shinall</u>	<u>Dec 4, 1924</u>
Applicant Name	Date
<u>William Shinall</u>	<u>owner</u>
Applicant Signature	Title

4. Shed

a. Definition

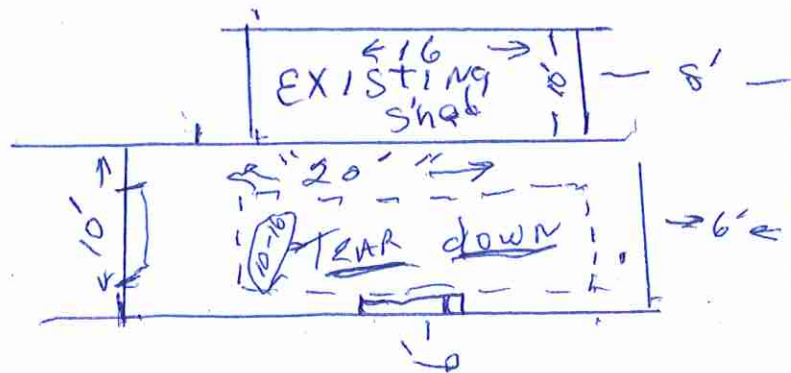
A simple roofed structure used as a storage space or a workshop. Structures which are sited on gravel pads or skids are also considered sheds which must follow the standards of this section.

b. Standards

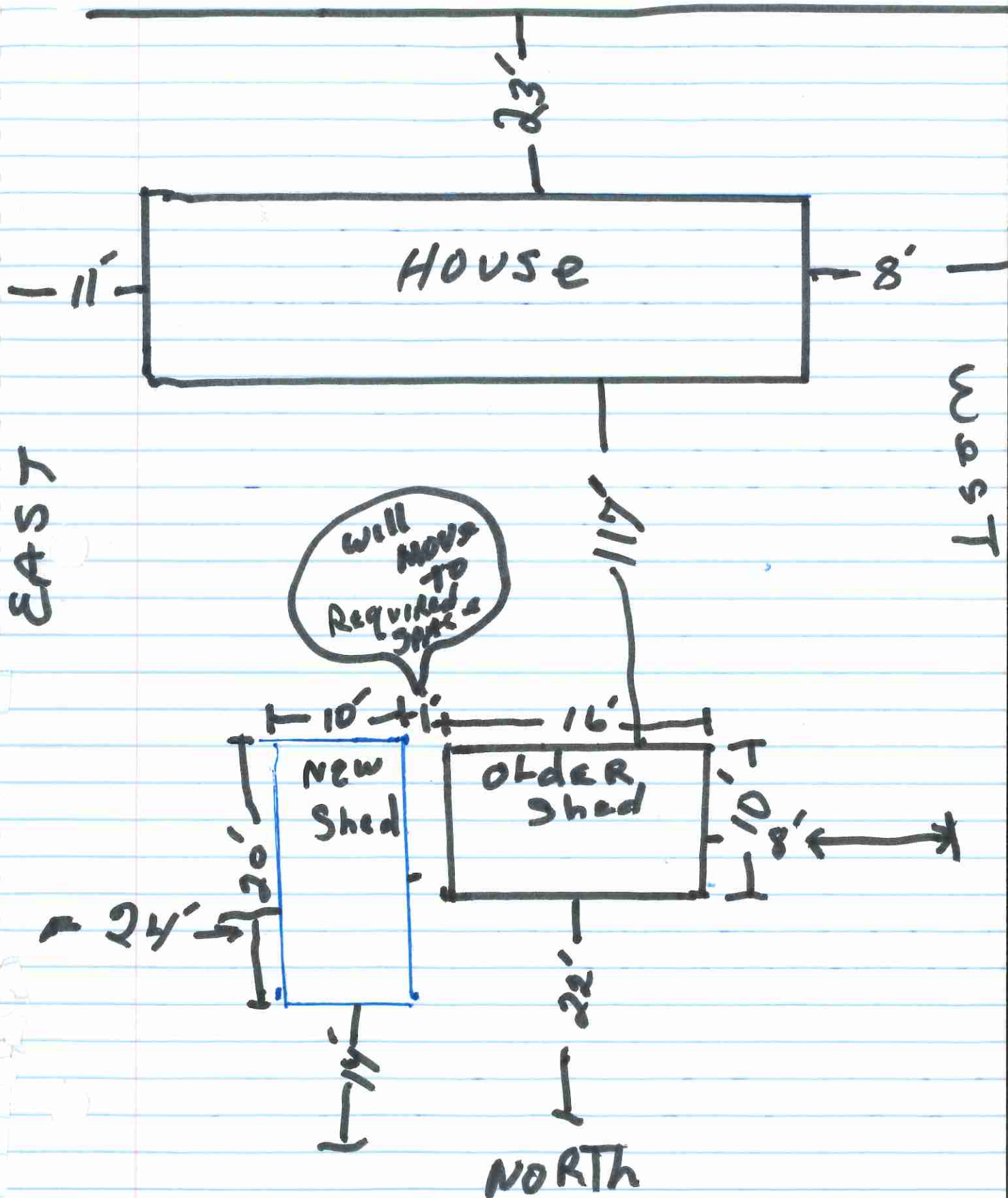
Sheds must meet the standards provided in the following table:

