

**BOARD OF ZONING APPEALS AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, JUNE 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 – March 25, 2025

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION BZA 08-25
A resolution to vary the fence height regulations at 324 Westview Drive.
2. RESOLUTION BZA 09-25
A resolution to approve a parking lot plan for 223 W. High Street.

OTHER BUSINESS/ADJOURNMENT

**CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
MUNICIPAL GOVERNMENT COMPLEX – COMMISSION CHAMBERS
6:00 PM- TUESDAY, March 25, 2025**

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, William Walker

MEETING MINUTES

Mr. Seas made a motion to accept the minutes from November 26, 2024 and Mr. Walker seconded, all votes in favor.

NEW BUSINESS

RESOLUTION BZA 01-25-

Mr. Henry gave the staff report.

Mr. Seas asked if this was a variance or if was an appeal. Mr. Henry stated a variance wasn't applied for because you can't have two sheds.

William Shinall, applicant, was present and was sworn in. He stated that he needs two sheds. He states he paid his fee but took 4 different schedules for his case to be heard. He said he replaced the last one in 2017. He said the last one is next to the original one that was there, and it was completely rotted. He states he has equipment and lawn equipment in there. He also said he recently got custody of a 5 year old and has her stuff stored in there too. He feels he has room for the two sheds. He states the application he had said that he could replace a current shed. He read a definition of replace from google. He stated that the application didn't say he couldn't so he didn't know. He stated again that he needs the second shed, has room for it and doesn't understand why he can't have it. He is asking for forgiveness and asking permission to keep the shed.

Mr. Davey asked when the new shed was put up, he said it was put up in September of 2024.

Mr. Shinall stated he wants to put spouting on it and that it is a nice shed. Mr. Davey asked if he originally applied for a permit. Mr. Shinall stated he didn't know that he needed one, but when someone told him he needed one he came in and applied on October 31 for a permit.

Mr. Seas asked if he has always had two sheds. Mr. Shinall said that he has always had two sheds prior to this. Ms. Silvers asked if he had two sheds all 40 years that he has lived there. She asked if any neighbors

have any complaints about them. He said he has two sheds for all but a couple weeks of living there when he was moving in. He also stated that no neighbors have complained. Mr. Davey asked how big the yard was, decided he had about 0.31 acres. Mr. Shinall stated that the two sheds were 1 foot apart and he agreed with the city to make it 3 feet apart.

Ms. Silvers asked if he had to get rid of one of the sheds where could he store the items that are in them. He stated he doesn't have a place to store them. Mr. Davey asked what the square footage of the home was. Ms. Silvers stated the square footage of the home is 1648 sq ft. Mr. Davey asked when he requested the variance. Mr. Shinall stated that he requested it on October 31, 2024.

Heather Thompson, 217 Cleveland Street, states that the goal of Piqua is for people to take care of their property. She feels that since he has had two sheds since he moved in and should be able to keep them.

Kim Heisler, 1802 Parkway Dr, stated that she doesn't know the applicant but wants to speak for the applicant. She said that he has lived there for 40 years. She reiterated that the applicant mentioned that code enforcement wasn't friendly. Mrs. Heisler asked how the issue was brought up. She asked if this was a complaint she feels its subjectable. Ms. Heisler stated that Mr. Henry stated there could have been miscommunication so the city should let him have it. She also stated that it would be a burden on him to get rid of one of them. He may have to rent a storage facility and that it would be a burden on him. Ms. Heisler again stated that if code enforcement used improper language that shouldn't be allowed. She feels he should be able to keep his shed.

Mr. Davey stated different ways the city becomes aware of a code issue could be by a complaint or something that is witnessed. He also stated that when you are applying for a permit, code enforcement could be made aware of an issue then.

Ms. Silvers said that the BZA is to look at the code- she states that if there is a decision made citizens don't feel is correct they can come here to have it looked it. She doesn't want people to think that code enforcement is iron and other needs can't be met. There can be acceptations. Mr. Davey added that they look at the code and common sense. He stated after this step the applicant can come back to the city to work it out or take a civil action if they feel necessary.

Ms. Silvers made a motion to approve the resolution. Mr. Walker seconded the motion. The resolution was approved with a 4-0 vote.

RESOLUTION BZA 02-25

Mr. Henry gave the staff report. He stated the code states that the shed should be 5 feet from a structure and this shed doesn't meet that.

Mr. Davey asked how far away the shed is from the garage and Mr. Henry stated it wasn't 5 foot but he was unsure of the exact distance. He also stated that in discussion they believe the shed is used for his power wheelchair and the shed is not blocking anything.

Mr. Henry stated that a variance follows the land and they would be granting a variance for the shed from the garage forever.

Mr. Seas made a motion to approve the resolution. Mr. Walker seconded the motion. Resolution was passed with a 4-0 vote.

DEMOLITIONS:- Mr. Henry explained how we got to this list of properties that are vacant and condemned. There has been no contact or work on the properties. Mr. Henry stated that it is resolution BZA 03-25-BZA 07-25. Mr. Henry stated he is willing to answer any questions the board has.

RESOLUTION BZA 03-25

Ms. Silvers had a question about 317 Virginia. She asked how far out the demo would be. Mr. Henry stated the hope would be this summer but they would have to go out to bid before work would be started.

Mr. Aaron Morrison came forward to speak on 317 Virginia. He states the property is dangerous with broken windows and tress are growing from the inside the home. He stated that the case has been open since 2019. He stated the owner was out of state and didn't even realize she owned the property. She then stated she couldn't afford to bring it to code.

Kim Heisler, 1802 W Parkway Drive, stated it is the first time she's come to a meeting for a demo. She asked when the title search was done and is asking how long she owned the property. She was told the owner purchased the property in 1999, it was condemned in 2019. Ms. Heisler is asking if the owner is still responsible for the property.

Mr. Morrison stated she is the owner because the banks that owned the property went out of business. Ms. Heisler asked if she has owned the property for so long and has put money into it, Mr. Davey stated she hasn't. Ms. Silvers asked that if she still owns the property what happens to the value or the items in the home.

Mr. Henry stated the owner would be notified of the demolition and be offered to come get any belongings out of the home. Ms. Heisler asked who would own the property. Mr. Henry stated that the city has the property during the demolition. Ms. Heisler asked if she has received the tax bill. Mr. Seas stated that he believes she would as she is the listed owner.

Mr. Seas made a motion to approve the resolution. Mr. Walker seconded the motion. Approved 4-0.

RESOLUTION BZA 04-25

Mr. Morrison gave report on 1044 Caldwell Street. Condemned in fall of 2024. He states a neighbor told them that someone fell through one floor to a below floor because of leaking roof. Mr. Seas asked if they have heard from anyone regarding this property.

