

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

AGENDA

10/5/11

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-August 3, 2011 Meeting minutes

New Business:

Case No. BZA-11-0023 – Pole sign – 5850 Dixie Hwy.:

A variance request submitted by Robert McNeil for Preferred Used Cars for the property located at 5850 Dixie Hwy, lot no. 3893 in the C3A zoning district.

Section 1187.08 (c) (2) of the zoning code states “For those businesses not located in a shopping center, one on-site freestanding sign shall be permitted for any one parcel or group of abutting parcels having 200 lineal feet of continuous street frontage. “ The owner would like to install a pole sign on the property, but has only 189 lineal feet of continuous street frontage.

1. Secretary’s Presentation
2. Building Superintendent Comments
3. Applicant Comments
4. Interested Party Comments on Appeal
5. Public Hearing
6. Decision

Case No. BZA-11-0024 – Pool in required front yard, filter too close to property line – 3 Carousel Cir.:

A variance request submitted by Kevin Holmes for the property located at 3 Carousel Circle, lot no. 10917 in the R-1 zoning district.

Variance 1.) Section 1180.03 (a) (3) of the zoning code states “Buildings on lots having frontage on two nonintersecting streets need not have a rear yard...applicable front yards must be provided, however, on both streets.” Section 1193.03 states “The pool may be located anywhere on the premises except in required front yards...” The owner would like to install a pool in the required front yard.

Variance 2.) Section 1193.03 states “...pump and filter installations shall not be located closer than twenty feet to any property line.” The pump and filter are shown approximately 10 feet from the property line. A 10 ft variance is needed.

1. Secretary’s Presentation
2. Building Superintendent Comments
3. Applicant Comments
4. Interested Party Comments on Appeal
5. Public Hearing
6. Decision

Case No. BZA-11-0026 – Accessory building over 500 sq ft., exceeds 35% rear yard requirement– 730 Wyoming Ave.:

A variance request submitted by Tim Baker for the property located at 730 Wyoming Ave., pt. lot numbers 1768 & 1769 in the R-1 zoning district.

Variance 1.) Section 1143.06 (a) of the zoning code states “...accessory buildings or structures shall not exceed 500 square feet except on parcels zoned A-1 which are two acres or more in size.” The owner would like to construct a 1080 sq ft accessory building. A variance of 580 sq ft is needed.

Variance 2.) Section 1143.06 (a) of the zoning code states "...accessory buildings... shall not occupy more area than thirty-five percent (35%) of the required rear yard." The total allowable square footage for accessory structures on this property is 1260 sq ft. The proposed garage will bring the total square footage to 1781 sq ft. A variance of 521 sq ft is needed.

1. Secretary's Presentation
2. Building Superintendent Comments
3. Applicant Comments
4. Interested Party Comments on Appeal
5. Public Hearing
6. Decision

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