

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

**AGENDA**

January 4, 2016  
6:00 p.m.

Roll Call

Pledge of Allegiance

Approval of Previous Minutes:

December 7, 2016 Meeting Minutes

**New Business**

**Case No. BZA-17-0001 – Patio Cover in 30-Foot Front Yard Setback – 3 Nicholas Court**

A variance request submitted by Mark and Mary Beth Bailey, for the property located at 3 Nicholas Ct, Lot No. 10983 in the R-1 zoning district.

Section 1149.05(a) of the zoning code states, the minimum front yard depth requirement is 30 feet. The owner would like to build a covered front porch that will encroach approximately five feet into the 30-foot setback area.

**Case No. BZA-17-0002 – Park Spaces in 20-Foot Front Yard Landscaping Buffer – 6705 Fairfield Business Drive**

A variance request submitted by Alpha 9 Enterprises Inc., for the property located at 6705 Fairfield Business Drive, Lot No. 14023 in the ST (Service Transition) zoning district.

Section 1172.06 (a)(1) of the zoning code states the minimum required front yard shall be fifty feet. A strip adjacent to the front street lot line and having a minimum depth of twenty feet shall be appropriately landscaped, the minimum requirement of which is grass and shrubbery, and maintained except for designated pedestrian, vehicular and utility access ways. The remainder of the front yard may be used for off-street automobile parking. The owner would like to have 13 parking spaces in the 20-foot front yard landscaping buffer area.

/mkm

cc: Mark Wendling, City Manager  
Alisha Wilson, Clerk of Council (9)  
Greg Kathman, Development Services Director  
BZA Members (7)  
BZA File