

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

AGENDA

3/5/14

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-December 4, 2013 Meeting Minutes

Old Business:

None

New Business:

Case No. BZA-14-0001 – Accessory structure over 500 square feet -5580 Pleasant Ave.:

A variance request submitted by Noel Klotzbach, for Shawn & Amy Starkey, for the property located at 5580 Pleasant Ave., lot no. 358 in the R-0 zoning district.

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 is requesting a variance to add a 240 square foot lean-to onto an existing 576 square foot accessory building. The total square footage will be 816 square feet, which will require a 316 square foot variance.

Case No. BZA-14-0002 – Metal roof on shed – 5312 Tomahawk Ave.:

A variance request submitted by Dennis Courtright, for the property located at 5312 Tomahawk Ave., lot no. 2619 in the R-1 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 constructed a 128 square foot shed with a metal roof, which was purchased on April 16, 2013. The ordinance prohibiting metal roofs on accessory buildings passed on April 22, 2013. The applicant did not apply for a building permit until after the shed was constructed, on January 31, 2014. The applicant is requesting a variance to allow the metal roof to remain on the shed.

lkm

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