

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

AGENDA

June 3, 2015

Roll Call

Pledge of Allegiance

Approval of Previous Minutes:

-May 6, 2015 Meeting Minutes

Old Business

Case No. BZA-15-0008 – Accessory Building over 500 sf – 4519 McCormick Ln

A variance request submitted by John Russo, for the property located at 4519 McCormick Ln, Lot No. 577 in the R-1 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 wants build a 1200 sf detached garage, which is 700 sf over the maximum size allowed.

Section 1143.06 (b) of the zoning code states "...in any A or R District, where a corner lot adjoins in the rear a lot fronting on the side street, no part of an accessory building or structure on such corner shall be near a side street lot line than the least depth of the front yard required along such side street for a dwelling on such adjoining lot." The applicant wants to build a detached garage in the 30-foot setback.

New Business

Case No. BZA-15-0010– Accessory building over 500 sf – 4970 Murray Place

A variance request submitted by Kenneth Rice, for the property located at 4970 Murray Place, Lot No. 1436 in the R-1 zoning district.

Section 1143.06 (a) of the zoning code states "The exterior wall surface of an accessory building or structure, if greater than 100 square feet, shall not be made of metal, resin, plastic or non-finished composite material and 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 wants build a 540 square foot accessory building which exceeds the allowable size by 40 square feet.

Case No. BZA-15-0011– Accessory building over 500 sf – 562 Symmes Rd

A variance request submitted by Thomas Schwartz, for the property located at 562 Symmes Road, Lot No. 633 in the R-1 zoning district.

Section 1143.06 (a) of the zoning code states "The exterior wall surface of an accessory building or structure, if greater than 100 square feet, shall not be made of metal, resin, plastic or non-finished composite material and 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 wants build a 572 square foot accessory building which exceeds the allowable size by 72 square feet.

Section 1149.04 of the zoning code states “No accessory structure shall exceed one story or fifteen feet except as provided in Section 1180.02.” The applicant would like to have a two-story accessory building with the total height at 21 feet.

Case No. BZA-15-0012 – Accessory structures over 35% of rear yard – 6100 River Road

A variance request submitted by Kimberly Romine, for the property located at 6100 River Road in the A-1 zoning district.

Section 1143.06 (a) “...Except as provided in Section 1180.03, no accessory building shall be erected in any required yard or court, except a rear yard, and shall not occupy more area than thirty-five percent (35%) of the required rear yard.” The applicant would like to build a 392 SF in-ground pool. Her allowable accessory building square footage is 1,414.8. With her current accessory structure and the proposed pool, the total square footage of accessory structures would be 2,192 SF, 778 SF over the allowable amount.

Case No. BZA-15-0013 – Outdoor Seating Area – 465 Nilles Road Unit C

A variance request submitted by Doug Gundrum, for the property located at 465 Nilles Road Unit C. Lot No. 10675 in the D-1 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 applicant would like to offer outdoor seating at his bar.

/mkm

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