

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

AGENDA

June 1, 2016
6:00 p.m.

Roll Call

Pledge of Allegiance

Approval of Previous Minutes:

May 4, 2016 Meeting Minutes

New Business

Case No. BZA-16-0008 – Covered Deck in side yard setback – 5280 W. Dalton Drive

A variance request submitted by Jeff Snyder, for the property located at 5280 W. Dalton Drive, Lot No. 4733 in the R-1 zoning district.

Section 1149.05 (a) of the zoning code states, the side yard setback minimum requirement is 10% of the lot width. The property has a lot width of 90 feet. The applicant would like to build his covered deck four feet from the property line which is five feet into the 9-foot required setback.

Case No. BZA-16-0009 – Fence in Front Yard Setback – 1736 Vernon Place

A variance request submitted by Vito Carchedi, on behalf of the owner, Ashli Golday, for the property located at 1736 Vernon Place, Lot No. 5755 in the R-1 zoning district.

Section 1180.04(b)(1) of the zoning code states “Except as provided in subsection (b)(3) hereof, fences and hedges may be located only in side or rear yards, except on corner lots, fences and hedges are not permitted in the street side yard or in that portion of the rear yard which is closer to the side street right-of-way line than the required zoning front yard depth for a principal structure...” The applicant would like to put a six foot tall privacy fence approximately three feet from the sidewalk. There is an existing chain link fence at that location.

Case No. BZA-16-0010 – Patio Cover in 30-Foot Front Yard Setback - 5724 Gamay Lane

A variance request submitted by Dudley and Denise Hamblin, for the property located at 5724 Gamay, Lot No. 7007 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 applicant would like to build a covered front porch that will encroach approximately seven feet into the 30-foot setback area.

Case No. BZA-16-0011

A variance request submitted by Casler Design Group, on behalf of owner, DP Property Holdings LLC a.k.a. Peterson Dental, for the property located at 3978 Mack Road, Lot No. 9694 in the C-3 zoning district.

Section 1183.03(a) of the zoning code states “the number of off-street parking spaces required for a medical or dental clinic is one parking space per 75 square feet of building area.” The building area at this location is

4,849 square feet making the required spaces per code for the building 51 parking spaces. The applicant is requesting a variance for the number of spaces required by allowing them to have only 31 parking spaces.

Metal Roof Discussion

Erin Donovan, City of Fairfield Development Services Department will be addressing the Board regarding Ordinance 1143.06 (a), specifically the section banning metal roofs on accessory buildings over 100 square feet.

/mkm

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