Bill Timmerman 4457 Horseshoe. Stated this property is on the land bank sale and didn't know LRP, listed as a property to be sold. States that he is confused if it's for sale or needs to be torn down. He states that he purchases bad properties and makes them nice again to either sell or rent. If it's on the land bank sale how bad is it really. He was corrected that it is listed on PIC's website for Piqua. He is seeking clarification. Mr. Davey stated he could go to PIC to ask further questions.

Mr. Henry stated he doesn't know what negotiations there are but that it was given to the City to demo. He stated the reason we found out about the property was because a homeless man fell through the floor. He asked if someone from the city walked through the building.

Matthew Spade, 523 N Wayne Piqua, showed pictures of 410 Wood Street and pictures of 523 N Wayne
he states that he fixes properties with his brother. He states that they like a challenge. Re-framing, new windows, new

siding. They look for a home with good bones and good foundation and remodel them. He states that he and his brother looked at 420 S Downing three days before he got the notification in the mail. He was close to signing a contract. He wants to work with the city and make Piqua a better place. He states he was working with Taylor Bowsher and had three under contract. Communication then died. He is wondering if instead of using tax dollars to demo if we could foreclose the properties and sell them to accredited investors. He would much rather see a home producing tax dollars instead of seeing another empty lot.

Mr. Davey stated that he is in the right place to look for working projects. Ms. Silvers thanked Mr. Spade for the work he is doing. She states there are a lot of old homes in Piqua that are solid. She asked to work with Cynthia Potter and try to save as many as he can.

Mr. Seas asked if they give permission to demo if that means it has to go. Mr. Morrison stated that they have been here with previous properties. Mr. Spade stated there are some homes that need to be demolished but there are some that they are willing to use their own money/investment to fix.

Ms. Heisler asked if there were pictures of the inside. Mr. Morrison stated there were not because with people falling through the floor it wasn't safe to go into to take pictures.

When the title property is run anyone that has owned the property is notified. She is asking if someone would move away and lose their ID and not be able to get their mail how they would be notified. Ms. Heisler stated that Mr. Spade has a great thing to offer and said that it would be great for the city to partner with him and use. Mr. Henry stated the demo would be paid by a grant and then the property owner would have to pay for the demo through taxes once the demo is completed. Ms. Heisler asked if an agreement is already in the works. Ms. Silvers reiterates that the grant money would be used to pay the demo up front then the home owner would have to pay it. Ms. Heisler asked if the grant money would not be used if it would be used for something else. Mr. Davey stated that is not how Grants work. Ms. Silvers made a motion to approve. Mr. Seas seconded the motion. Approved 4-0.

RESOLUTION BZA 05-25

Case opened in 2018 and was not condemned at first. In 2019 the city was able to contact the son, and he was not aware of the notice. He was going to try to fix it but there was no money to fix it. The son was going to walk away from it. Property then sat and nothing got done. It has sat condemned since 2021. The city did title search in Feb. the property owner owned the property since 1980.

Ms. Silvers asked, if someone like Mr. Spade wants to get this property and save it-are they are able to work with code enforcement. Mr. Morrison stated that he was able to do that previously with a house on Wood Street. Ms. Silvers mentioned the flip happened quickly. Ms. Silvers doesn't want to discourage Mr. Spade but also doesn't want to hinder the city's ability to do what they need.

A citizen stated that the city pays the administration a lot of money. Asked "are we going to help the homeowners that aren't able to pay for updates?" She states that Piqua is a poor community and maybe these people can't pay their bills. She see's focus on code enforcement, demolishing houses. She stated that it is humiliating for people to ask for help. She is asking what the city does to help people who can't afford the changes.

Mr. Seas stated that he understands her concern. Mr. Seas stated that he has heard city officials talk about properties in bad shape and referenced CHIP program. He stated there are people that work in the city that go out of their way to help others. She stated that if you google programs it is overwhelming.

Ms. Silvers stated that you go to the Miami County website and apply. She has helped someone that needed a roof, sidewalk and repairs of the home. Ms. Silvers stated there are volunteer sites that help. She states that she does clean ups and that Mr. Wilson has a program that are willing to come forward and help others. Ms. Silvers states for this home a lot of people got together for materials. She stated that if people need help. Mr. Seas told her to get involved and that is the best thing that can happen to help.

Mr. Henry states that if there is a code issue that we work with the home owner to get properties fixed. If they are made aware of an unsafe structure they are required to help the property. It is never a 30 day process.

Mr. Davey asked if Ms. Potter would come up at the end and talk about her programs at the city.

Tom Spade 620 Woodcreek Drive, Troy states that he and his family are investing here and Sidney. He states that someone is paying mortgage and is not currently delinquent. He states that his sons did previously have a contract with the City. They asked for a lien removal or request for the bank to release mortgage. He stated there is a title process. He suggested maybe if people aren't falling through the roof, don't approve the demolish but see what it takes for the bank to give it up.

Mr. Davey stated there will be time between now and when it would be demolished to investigate further.

Mr. Spade reiterated there was a purchase agreement on Vine and then lost communication with the city. Mr. Morrison stated Chris Schmiesing runs PIC. Mr. Morrison stated that if they are working with the city on a property we wouldn't come in behind them and demo it.

Mr. Davey stated these meetings are a good tool to network and meet people to get faces and names to work on these programs.

Motion to approve by Mr. Seas. Seconded by Mr. Walker. Approved 4-0.

RESOLUTION BZA 06-25

Mr. Morrison stated the property was condemned by former health department and the city inherited the case in 2017. Mr. Morrison started with a notice that was returned in the mail. He believes it was before BZA in 2021 with a demo notice. It was scheduled for sheriff sale in 2022 due to back taxes. In May 2022, was contacted by the owner unaware he was the owner. He wanted to clear the property and get back into it. He walked through the property owner with Kevin and stated that the money and work wasn't worth it and walked away from it in 2023 for the second time. He owned it since 1998.

Ms. Silvers stated that homeless people live here and use drugs in there. Mr. Morrison stated the neighbor is nervous living next door to this and would like it taken down for safety.

Heather Thompson, 217 Cleveland lives across the street. States animals and people live in this home. She also said that crime has gone up in the area when this house has declined. She states they now have to

lock all their doors. She states it is not taken care and it is full of mold. She asked if the motion is approved if it is going to be for sure demolished.

Ms. Silvers said the only way it wouldn't get demolished is if someone would come along and want to buy it. She asked if the home is demolished who owns the lot. Mr. Morrison stated the lot will sit in the owners name until someone reaches out to the county. They state the lot will sometimes come for sale and then others could buy the lot. Mr. Morrison stated there was a previous property that had a building demolished. Where neighbors bought the lot and split it.

Mr. Henry states that we would have to have someone that isn't interested in buying it. It would have to go to bid. Ms. Potter stated the grant states the demo has to be done by October.