Size/number (max)	
Lot ≤ 1 acre	1 shed up to 200 SF
Lot > 1 acre	300 SF for all sheds
	Limits do not apply to sheds less than 20 SF that are placed inconspicuously against a house or garage. Max depth is 3'. These sheds may be placed in a side, rear, or side street yard.
Height (max)	12'
Placement*	Rear yard only, may not be placed between garage door and alley
	May be placed in the side street yard where a 6' privacy fence is constructed
	Where a primary structure is set back more than 250' from the primary street lot line, a shed may be also located in a primary street/side street yard or side yard. It must be set back a minimum of 200' from the primary or side street lot line.
Setbacks	
From side street, side or rear lot line (min)	3'

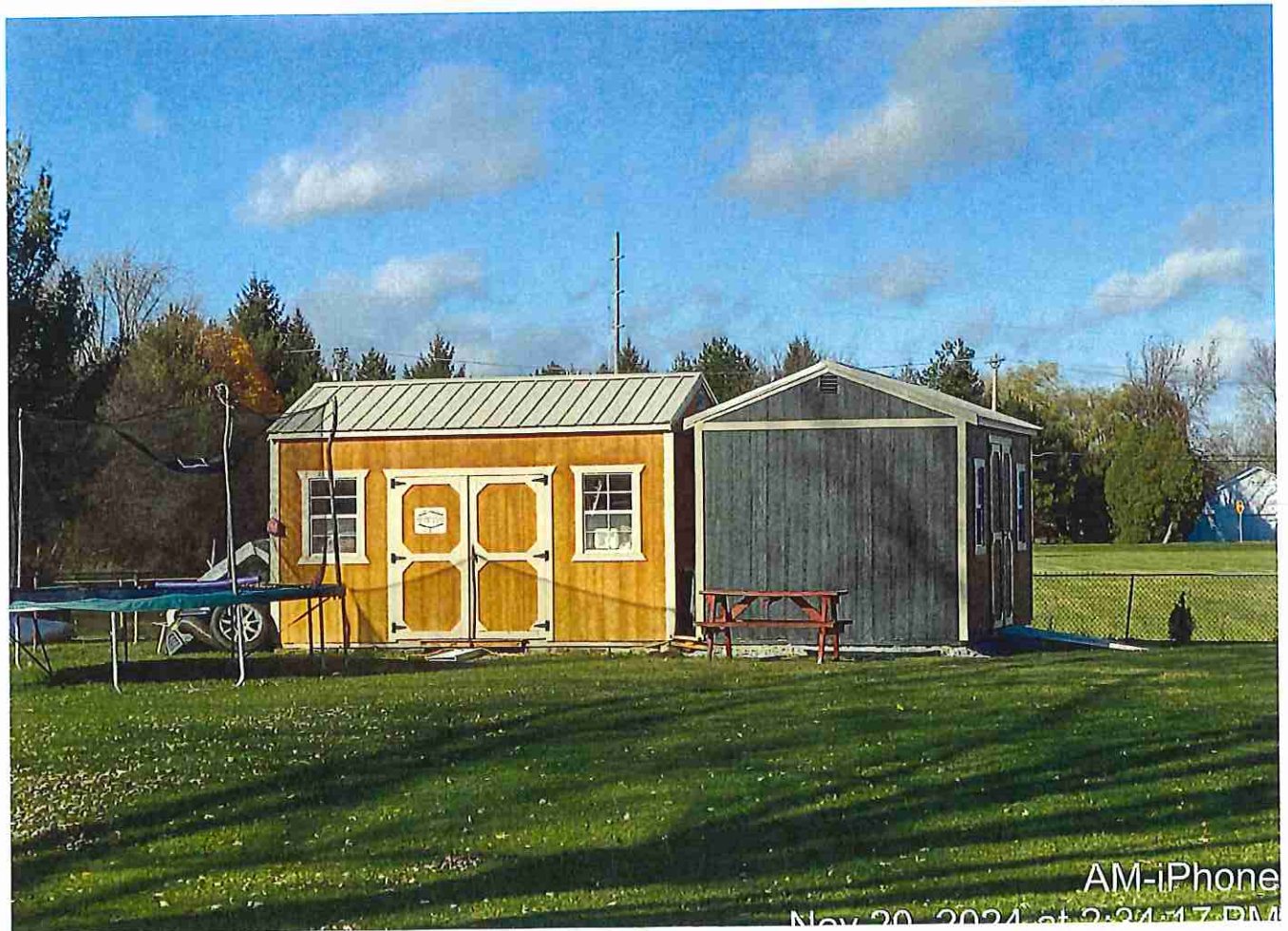
*Where no rear yard exists on a corner lot, the applicant may use a side yard for placement, provided that the shed is set back 15' from the front face of the principal structure, toward the rear yard.

