

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

AGENDA

12/5/12

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-November 7, 2012 minutes

Old Business:

None

New Business:

Case No. BZA-12-0039 – Accessory building over 500 sq. ft. – 17 Lake Cumberland Dr.:

A variance request submitted by Drew Young, for the property located at 17 Lake Cumberland Dr., lot no. 11741 in the R-0 PUD zoning district.

Section 1143.06 (a) of the zoning code states “An accessory building or structure...shall not exceed 500 square feet, except on parcels zoned A-1 which are two acres or more in size.” The applicant is requesting a variance to construct a 624 sq ft garage. A variance of 124 sq ft is needed.

Case No. BZA-12-0040 – Fence in front yard setback – 305 Beech Ave.:

A variance request submitted by Jason Crouch, for Robin Crouch, for the property located at 305 Beech Ave., lot no. 2040 in the R-1 zoning district.

Section 1180.04 (b)(1) of the zoning code states “...fences and hedges may be located only in side or rear yards...” The applicant is requesting a variance to replace a 4 foot chain link fence with a six foot privacy fence in the front yard of the property.

Case No. BZA-12-0041 – Sign exceeds allowable square footage-5174 Pleasant Ave. Unit B:

A variance request submitted by Jeff Piatt, for Jimmy Asmar, for the property located at 5174 Pleasant Ave. Unit B, lot no. 1293 in the D-1A zoning district.

Section 1187.07 (d)(1) of the zoning code allows “...one and one-half square feet of sign area for each lineal foot of building frontage on its principal street...” The building frontage allows for 186 square feet of total signage. The existing signage totals 161.2 square feet. There is 24.8 square feet of signage available; the applicant would like to install 42 square feet of signage. A variance of 17.2 square feet is needed.

Case No. BZA-12-0042 – Crushed asphalt driveway – 6241 River Rd.:

A variance request submitted by Robert Hutzler for the property located at 6241 River Rd., lot no. PT 302 in the A-1 zoning district.

Section 1183.05 (c) of the zoning code states “All off-street parking areas including driveways, entrances, exits, lanes and aisles shall be surfaced with an asphaltic or Portland cement binder pavement so as to provide a durable, dustless surface; shall be so graded and drained as to dispose of all surface water

accumulated within the area; and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles.” The applicant has installed a driveway made of crushed asphalt on the property.

lkm

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