Ms. Thompson states that she didn't know she could come to these meetings until she got a notice but has enjoyed the meeting. She feels the board is much more understanding than they expected. Mr. Davey said there used to be an academy that the city had where people could come in and learn different things. She states that negative news travels faster than good news. She also hears a lot of negative things. Mr. Seas stated that the mayor does a meeting on Wednesday's from 4-6PM. He told her that they can come in and meet with the mayor about concerns. Ms. Silvers stated if Ms. Thompson ever sees her out she is welcome to talk to her about concerns. Mr. Davey stated there are boards available to hear concerns about Piqua.

Bill Timmerman, 4457 Horseshoe, asked if this property went to sheriff sale. Mr. Morrison stated he believes when the property owner came forward it stopped. He states that it is a small lot and no one would want to buy it. He states the property owner never comes back and mows and that it looks better without a bad house on the property but then it becomes an unkept lot. He assume the owner would still be responsible to mow. And asks if the city takes proactive action to mow the lots and keep them well-kept. Mr. Morrison stated when lawns are over 8 inches then the city will have it mowed and it gets added to the taxes if not paid.

PIC can work with taxes to help make lots more affordable. Stated the lot may be \$40,000 but with PIC it doesn't mean you'll have to pay that. Mr. Davey said most organizations will try to honor a plan if they see one. Mr. Morrison said their goal is to get rid of lots so they don't have to mow them. Mr. Davey encouraged him to have a conversation and find answers to his questions.

Mr. Seas made a motion to approve the resolution. Ms. Silvers seconded. Approved 4-0.

RESOLUTION BZA-07-25

Case opened in 2018. The house currently has holes in roof.

Sent a notice and final notice to the owner. Final notice was sent and the owner reached out and didn't know he owned it. Said he filed bankruptcy and walked away. Spoke to the attorney to get in the house in 2019. After repairs were too expensive he walked away from it again. Sheriff sale in July 2019 didn't happen. Proposal for PIC but stalled in 2023. Property was condemned in 2024. Has not been in the home. Owner has had it since 2006.

Mr. Davey asked if there has been any contact with the owner. Mr. Morrison said they haven't heard from owner since 2019.

Mr. Seas made a motion to approve. Mr. Walker seconded. Approved 4-0.

OTHER BUSINESS

Ms. Potter introduced herself as the new Community Development Manager. She stated we are a sub-recipient of the county for CHIP. When funds are released we contact people that are on our waitlists. The CHIP program helps with rehabs, roofs, electrical, plumbing, etc. Repairs that include smaller things such as windows, sidewalks or ramps. There is also a winterization program through Miami County but covers citizens in Piqua. Similar repair for home owners but intended to keep the home winterized. Things like windows or insulation etc. If one fixes some things, the other program can help get what is remaining. Other than volunteer programs those are the resources we have.

Mr. Davey asked how to connect. Individuals can contact Community Services and ask for Cyndi or one of the programs, or come in person.

Fair housing complaints come to Ms. Potter as well. If they reach out to Community Services our department can help them with what is needed or how to connect them with what they need.

Mr. Davey asked where her office is. Ms. Potter stated we are on the second floor at the end of the hall.

ADJOURNMENT

With no other business before the Board, a motion was made by Adam Seas and seconded by Ms. Silvers, the meeting was adjourned at approximately 8:30 PM.

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

RESOLUTION No. BZA 8-25

WHEREAS, the property owner at 324 Westview Drive has submitted an application for a variance to the zoning ordinance restricting fence height to 3.5 feet (42 inches), requesting permission to install or maintain a 4 foot (48 inch) chain-link fence, consistent with a previously permitted fence on the property; and

WHEREAS, the owner has demonstrated that the proposed 48-inch chain-link fence continues a previously permitted fence, ensuring continuity in design and function, and does not significantly impact visibility or safety for pedestrians, vehicles, or neighboring properties; and

WHEREAS, the variance request has been reviewed by the Board of Zoning Appeals, including consideration of the site plan, property conditions, and any input from adjacent property owners, with no significant objections received; and

WHEREAS, the proposed fence height of 48 inches is consistent with safety standards, such as those for enclosing in-ground swimming pools, and does not exceed common allowances for side or rear yard fences;

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

	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Ms. Eva Silvers	☐	☐	☐	☐
Mr. William Walker	☐	☐	☐	☐
Mr. Kirby King	☐	☐	☐	☐

Adopted this ____ day of _____, 2025.

Chairman, Board of Zoning Appeals

Wayne Davey

Clerk, Board of Zoning Appeals

Emily McCulla

STAFF REPORT

Planning Commission

Date: June 24, 2025
Re: BZA 08-25

Applicant: Diane Fox
Owner: Brody Fox

Address: 324 Westview Drive
Parcel #: N44-076292

Zoning: RE-6 – Residential Estate – 6,000 SF

Request: Variance for a 48" (height) chain link fence from 42"

Staff Comments and Recommendations:

Background:

The property owner at 324 Westview Drive, a single-family residence in a residential zoning district, has applied for a variance to the zoning ordinance that restricts fences in side and rear yards to a maximum height of 3.5 feet (42 inches) for open fences like chain-link. The applicant seeks to install or maintain a 48-inch chain-link fence in a side or rear yard, consistent with a previously permitted 48-inch fence on the property. The zoning regulation's 3.5-foot height limit for chain-link fences in these areas aims to maintain consistency and safety within residential neighborhoods, though many jurisdictions allow taller fences (e.g., up to 6 feet) for other materials or with permits. The owner's request is driven by the desire to continue the design and function of the existing, previously approved 48-inch fence, which may serve practical purposes such as pet or child safety, property security, or alignment with standards like those for pool enclosures, which often require a minimum 48-inch height in some jurisdictions.

Analysis:

The variance request meets the criteria for approval by demonstrating unique circumstances and negligible impact on the surrounding neighborhood. The proposed 48-inch chain-link fence, an open and non-opaque material, ensures minimal visual obstruction and aligns with the aesthetic and safety goals of the zoning ordinance, unlike solid fences that might create privacy or visibility concerns. The 6-inch height

STAFF REPORT

increase over the 3.5-foot limit is modest and consistent with height allowances for side or rear yard fences in many residential districts, where 6-foot fences are often permitted for solid materials or with special permits. The fence's placement in a side or rear yard avoids public right-of-way concerns, and its design complies with any applicable visibility requirements at property corners, ensuring no impact on pedestrian or vehicular safety. The property's need to match a previously permitted 48-inch fence justifies the variance, as it maintains design continuity and supports practical uses without altering the neighborhood's character. No objections were received from adjacent property owners during the review process, indicating community acceptance of the proposal. The fence will not interfere with surface water flow, drainage channels, or utility easements, further supporting its suitability.

Recommendation:

Staff recommends approval of the variance to allow a 48-inch chain-link fence in the side or rear yard at 324 Westview Drive. This approval accommodates the applicant's need for a slightly taller fence while upholding the zoning ordinance's objectives, as the minor height increase supports practical property use without adverse effects on adjacent properties or public welfare. Staff concludes that the variance is warranted by the property's prior permit history and the fence's minimal impact, ensuring harmony with the surrounding residential environment.

