

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

AGENDA

July 6, 2016
6:00 P.M.

Roll Call

Pledge of Allegiance

Approval of Previous Minutes:

-June 1, 2016 Meeting Minutes

New Business

Case No. BZA-16-0012 – Over 35% of Allowable Concrete in Front Yard – 5458 Boehm Drive

A variance request submitted by Shaun Miller, for the property located at 5458 Boehm Drive, lot no. 10183 in the R-1 zoning district.

Section 1183.04(d) states “Accessory off-street parking facilities in A-1, R-0, R-1 and R-2 zones shall not occupy more than thirty-five percent (35%) of the front yard of any residential building or property. The owner has poured additional driveway which is 6 feet wider than the 28 feet allowed.

Case No. BZA-16-0013 – Sign in Setback – 5855 Union Centre Blvd

A variance request submitted by Jay Smith, on behalf of Duke Realty Ohio, for the property located at 5855 Union Centre Blvd, lot no.7305 in the M-2 zoning district.

Section 1187.05(d)(4) states “Ground signs shall only be located in the center eighty percent (80%) of the property frontage, and no closer than five feet from a side property line.” The applicant would like to put a ground sign at the south entrance of the property, approximately 30 feet from the property line. The required setback for this lot is 108 feet from the property line.

Case No. BZA-16-0014 – Accessory structures over 35% of rear yard – 2492 Windage Drive

A variance request submitted by Brady and Regina Southard, for the property located at 2492 Windage Drive, lot no. 3384 in the R-0 zoning district.

Section 1143.06 (a) states “...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 applicants would like to build a 416 square foot garage. Their allowable accessory building square footage is 919 square feet. With their current accessory structure and the proposed garage, the total square footage of accessory structures would be 1,216 square feet, 297 square feet over the allowable amount.

Case No. BZA-16-0015 – Accessory Building over 500 sf – 5480 Schiering Drive

A variance request submitted by Jerry Walls, for the property located at 5480 Schiering Drive, Lot No. 3140 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 to build a 114 square foot porch on an existing 480 square foot detached garage, which is 94 square feet over the maximum size allowed.

Case No. BZA-16-0016 – Metal Roof on Accessory Building – 6262 Shearwater Drive

A variance request submitted by Joseph D. Berter, for the property located at 6262 Shearwater Drive, Lot No. 3425 in 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 wants to construct a 360 square foot accessory building with a metal roof.

Case No. BZA-16-0017 – Patio Cover in 30-Foot Front Yard Setback – 5712 Neptune Way

A variance request submitted by Andrew Duff, on behalf of Don Lunsford, for the property located at 5712 Neptune Way, Lot No. 8921 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 four feet into the 30-foot setback area.

Case No. BZA-16-0018 – Indoor and Outdoor Assembly & Crushed Gravel Parking – 4614 Industry Drive

A use variance request and a variance request submitted by Jeffrey Herring, on behalf of Swine City Brewing Co., for the property located at 4614 Industry Dr., Lot 3775 in the M-2 zoning district.

Section 1173 of the zoning code states the M-2 General Industrial Zone does not allow Commercial Assembly uses. The applicant would like to have indoor and outdoor assembly for their new business.

Section 1183.05(c) of the zoning code requires asphalt or concrete paving is required for all the spaces and for all the access to the spaces and to the loading area. The applicant would like to use compacted crushed gravel for patron parking lot, and for a truck loading area.

/mkm

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