

FAIRFIELD BOARD OF ZONING APPEALS
FAIRFIELD MUNICIPAL BUILDING
5350 PLEASANT AVENUE
FAIRFIELD, OH 45014

AGENDA

10/2/13

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes

September 4, 2013 Meeting

Old Business

Case No. BZA-12-0030 – Review of gravel parking lot variance – 6631 Stockton Rd.:

A variance request for a gravel parking lot was submitted and heard by the board at the August 2012 meeting. At that time, the variance was approved with the following conditions: The driveway must be paved from the entrance gate to Stockton Rd. and the current fence must be replaced with a new fence. The variance will be reviewed in August 2013.

New Business

Case No. BZA-13-0039 – Privacy fence with posts and supporting rails on outside – 447 Magie Ave.:

A variance request submitted by Mike Mitchell, for the property located at 447 Magie Ave., lot no. 2123 in the R-1 zoning district.

Section 1180.04(b)(1) of the zoning code states “Any fence which has fifty percent (50%) or more opacity shall have the posts and supporting rails located on the inside of the fence or shall be constructed so that the slats of the fence alternate on the inside and outside of the posts and supporting rails.” The applicant has installed a privacy fence with the posts and supporting rails on the outside of the fence.

Case No. BZA-13-0040 – Accessory building less than 6 feet away from property line – 871 Walter Ave.:

A variance request submitted by Jeanne George, for the property located at 871 Walter Ave., lot no. 3166 in the R-1 zoning district.

Section 1143.06 (a) of the zoning code states “Accessory buildings and structures shall be distant at least six feet from any dwelling situated on the same lot, unless erected as an integral part thereof, and at least six feet from all lot lines or adjoining lots which are within any A or R District or are used for residential purposes.” The applicant has constructed a shed, which is closer than 6 feet away from the property line.

lkm

cc: Arthur Pizzano, City Manager
Alisha Wilson, Clerk of Council (9)
Timothy Bachman, Development Services Director
BZA Members (7)
BZA File