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.

- 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.
- 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 I 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) <i>check 176</i> <i>5/20/25</i>
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Link to Payment Portal - https://swipesimple.com/links/lnk_b5f8e6e9

APPLICANT INFORMATION		☒ Primary Contact	☐ Billing Contact
First Last Name: Brody Fox			
Contact Person First Last Name: Diane Fox			
Mailing Address: 324 Westview Drive Piqua, OH 45356			
Phone Number: 9374181757		Email: dmariefox2@gmail.com	
Type of legal interest held by applicant: Brody is home owner - I, Diane Fox, will be representing Brody.			

OWNER INFORMATION

First Last Name: BrodY Fox

Mailing Address: 324 Westview Dr Piqua, OH 45356

Phone Number: 937-418-1757

Email: dmariefox2@gmail.com

LOCATION DETAILS

Street Address: 324 Westview Dr

Parcel ID Number: N44-076292

Existing Zoning District: residential RE-6

Existing Use: Single Family

Proposed Use: Need to extend existing fence to the end of the property for his companion dog

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

Briefly describe the reason for the requested variance:

Brody's fence was installed in 2021 when he moved in. Brody needs to extend his fence for his companion/service dog to have room for exercising. The fence is a nice black vinyl coated chain link fence. It matches surrounding fences. I would be glad to provide more information on Brody's disability if needed.

ACKNOWLEDGMENT AND AUTHORIZATION

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

Brody Fox/Diane Fox (POA)

May 14, 2025

Applicant Name

Date

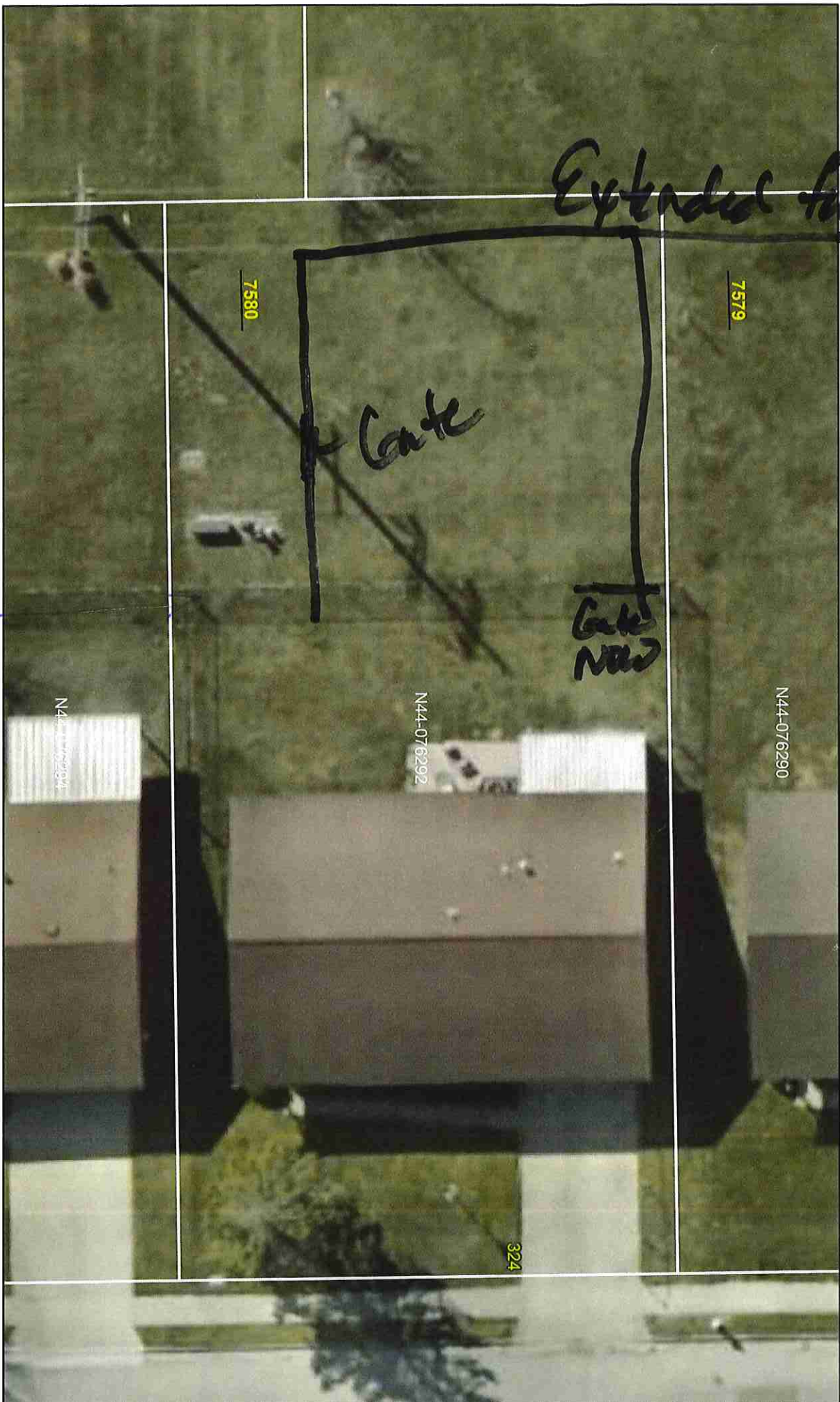
Diane M Fox

Mother

Applicant Signature

Title

Miami County OH



N44-076290

7579

Gate NW

N44-076292

7580

Gate

324

N44-076291

5/15/2025, 2:04:09 PM

Parcels

Lot Numbers

Present
fence
line

1:282
0 0 0 0.01 0.01 k
Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodastysreien, Rijkswaterstaat, GS FEMA, Intermap, and the GIS user community



This shows
how far his
yard goes
out



Neighbor's fence
is same "material"
* She has no issues
with him extending
but



RESOLUTION No. BZA 9-25

WHEREAS, the property owner at 223 W. High Street, located on an infill lot within the City of Piqua, has submitted a parking lot plan for review and approval, including requests for variances to certain zoning regulations to facilitate development of the site; and

WHEREAS, the proposed parking lot plan has been reviewed by the Planning Commission and city staff, who have determined that the requested variances conceptually adhere to sound engineering principles, ensuring safe and functional design, including adequate access, circulation, and drainage; and

WHEREAS, the plan's incorporation of greenspace satisfies the intent of the City of Piqua's zoning code, which seeks to balance development with environmental and aesthetic considerations, particularly on infill lots where efficient land use is critical to revitalizing underutilized properties; and

WHEREAS, the development of a parking lot on this infill lot promotes orderly growth, enhances property utilization, and supports adjacent commercial or residential activities, aligning with the city's comprehensive plan and zoning objectives; and

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

	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Ms. Eva Silvers	☐	☐	☐	☐
Mr. William Walker	☐	☐	☐	☐
Mr. Kirby King	☐	☐	☐	☐

Adopted this ____ day of _____, 2025.

