

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

AGENDA

1/7/15

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-December 3, 2014 Meeting Minutes

Old Business:

Case No. BZA-14-0029 – Use Variance to operate used car dealership/car repair in the M-2 zoning district – 3120 Production Dr.:

A variance request submitted by Michael E. Jacobs, Esq., authorized agent, for the property located at 3120 Production Dr., in the M-2 zoning district.

A used car dealership is not a permitted use in the M-2 zoning district. The applicant is requesting a use variance. Section 1137.08(a) of the zoning code in reference to a use variance states “No use variance shall be authorized by the Board of Zoning Appeals unless the Board finds, beyond reasonable doubt, that all of the following facts and conditions exist:

- (1) The requested variance stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district;
- (2) The hardship condition described in Section 1133.01(86) is not created as a result of actions by the applicant;
- (3) The granting of such variance will not adversely affect the rights of adjacent property owners;
- (4) The granting of such variance will not adversely affect the public health, safety or general welfare;
- (5) Such variance will be consistent with the general spirit and intent of the Zoning Code;
- (6) The variance sought is the minimum which will afford relief to the applicant; and
- (7) There is no other economically viable use which is permitted in the zoning district.”

New Business:

Case No. BZA-14-0033 – Accessory building over 500 square feet – 1622 Crestwood Ln.:

A variance request submitted by David Houser, for the property located at 1622 Crestwood Ln., 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 construct an 864 square foot accessory building. A variance of 364 square feet is needed.

lkm

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