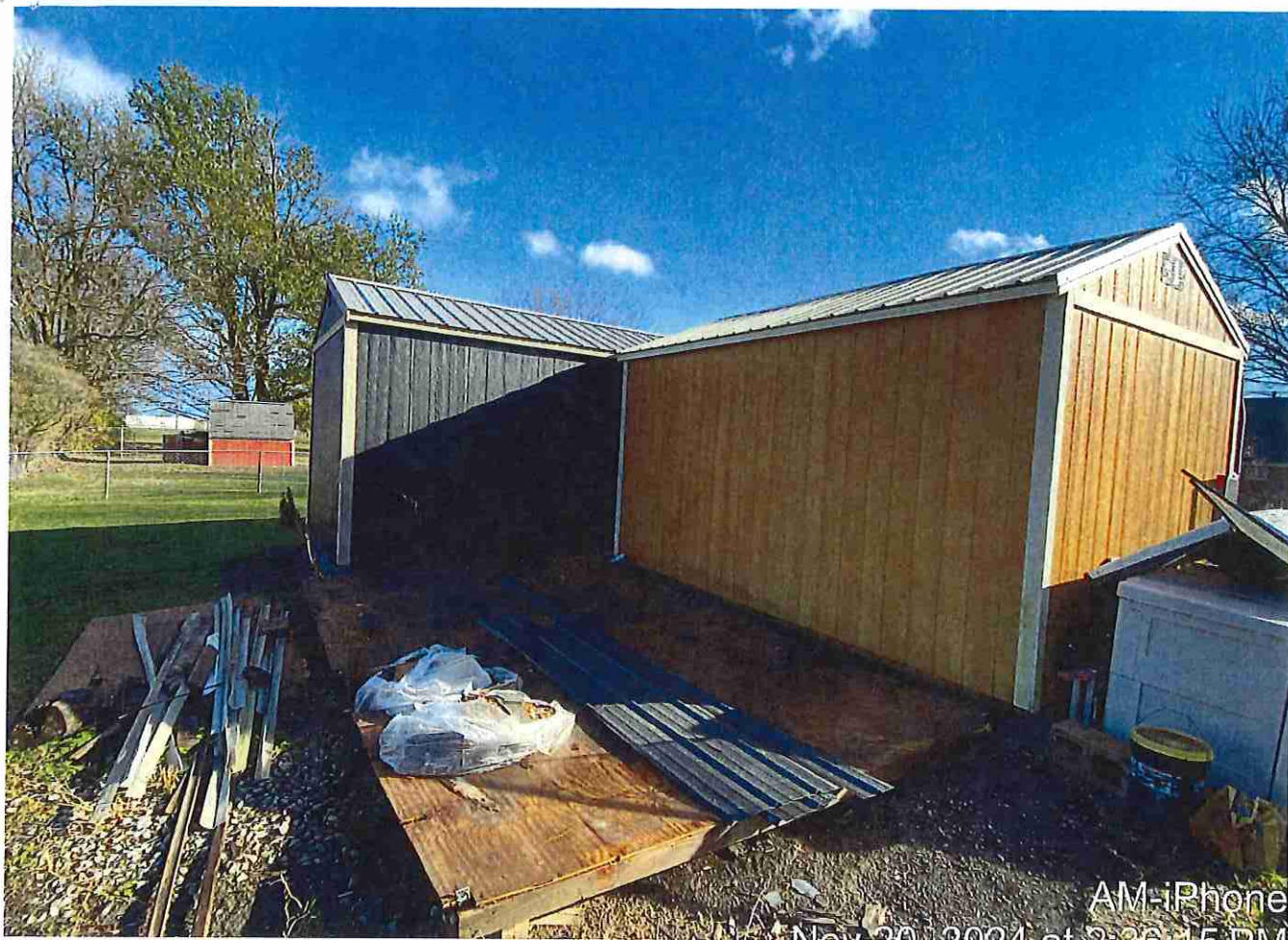


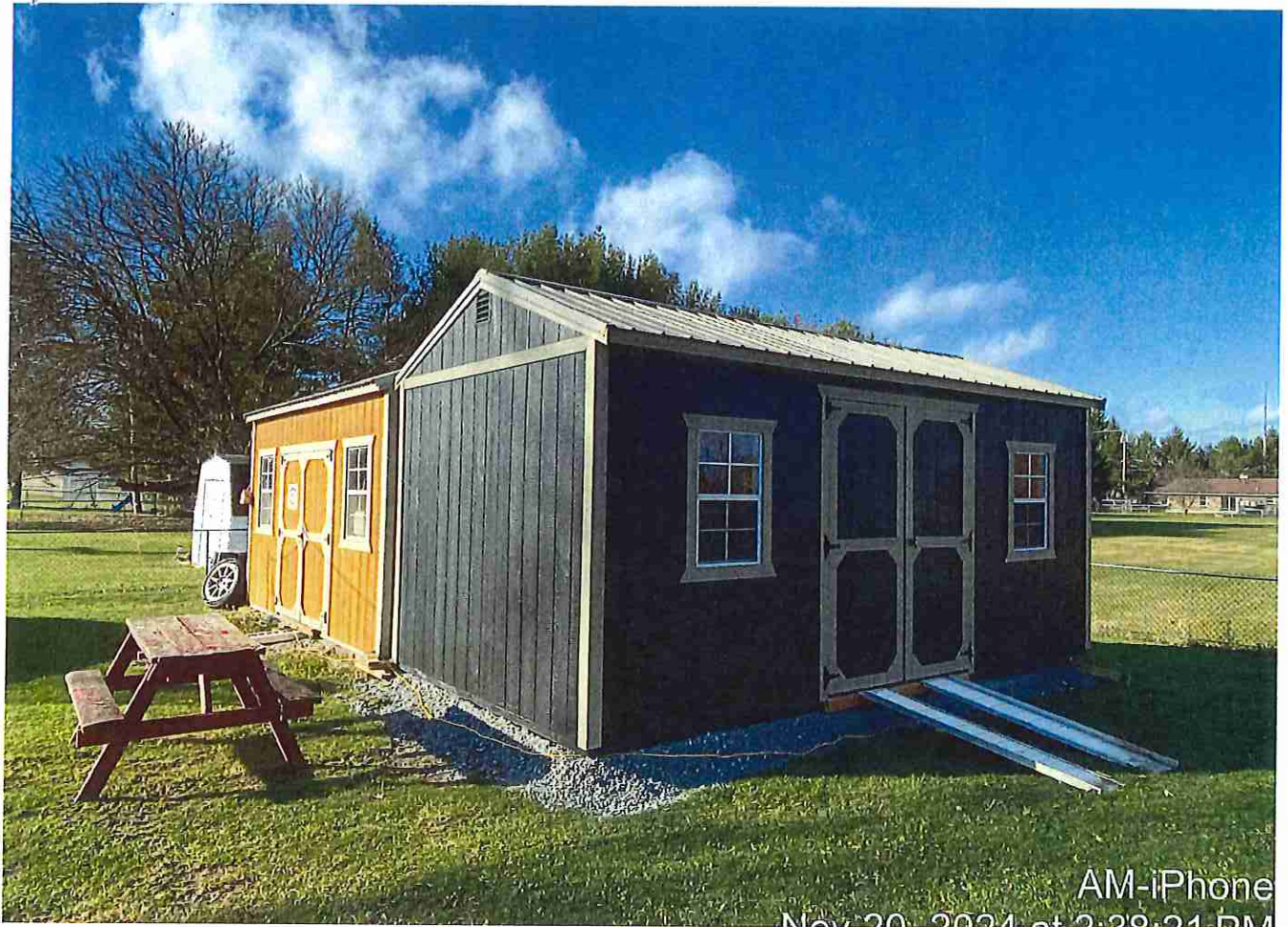
NEW HAVEN Rd
South



1612 NEW HAVEN







AM-iPhone
Nov 20, 2024 at 2:28:21 PM

RESOLUTION No. BZA 01-25

WHEREAS, the City of Piqua Development Code §3.7.2 establishes that lots under one (1) acre in size are permitted to have one (1) shed not exceeding 200 square feet; and