Chairman, Board of Zoning Appeals

Wayne Davey

Clerk, Board of Zoning Appeals

Emily McCulla

STAFF REPORT

Planning Commission

Date: June 24, 2025

Re: BZA 09-25

Applicant: Jim McMaken

Owner: Miami County YMCA

Address: 223 W. High Street

Parcel #: N44-250395

Zoning: D-GX – Downtown General Mixed Use

Request: Variance(s) for a Conceptual Parking Lot Plan

Staff Comments and Recommendations:

Background:

The property owner at 223 W. High Street, situated on an infill lot within a commercial or mixed-use zoning district in Piqua, Ohio, has submitted a conceptual parking lot plan for review, requesting variances to facilitate its development. The proposed plan seeks to exempt the east side setback requirement, reduce the west side setback, and allow a reduced maneuvering lane width to accommodate directional traffic flow, diverging from standard zoning requirements that regulate parking lot layout to ensure safety, accessibility, and neighborhood compatibility. This infill lot, characterized by its constrained dimensions and urban context, is intended to support adjacent commercial activities, aligning with the city's goals for revitalizing underutilized properties. The plan incorporates greenspace elements that meet the zoning code's intent to balance development with environmental and aesthetic considerations, and its conceptual design has been evaluated for adherence to engineering principles. The variances are proposed to address site-specific constraints while maintaining functionality, with the understanding that the plan will be subject to full engineering and zoning code review following the Board of Zoning Appeals' determination.

Analysis:

The proposed parking lot plan and its requested variances demonstrate compatibility with the zoning code's objectives and minimal impact on the surrounding area, justifying

STAFF REPORT

approval for the conceptual layout. The exemption of the east side setback and reduction of the west side setback respond to the infill lot's limited dimensions, enabling efficient land use without compromising access or safety, as the layout adheres to engineering principles for circulation and drainage. The reduced maneuvering lane width, designed to support directional traffic, optimizes parking capacity while maintaining safe vehicle movement, a practical adaptation for the site's urban context. The inclusion of greenspace satisfies the zoning code's intent to enhance environmental quality and aesthetic appeal, ensuring the parking lot integrates with the neighborhood's character. The variances do not undermine public safety, as the layout avoids impeding surface water flow, utility easements, or visibility at access points, and the plan's conceptual nature allows for refinements during the subsequent full engineering and zoning review to address any technical deficiencies.

Recommendation:

Staff recommends approval of the conceptual parking lot plan and associated variances for 223 W. High Street, subject to conditions ensuring compliance with future reviews. The applicant must submit detailed construction plans for full engineering and zoning code review following the Board of Zoning Appeals' determination, obtaining all necessary permits to confirm compliance with city standards for drainage, access, lighting, and landscaping. The parking lot must incorporate the proposed greenspace elements and be maintained in good condition to uphold the zoning code's aesthetic and environmental goals. This approval supports the revitalization of an infill lot, promoting efficient land use and neighborhood enhancement while ensuring the plan's technical details will be rigorously evaluated in subsequent reviews. Staff concludes that the conceptual layout, with its adherence to engineering principles and greenspace integration, merits approval as a balanced approach to addressing site constraints without adverse impacts on public welfare or adjacent properties.

Zoning Applications: #BZA-VAR-25-0002

Overview

Type: BZA - Variance Request

Submitted: 05-29-25, 3:45pm EDT

Address: 223 W High St, Piqua, Ohio, 45356

Form Submission

Applicant Information:

Miami County YMCA, Jim McMaken
230 W. High Street
Piqua OH 45356
j.mcmaken@miamicountyymca.net, (937) 606-0539

Type of legal interest held by applicant: Executive Director

Owner Information:

Miami County YMCA, Jim mCmAKEN
230 W. High Street
Piqua OH 45356
j.mcmaken@miamicountyymca.net, (937) 606-0539

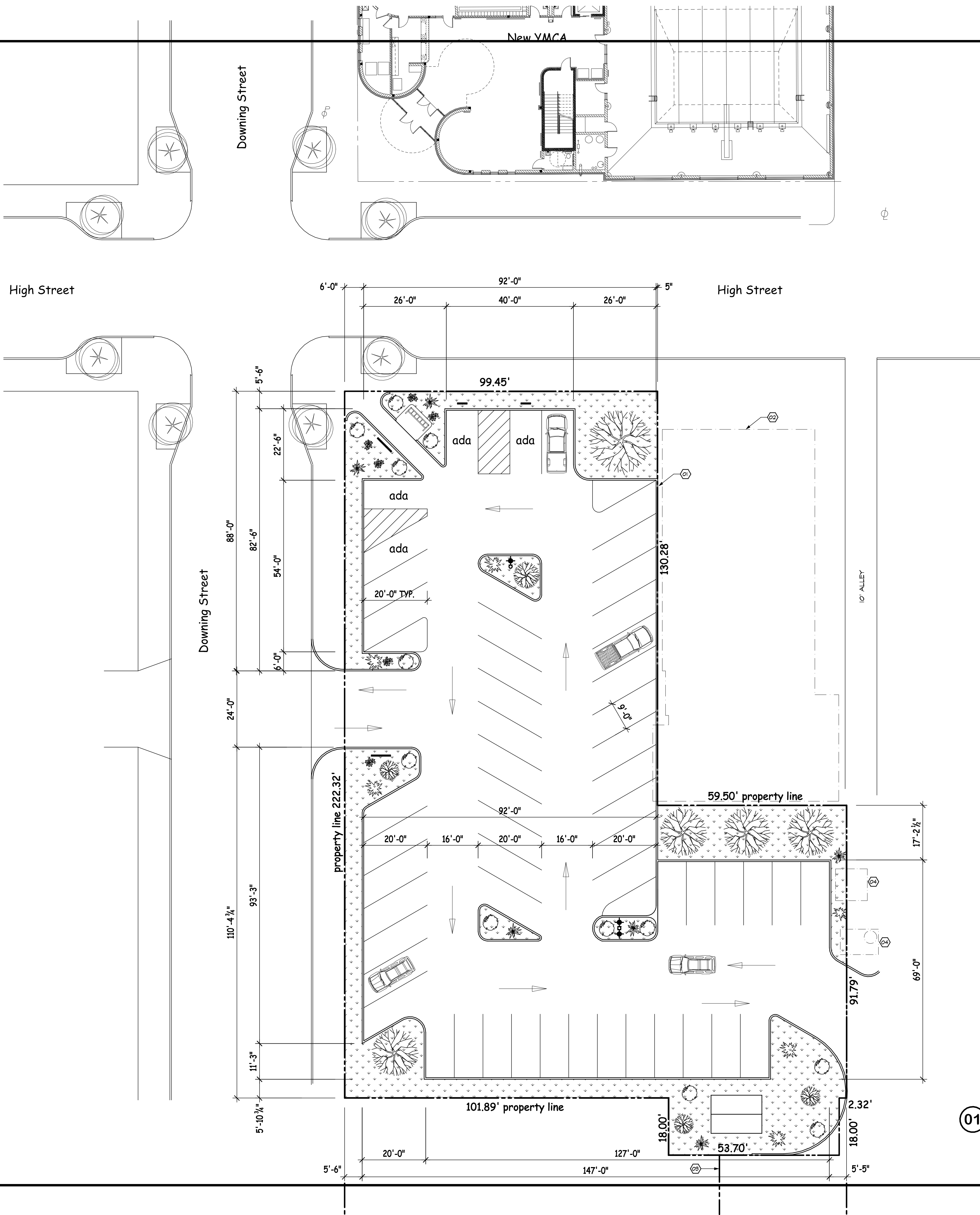
Street Address: 223 W High St, Piqua, Ohio, 45356

