

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

AGENDA

2/4/15

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-January 7, 2015 Meeting Minutes

New Business:

Case No. BZA-15-0001 – Metal roof on accessory building – 5628 Chesapeake Way:

A variance request submitted by Linda Bundy, for the property located at 5628 Chesapeake Way, lot no. 5596 in the R-0 zoning district.

Section 1143.06 (a) of the zoning code states “ Metal roofs are not permitted for any accessory structure greater than 100 square feet except on parcels zoned A-1 which are two acres or more in size.” The applicant has constructed a 240 square foot accessory building with a metal roof.

Case No. BZA-15-0002 – Attached garage in front yard setback – 5617 Winton Rd.:

A variance request submitted by Bernard McGuire, for the property located at 5617 Winton Rd., lot no. 4116 in the R-0 zoning district.

Section 1147.05 (a) of the zoning code requires a 30 foot front yard setback in the R-0 zoning district. The applicant wants to construct an attached garage, which will extend into the front yard setback of the property.

Case No. BZA-15-0003 – Outdoor seating – 7105 Dixie Hwy.:

A variance request submitted by RTFD LLC, for the property located at 7105 Dixie Hwy., lot no. 9697 in the C-3 zoning district.

Section 1165.04 (a) of the zoning code states “All businesses, services or processing shall be conducted wholly within a completely enclosed building...” The applicants would like to offer outdoor seating at their proposed sports bar.

Case No. BZA-15-0004 – Fence in front yard – 5592 Kingsbury Rd.:

A variance request submitted by Lauren Keith, for the property located at 5592 Kingsbury Rd., lot no. 3696 in the R-0 zoning district.

Section 1180.04 (b) of the zoning code limits the amount of fencing in the front yard to 16 lineal feet. The applicant has installed more than 16 lineal feet of fencing in the front yard.

lkm

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