WHEREAS, the property owner of 1612 New Haven Road has submitted an appeal regarding the administrative decision that prohibits the replacement of a nonconforming structure with a new structure; and

WHEREAS, the applicant seeks to replace the existing nonconforming structure with another shed, which has been determined by the administration to be inconsistent with zoning regulations; and

WHEREAS, the Board of Zoning Appeals has reviewed the applicant's request and the applicable provisions of the zoning code;

NOW THEREFORE BE IT RESOLVED that _____ motioned to approve the request for a variance at 1612 New Haven Road. 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	☐	☐	☐	☐
Mr. William Walker	☐	☐	☐	☐

STAFF REPORT

Planning Commission

Date: February 25, 2025
Re: BZA 02-25 – Setback Variance

Applicant: Joseph Gregory
Owner: Same

Address: 1104 Park Avenue
Parcel #: N44-025310

Zoning: T-RL

Request: Resident is requesting a setback variance to place a shed < 5' from an accessory structure.

Staff Comments and Recommendations:

Background:

The applicant is requesting a variance to allow a shed to be placed less than 5 feet from an existing accessory structure on the property. Per §3.7.2-A(4), a minimum separation of 5 feet is required between accessory structures to ensure maintenance access, fire safety, and proper drainage.

The proposed shed location does not meet this requirement, prompting the need for a variance. The applicant has indicated that alternative placement is limited due to existing site constraints.

Analysis:

Per §3.7.2, accessory structures must maintain a minimum 5-foot separation from accessory structures to prevent potential safety hazards and allow adequate maintenance access. The primary considerations for this variance request include:

- Fire Safety & Building Code Compliance – Reduced spacing between structures could pose a fire risk, depending on materials and use.
- Practical Difficulty – The applicant should demonstrate that strict adherence to the code presents an undue hardship due to site constraints.
- Precedent & Neighborhood Impact – Approving this request could set a

STAFF REPORT

precedent for reduced accessory structure setbacks, potentially impacting future enforcement.

Recommendation:

Staff does not object to the variance request but acknowledges both potential concerns and justifications for approval.

Factors in favor of granting the variance:

1. Site Constraints – If alternative placement is significantly impractical, a variance may be reasonable.
2. Minimal Impact – If the reduction does not create drainage or fire safety concerns, the request could be considered.
3. Existing Neighborhood Character – If similar accessory structure spacing exists nearby, approval may align with precedent.

Factors in favor of denying the variance:

1. Fire & Safety Considerations – The 5-foot separation ensures safety and maintenance access; reducing it could pose long-term risks.
2. Zoning Code Intent – Granting the variance may weaken enforcement of similar regulations for other properties.

HOW TO APPLY FOR A VARIANCE

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- 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
- 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.
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SUBMITTAL REQUIREMENT CHECKLIST

☒ Application	☒ Site Plan	☐ Construction and Elevation Drawings (If applicable)	☐ \$150 (Cash or Check) ^{\$75 per shed 11/12/24}
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Link to Payment Portal - https://swipesimple.com/links/link_b5f8e6e9

pd \$75 credit card 11/12/24

APPLICANT INFORMATION		☐ Primary Contact	☐ Billing Contact
First Last Name: <u>Joseph Gregory</u>			
Contact Person First Last Name:			
Mailing Address: <u>1104 Park Ave</u>			
Phone Number: <u>937 214 1680</u>		Email: <u>joejogregory@yahoo.com</u>	
Type of legal interest held by applicant: <u>shed variance</u>			

OWNER INFORMATION	
First Last Name: <u>Same</u>	
Mailing Address:	
Phone Number:	Email:

LOCATION DETAILS	
Street Address: <u>1104 Park Ave</u>	Parcel ID Number:
Existing Zoning District: <u>T-RL</u>	Existing Use:
Proposed Use:	

PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested variance: <u>Requesting setback variance for shed. 10x14 shed</u> <u>-Stores extra wheelchairs and holiday decorations.</u>