Zoning District: D-GX

Current Use: Indoor recreation

Proposed Use: Remote parking

Reason for the requested variance: General variances as needed to become compliant.



- KEYNOTES:
- ① VARIANCE FOR SIDE BUFFER
 - ② EXISTING BUILDING
 - ③ CITY PROPERTY LINE
 - ④ EXISTING TRANSFORMER PADS

54 parking spaces

① Parking Lot Plan - Rev 1
1/16" = 1'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

certified:

revisions:

* 05-08-25

drawn: VS

project: 0920

date: 12-06-24

sheet:

A001

Miami County YMCA

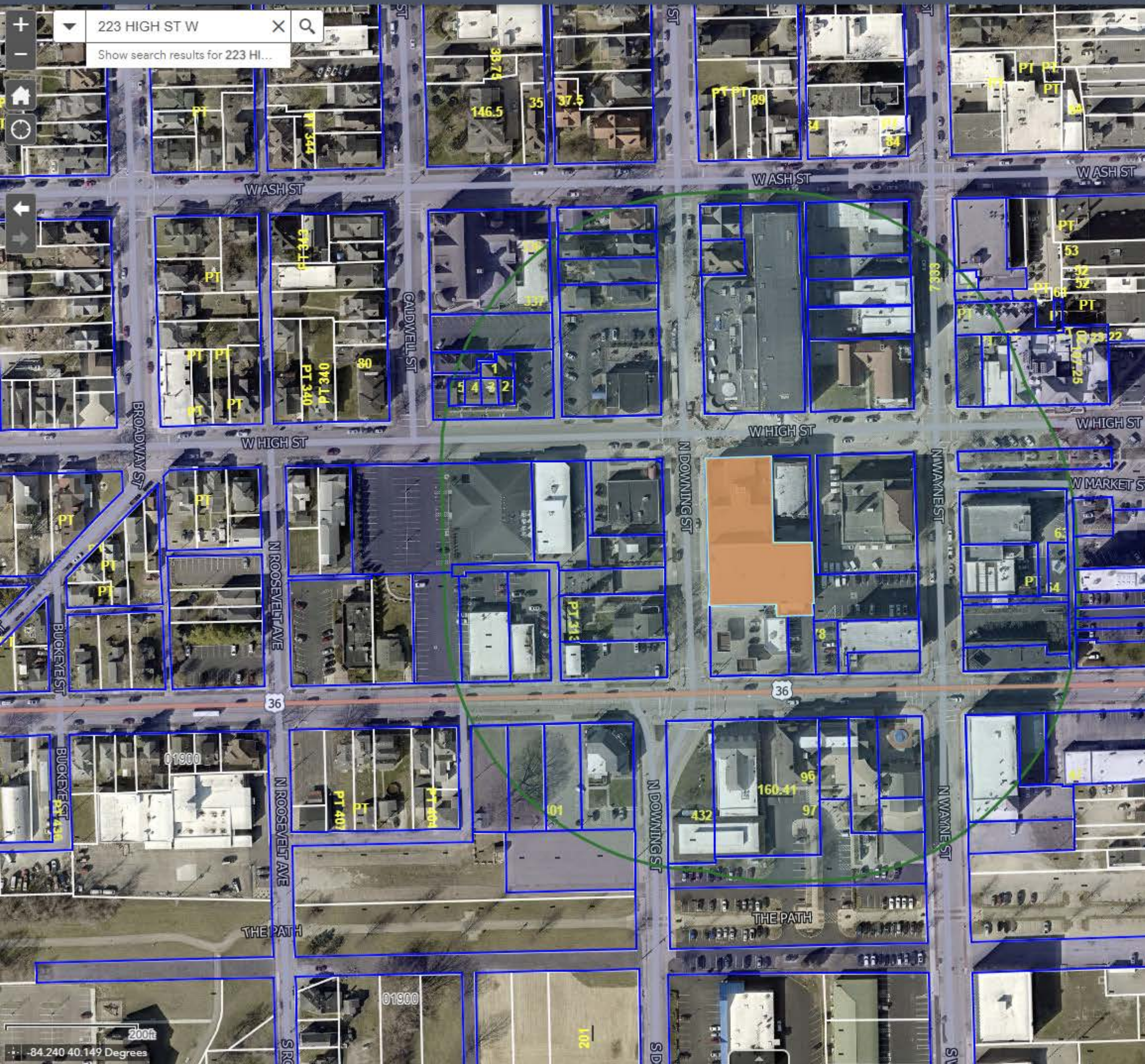
New Piqua YMCA Parking Lot
High St. & Downing St., Piqua, Ohio

TAYLOR Architects Inc.

804 W. White River Blvd.
Muncie, Indiana 47303
ph: 765 - 288 - 3615
email: bruce@taylorarchitectsinc.com
Web Site: www.taylorarchitectsinc.com



Auditor Map



Public Notification

Select or search for a feature in the map

☒ Apply a search distance

Addressee Layer

Format

82 addressees found; do you want to continue?

