

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

AGENDA

11/2/11

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-October 2011 Meeting Minutes

Old Business:

Case No. BZA-11-0026 – Accessory bldg exceeds 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., lot number 14063 in the R-1 zoning district.

The original variance request was to construct a 1080 sq ft garage, which exceeded the 35% rear yard requirement by 521 sq ft.

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 applicant would like to construct a 780 sq ft garage. A variance of 280 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 on this property is 1,260 sq ft. The proposed garage will bring the total square footage to 1,481 sq ft. A variance of 221 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

New Business:

Case No. BZA-11-0029 – Outdoor dining – 500 Wessel Dr.:

A variance request submitted by Jim Mitchell, for La Pinata, for the property located at 500 Wessel Dr., lot no. 13137 in the D-1 PUD zoning district.

Section 1157.04 (a) of the zoning code states "All businesses, services or processing shall be conducted wholly within a completely enclosed building..." The applicant would like to provide outdoor seating for the restaurant.

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-11-0030 – Metal carports too close to the property line in the side yards – 2675 Windage Dr.:

A variance request submitted by Carl Meek, for the property located at 2675 Windage Dr., lot no. 3574 in the R-0 zoning district.

Variance 1.) Section 1143.06 (a) of the zoning code states “no accessory building shall be erected in any required yard or court, except a rear yard...” The applicant would like to place two carports in the side yards.

Variance 2.) Section 1143.06 (a) of the zoning code states “An accessory building or structure, if greater than 150 square feet, shall not be made of metal construction...” The carports are 288 sq ft and 192 sq ft and are made of metal.

Variance 3.) 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 would like to place the carports nearer than 6 ft to the property line and/or the dwelling.

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

lkm

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