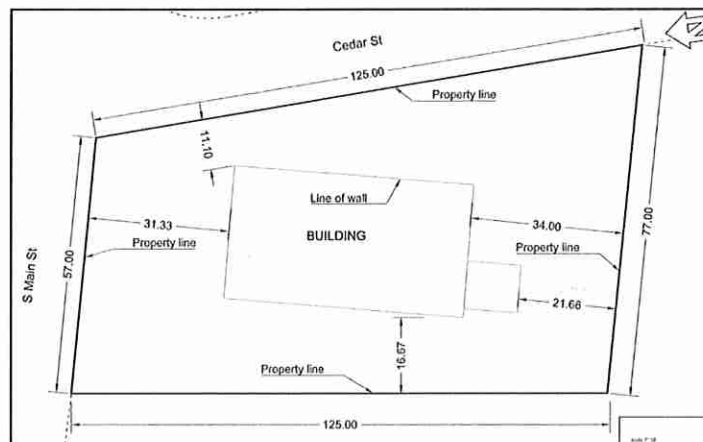
ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
<u>Joseph L. Gregory</u>	<u>11-12-2024</u>
Applicant Name	Date
<u>Joseph L. Gregory</u>	<u>owner</u>
Applicant Signature	Title

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.



k Ave



ve

- Neary
- Send to phone
- Share

Ave, Piqua, OH 45356

edit on 1104 Park Ave

ing place

usiness

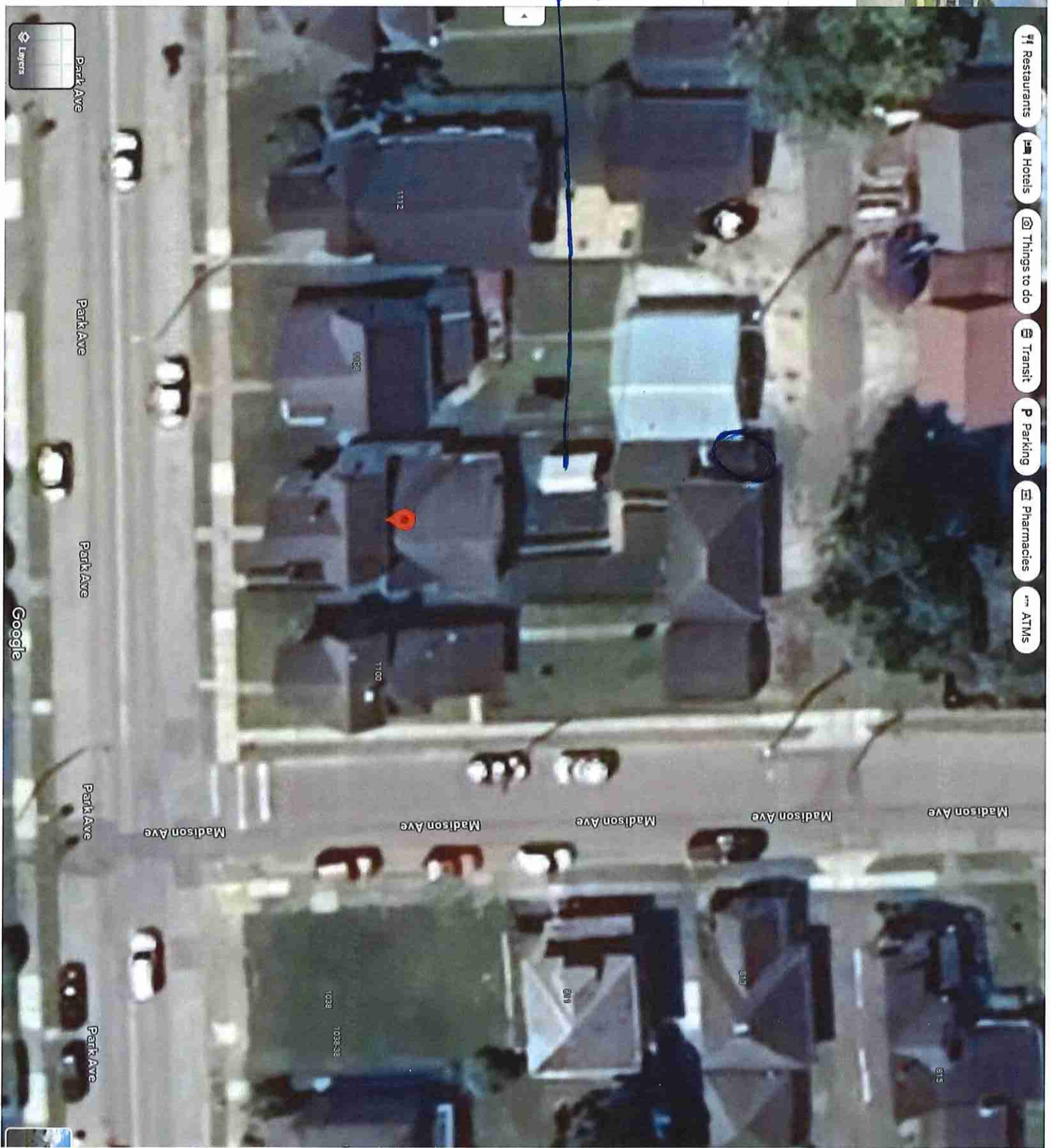
activity

Playhouse



5'-structure

3'-property













AM-iPhone
Feb 25, 2025 at 2:07:46 PM



AM-iPhone
Feb 25, 2025 at 2:07:51 PM



AM-iPhone
Feb 25, 2025 at 2:08:00 PM

RESOLUTION No. BZA 02-25

WHEREAS, the City of Piqua Development Code §3.7.2 establishes a minimum setback of five (5) feet for accessory structures; and

WHEREAS, the property owner of 1104 Park Avenue has submitted a request for a variance to reduce the required setback in order to place a shed adjacent to an existing accessory structure; and

WHEREAS, the Board of Zoning Appeals has reviewed the variance request in accordance with the standards set forth in the zoning code, considering factors such as lot configuration, practical difficulties, and potential impacts on adjacent properties; and

WHEREAS, the granting of this variance would not adversely affect the intent of the zoning code or the character of the surrounding area;

NOW THEREFORE BE IT RESOLVED that _____ motioned to approve the request for a variance at 1104 Park 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	☐	☐	☐	☐
Mr. William Walker	☐	☐	☐	☐

BZA 01-25	N44-068910	HUFFMAN THEODORE N SR & VERONICA S	909 CANDLEWOOD BV	PIQUA	OH	45356
BZA 01-25	N44-068120	STAUGLER BENJAMIN C & ROZELLA J	1609 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-092612	TRIITY WORSHIP CENTER INC	1601 SOUTH ST	PIQUA	OH	45356
BZA 01-25	N44-092680	COOPER DAVID J	1611 SOUTH ST	PIQUA	OH	45356
BZA 01-25	N44-068920	ORDWAY BRUCE & CHARITY	907 CANDLEWOOD BV	PIQUA	OH	45356
BZA 01-25	N44-068150	KINDELL LINDA S	1615 NEW HAVEN	PIQUA	OH	45356