Review

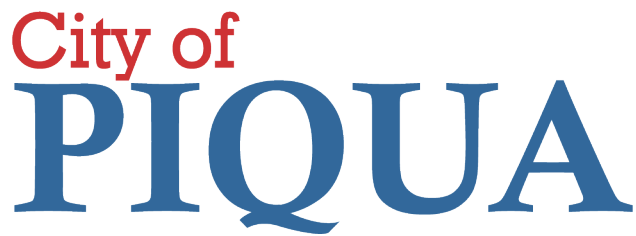
Download

Resolution	Parcel	Owner	Address	City	State	Zip
BZA 09-25	N44-251093	SCHNELL WESTFALL POST 184	P O BOX 720	PIQUA	OH	45356
BZA 09-25	N44-001320	THIRD SAVINGS & LOAN COMPANY	P O BOX 913	PIQUA	OH	45356
BZA 09-25	N44-001810	FIRST BANK RICHMOND	P O BOX 937	RICHMOND	IN	47375
BZA 09-25	N44-073640	BUECKER CHERYL (TOD)	1 HOPEWOOD	PIQUA	OH	45356
BZA 09-25	N44-001820	FIRST BANK RICHMOND	121 S OHIO AVE	SIDNEY	OH	45365
BZA 09-25	N44-001850	FIFTH THIRD BANK	123 MARKET ST	PIQUA	OH	45356
BZA 09-25	N44-001310	124 MAIN PIQUA LLC	124 N MAIN ST	PIQUA	OH	45356
BZA 09-25	N44-001910	PIQUA IMPROVEMENT CORPORATION	125 WATER ST W	PIQUA	OH	45356
BZA 09-25	N44-001750	VSF INVESTMENTS 9 LTD	1268 E ASH ST STE 108	PIQUA	OH	45356
BZA 09-25	N44-001820	FIRST BANK RICHMOND	130 HIGH ST W	PIQUA	OH	45356
BZA 09-25	N44-006630	YANNUCCI MICHAEL P TRUSTEE	14 EAGLES WAY	PIQUA	OH	45356
BZA 09-25	N44-002170	BRAKE PAINTING & RESTORATION LLC	1425 GARFIELD AVE	PIQUA	OH	45356
BZA 09-25	N44-002072	BAKER TIM & JANELLE	1612 S MAIN ST	PIQUA	OH	45356
BZA 09-25	N44-006990	MARINO FRANK	16860 E MASON RD	SIDNEY	OH	45365
BZA 09-25	N44-250470	ST JAMES EPISCOPAL CHURCH	200 W HIGH ST	PIQUA	OH	45356
BZA 09-25	N44-001880	VSF INVESTMENTS 6 LTD	201- 203 N WAYNE ST	PIQUA	OH	45356
BZA 09-25	N44-006600	ROOF NANCY J	208 N DOWNING ST	PIQUA	OH	45356
BZA 09-25	N44-006590	JRW RE HOLDINGS LLC	210 DOWNING N	PIQUA	OH	45356
BZA 09-25	N44-001400	THIRD SAVINGS & LOAN	212 MAIN ST N	PIQUA	OH	45356
BZA 09-25	N44-001860	THIRD SAVINGS & LOAN CO	215 N WAYNE ST	PIQUA	OH	45356
BZA 09-25	N44-006570	HUNOLT THERESE L (TOD)	216 DOWNING ST	PIQUA	OH	45356
BZA 09-25	N44-002072	BAKER TIM & JANELLE	217 W HIGH ST	PIQUA	OH	45356
BZA 09-25	N44-250000	UNITED STATES OF AMERICA	220 N WAYNE ST	PIQUA	OH	45356
BZA 09-25	N44-250395	THE MIAMI COUNTY YOUNG MEN'S CHRISTIAN	223 HIGH ST W	PIQUA	OH	45356
BZA 09-25	N44-002540	RIDI REIO LLC	226 W WATER ST	PIQUA	OH	45356
BZA 09-25	N44-250465	CYRENE A M E CHURCH	227 W ASH ST	PIQUA	OH	45356
BZA 09-25	N44-250395	THE MIAMI COUNTY YOUNG MEN'S CHRISTIAN	230 W HIGH ST	PIQUA	OH	45356
BZA 09-25	N44-001410	FIFTH THIRD BANK	2727 LBJ FREEWAY SUITE 806	DALLAS	TX	75234
BZA 09-25	N44-006590	JRW RE HOLDINGS LLC	2801 AMBERWOOD DR	TROY	OH	45373
BZA 09-25	N44-250403	MIAMI COUNTY YMCA AT PIQUA OHIO	300 HIGH ST	PIQUA	OH	45356
BZA 09-25	N44-006580	FIFTH THIRD BANK OF WESTERN OHIO NA	301 HIGH	PIQUA	OH	45356
BZA 09-25	N44-073640	BUECKER CHERYL (TOD)	304 HIGH ST W	PIQUA	OH	45356

BZA 09-25	N44-073645	BUECKER CHERYL (TOD)	306 HIGH ST W	PIQUA	OH	45356
BZA 09-25	N44-250409	MIAMI COUNTY YMCA AT PIQUA OHIO	307 HIGH ST W	PIQUA	OH	45356
BZA 09-25	N44-073650	BUECKER CHERYL (TOD)	308 HIGH ST W	PIQUA	OH	45356
BZA 09-25	N44-006610	CJH HOLDINGS LLC	308 W WATER ST	PIQUA	OH	45356
BZA 09-25	N44-006990	MARINO FRANK	309 CALDWELL ST	PIQUA	OH	45356
BZA 09-25	N44-073655	BUECKER CHERYL (TOD)	310 HIGH ST W	PIQUA	OH	45356
BZA 09-25	N44-073660	YOUAKIM LLC	312 W HIGH ST	PIQUA	OH	45356
BZA 09-25	N44-006620	CEO PROPERTIES LLC	312 W WATER ST	PIQUA	OH	45356
BZA 09-25	N44-002140	ADM REAL ESTATE HOLDINGS	312-314 WAYNE ST N	PIQUA	OH	45356
BZA 09-25	N44-006640	NICODEMUS DEBORAH ELAINE	315 317 HIGH ST W	PIQUA	OH	45356
BZA 09-25	N44-004010	THOBE SCOTT	316 DOWNING ST N	PIQUA	OH	45356
BZA 09-25	N44-002160	DELAET ROBERT J JR & DIANE TOD	316 18B N WAYNE ST	PIQUA	OH	45356
BZA 09-25	N44-073475	RESIDE PROPERTIES LLC	317 WAYNE ST N	PIQUA	OH	45356
BZA 09-25	N44-001900	124 MAIN PIQUA LLC	319 N WAYNE ST SUITE 2007	PIQUA	OH	45356
BZA 09-25	N44-001750	VSF INVESTMENTS 9 LTD	319 N WAYNE ST	PIQUA	OH	45356
BZA 09-25	N44-006630	YANNUCCI MICHAEL P TRUSTEE	320 322 WATER ST W	PIQUA	OH	45356
BZA 09-25	N44-002170	BRAKE PAINTING & RESTORATION LLC	320 322 WAYNE ST N	PIQUA	OH	45356
BZA 09-25	N44-004000	PRYFOGLE KEVIN R & KELLY S	320 N DOWNING ST	PIQUA	OH	45356
BZA 09-25	N44-002440	WRIGHT DAVID M & TAMMY K	321 N DOWNING ST	PIQUA	OH	45356
BZA 09-25	N44-004020	HANING CHAD M & ARLENE D	324 N DOWNING ST	PIQUA	OH	45356
BZA 09-25	N44-250540	WESTMINSTER UNITED PRESBYTERIAN CH PIC	325 W ASH ST	PIQUA	OH	45356
BZA 09-25	N44-002190	WAYNE ST INVESTMENTS LLC (LC)	326 N WAYNE ST	PIQUA	OH	45356
BZA 09-25	N44-004030	THOBE JOSEPH D & TRACY L EARLES THOBE	328 N DOWNING ST	PIQUA	OH	45356
BZA 09-25	N44-006710	YANNUCCI MICHAEL P (TR) OF MICHAEL YANI	333 HIGH ST W	PIQUA	OH	45356
BZA 09-25	N44-006610	CJH HOLDINGS LLC	3740 W BROWN RD	PIQUA	OH	45356
BZA 09-25	N44-073475	RESIDE PROPERTIES LLC	3933 SCHNORF RD	ARCANUM	OH	45304
BZA 09-25	N44-022170	YANNUCCI MICHAEL P TRUSTEE	400 WATER ST W	PIQUA	OH	45356
BZA 09-25	N44-006620	CEO PROPERTIES LLC	401 LAMBERT DR	PIQUA	OH	45356
BZA 09-25	N44-006640	NICODEMUS DEBORAH ELAINE	412 29TH ST OCEAN	MARATHON	FL	33050
BZA 09-25	N44-002540	RIDI REIO LLC	5131 W ALEXIS RD	SYLVANIA	OH	43560
BZA 09-25	N44-002140	ADM REAL ESTATE HOLDINGS	555 CHARTWELL CT	TROY	OH	45373
BZA 09-25	N44-004010	THOBE SCOTT	621 SEDGWICK WAY	TROY	OH	45373
BZA 09-25	N44-002160	DELAET ROBERT J JR & DIANE TOD	709 LAMBERT DR	PIQUA	OH	45356