BZA 01-25	N44-068000	ARNETT HAROLD E III	1620 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068060	HARTLEY ROGER P & DORIS M	1608 NEW HAVEN	PIQUA	OH	45356
BZA 01-25	N44-070860	WALTER MAREENA	903 FALMOUTH AVE	PIQUA	OH	45356
BZA 01-25	N44-070650	SMITH ALYSSA	902 FALMOUTH AVE	PIQUA	OH	45356
BZA 01-25	N44-068030	HOMES OF PIQUA LLC	1614 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068040	SHINALL WILLIAM JR & CAROL	1612 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068010	WEAVER CHARLOTTE J	1618 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068140	ANGSTEAD LEANN & ROBIN L BURGO	1613 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068070	SOLIDAY MICHAEL R & VENUS R	1606 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068110	DITMARS DANE	1601 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068020	KORNERSTONE HOLDINGS LLC	1616 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068130	WAGONER EARL L & LINDA L	1611 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068050	GIESSEMAN ALAN K & DEBRA S	1610 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068920	ORDWAY BRUCE & CHARITY	4595 FENNER RD	TROY	OH	45373
BZA 01-25	N44-068030	HOMES OF PIQUA LLC	5730 N GREENVILLE FALLS	COVINGTO	OH	45318
BZA 01-25	N44-068040	SHINALL WILLIAM JR & CAROL	1612 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068010	WEAVER CHARLOTTE J	1618 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068140	ANGSTEAD LEANN & ROBIN L BURGO	1613 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068070	SOLIDAY MICHAEL R & VENUS R	1606 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068110	DITMARS DANE	1601 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068020	KORNERSTONE HOLDINGS LLC	PO BOX 164	PIQUA	OH	45356
BZA 02-25	N44-040530	WD HOWARD PROPERTIES LLC	813 MADISON AVE	PIQUA	OH	45356
BZA 02-25	N44-025380	SLOAN MICHAEL W	819 WASHINGTON AVE	PIQUA	OH	45356
BZA 02-25	N44-051590	BELT JENNIFER	1101 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025310	GREGORY JOSEPH L & JO LYNN	1104 PARK	PIQUA	OH	45356
BZA 02-25	N44-025210	MORROW CHRISTINA D & JOEL A	1117 PARK AVE	PIQUA	OH	45356