BZA 09-25	N44-006570	HUNOLT THERESE L (TOD)	7700 GRAVES RD	CINCINNATI	OH	45243
BZA 08-25	N44-076556	DEFRANCESCO INVESTMENTS LLC	P.O.BOX 1212	PIQUA	OH	45356
BZA 08-25	N44-100945	HCF REALTY OF PIQUA INC	1100 SHAWNEE RD	LIMA	OH	45804
BZA 08-25	N44-076556	DEFRANCESCO INVESTMENTS LLC	1835 -1841 W HIGH ST	PIQUA	OH	45356
BZA 08-25	N44-100945	HCF REALTY OF PIQUA INC	1840 W HIGH ST	PIQUA	OH	45356
BZA 08-25	N44-076241	VIRZI PAUL S	1857 W PARKWAY DR	PIQUA	OH	45356
BZA 08-25	N44-076239	OCAMPO ALFREDO G JR & CORAZON R MERC	1861 PARKWAY DR W	PIQUA	OH	45356
BZA 08-25	N44-067270	DAVIS DORTHEA J TRUSTEE	2006 PIQUA CLAYTON RD	PIQUA	OH	45356
BZA 08-25	N44-250328	COUNCIL ON RURAL SERVICE PROGRAMS INC	201 R M DAVIS PKY	PIQUA	OH	45356
BZA 08-25	N44-076516	YOUNCE THOMAS J & ANGELA L	2010 PIQUA CLAYTON RD	PIQUA	OH	45356
BZA 08-25	N44-250328	COUNCIL ON RURAL SERVICE PROGRAMS INC	285 R M DAVIS PK	PIQUA	OH	45356
BZA 08-25	N44-077138	CORDELL BILLY J	305 FALLOW CT	PIQUA	OH	45356
BZA 08-25	N44-073553	HITCHINGS JANE L & DAVID L	305 WESTVIEW DR	PIQUA	OH	45356
BZA 08-25	N44-073552	DEAN ANTHONY M	311 WESTVIEW DR	PIQUA	OH	45356
BZA 08-25	N44-073550	VANNOY BARRY L	317 WESTVIEW DR	PIQUA	OH	45356
BZA 08-25	N44-076294	GARRETT MARCIA J	318 WESTVIEW DR	PIQUA	OH	45356
BZA 08-25	N44-073550	VANNOY BARRY L	323 WESTVIEW DR	PIQUA	OH	45356
BZA 08-25	N44-076292	FOX BRODY THOMAS	324 WESTVIEW DR	PIQUA	OH	45356
BZA 08-25	N44-073549	CLARK RICHARD E & BETTY J	329 WESTVIEW DR	PIQUA	OH	45356
BZA 08-25	N44-076290	BURK SHARALEE A	330 WESTVIEW DR	PIQUA	OH	45356
BZA 08-25	N44-073548	DEETER MICHAEL L & DEBORAH J	335 WESTVIEW DR	PIQUA	OH	45356
BZA 08-25	N44-076288	DEBROSSE THERESA	336 WESTVIEW DR	PIQUA	OH	45356
BZA 08-25	N44-076237	ALLEY JONATHAN	341 WESTVIEW DR	PIQUA	OH	45356
BZA 08-25	N44-076286	KARR GWENDOLYN I & DOYLE K	342 WESTVIEW DR	PIQUA	OH	45356
BZA 08-25	N44-076284	MILLER JACK L	348 WESTVIEW DR	PIQUA	OH	45356
BZA 08-25	N44-076596	DORTHEA DAVIS FAMILY LLC	400 SPOTTED DOE TL	PIQUA	OH	45356
BZA 08-25	N44-076282	MAHER PATRICIA ANN	400 WESTVIEW DR	PIQUA	OH	45356
BZA 08-25	N44-076598	BURCH MARK A & LINDA K	404 SPOTTED DOE TL	PIQUA	OH	45356
BZA 08-25	N44-076594	OLDS MAX L & RUTH E	405 SPOTTED DOE TR	PIQUA	OH	45356
BZA 08-25	N44-076600	INDERRIEDEN KINDEN ALLEN & TAYLOR	408 SPOTTED DOE TL	PIQUA	OH	45356
BZA 08-25	N44-076592	BRENNAN JAMES R & KATHLEEN L	409 SPOTTED DOE TR	PIQUA	OH	45356
BZA 08-25	N44-076602	DECKER SUSAN RENEE & JACK ROSS	412 SPOTTED DOE TL	PIQUA	OH	45356

BZA 08-25	N44-076590	DUNN HARLEY F JR & MARILYN M	413 SPOTTED DOE TR	PIQUA	OH	45356
BZA 08-25	N44-076588	HOLLY CHARLES	417 SPOTTED DOE TR	PIQUA	OH	45356



Community Services

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

June 6, 2025

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

Please be advised that the City of Piqua Board of Zoning Appeals meeting will be conducted on **Tuesday, June 24, 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 blue ink signature of Chad Henry.

Chad Henry
City Planner

Enc.