BZA 02-25	N44-025450	DANKWORTH JEFFREY R	1101 CAMP ST	PIQUA	OH	45356
BZA 02-25	N44-025370	LEWISBURG PETROLEUM LLC	PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025390	STEPHAN DONNA	817 WASHINGTON AVE	PIQUA	OH	45356
BZA 02-25	N44-051560	MOORE JULIE KAY	1043 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025420	HALE MICHAEL J	1113 CAMP ST	PIQUA	OH	45356
BZA 02-25	N44-040490	BIM-MERLE ROBERT W III & ANGELA M	1028 030 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025330	STICKLEY DONNA J	1112 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025400	SIMMONS PAUL K	815 WASHINGTON AVE	PIQUA	OH	45356
BZA 02-25	N44-025350	LEWISBURG PETROLEUM LLC	1130 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-051570	BELT DONALD J JR	1045 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-040270	CRIST DARLA	1037 CAMP ST	PIQUA	OH	45356
BZA 02-25	N44-025440	THOMA LOUIS ALBERT	1105 CAMP ST	PIQUA	OH	45356
BZA 02-25	N44-025230	BROWN KELLY C & CHERYL A	1127 1129 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025180	GRAVES CASEY	1107 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-040500	WHEAT GLENN & KATHLEEN	1032 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-040510	SEPEDA LESLIE	1038 38. PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025170	SMITH RICHARD J & TRACY E	1105 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-040520	HAINES MICHAEL D & JILLY MAE R	811 MADISON AVE	PIQUA	OH	45356
BZA 02-25	N44-025340	HALL KELLEY R	1116 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025410	HANEY BROOK LEIGH & ANDREW MICHAEL	1115 CAMP ST	PIQUA	OH	45356
BZA 02-25	N44-025200	MORROW CHRISTINA D & JOEL A	1115 15. PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025190	JENKINS KEVEN A	1111 113 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-051550	1027 PARK AVE PROPERTIES LLC	1027 029 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025360	KLOECKER GARY	813 WASHINGTON AVE	PIQUA	OH	45356
BZA 02-25	N44-025430	BIM-MERLE ROBERT W IV	1111 CAMP ST	PIQUA	OH	45356
BZA 02-25	N44-025320	WINTROW REX H	1108 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-051580	TAYLOR KENDALL JAMAL JULIO	1049 49. PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-040260	EVANS DESSIE M	815 MADISON	PIQUA	OH	45356
BZA 02-25	N44-040540	SCOTT KOBE RYAN & MERISSA COBURN	1100 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-040530	WD HOWARD PROPERTIES LLC	5055 W US 36	PIQUA	OH	45356
BZA 02-25	N44-025380	SLOAN MICHAEL W	9525 MECKSTROTH RD	PIQUA	OH	45356
BZA 02-25	N44-051590	BELT JENNIFER (TOD) & LAI C	201 SUNSET DR	PIQUA	OH	45356
BZA 02-25	N44-025210	MORROW CHRISTINA D & JOEL A	1115 PARK AVE	PIQUA	OH	45356

BZA 02-25	N44-025370	LEWISBURG PETROLEUM LLC	4365 LISA DR	TIPP CITY	OH	45371
BZA 02-25	N44-040490	BIM-MERLE ROBERT W III & ANGELA M	8655 FAIRVIEW RD	PIQUA	OH	45356
BZA 02-25	N44-025400	SIMMONS PAUL K	215 MCKINLEY AVE	PIQUA	OH	45356
BZA 02-25	N44-025350	LEWISBURG PETROLEUM LLC	4365 LISA DR	TIPP CITY	OH	45371
BZA 02-25	N44-025230	BROWN KELLY C & CHERYL A	203 MARYVILLE LN	PIQUA	OH	45356
BZA 02-25	N44-040510	SEPEDA LESLIE	541 SOUTH ST	PIQUA	OH	45356
BZA 02-25	N44-025170	SMITH RICHARD J & TRACY E	1244 BROADWAY ST	PIQUA	OH	45356
BZA 02-25	N44-040520	HAINES MICHAEL D & JILLY MAE R	9391 N LOONEY RD	PIQUA	OH	45356
BZA 02-25	N44-025190	JENKINS KEVEN A	619 N DOWNING ST	PIQUA	OH	45356
BZA 02-25	N44-051550	1027 PARK AVE PROPERTIES LLC	766 S JOHNSON RD	LUDLOW F	OH	45339
BZA 02-25	N44-040260	EVANS DESSIE M	309 LAMBERT DR	PIQUA	OH	45356