

MINUTES OF THE  
FAIRFIELD BOARD OF ZONING APPEALS

October 3, 2012

Ron Siciliano called the Board of Zoning Appeals hearing to order at 6:00 p.m. at the Fairfield Municipal Building, 5350 Pleasant Ave.

Roll Call

Lynda McGuire, Secretary, called the roll of the Board of Zoning Appeals. Present members were Ron Siciliano, Jack Wessler, Don Carpenter, Joseph Koczeniak, Chad Oberson and Debbie Pennington. Rick Helsing, Building Official and John Clemmons, Law Director were also present. Motion to excuse Scott Lepsky carried 6-0.

Pledge of Allegiance

Minutes of the Previous Meeting

The minutes from the Board of Zoning Appeals meeting held on August 1, 2012 were approved. Motion carried 6-0.

New Business

**Case No. BZA-12-0036 – Porch in front yard setback – 836 Oberlin Dr.:**

Johnny Hamilton, Jr. is requesting a variance to construct a covered front porch, which will extend 9 feet into the front yard setback.

STR had no comment on this case.

Property Owner's Comments

Wayne Wagner, general contractor, spoke regarding the variance. The homeowner has done extensive work to the inside of the property since purchasing it in April. The front porch will raise property values and improve the appearance of the home and the neighborhood. Mr. Siciliano agrees that the porch will improve property values, and he is ok with the project as long as the new porch matches the existing house and shingles. The roof line will be incorporated into the existing gable roof, and the shingles will match the house shingles.

Public Hearing

None

Board Re-Convened

Jack Wessler, seconded by Don Carpenter, made a motion to approve the variance as submitted. Motion carried 6-0. Jack Wessler, seconded by Don Carpenter, made a motion to waive the 5 day waiting period. Motion carried 6-0.

**Case No. BZA-12-0037 – Privacy fence in front yard – 5001 Pleasant Ave.:**

Shane Staverman, for Creekside Village of Fairfield, is requesting a variance to install fencing in the front yard of the property. The property is located at 5001 Pleasant Ave., lot no. 197 in the R-3 zoning district.

STR had no comment on this case.

### Property Owner's Comments

Scott Davis spoke regarding the variance. They are trying to prevent foot traffic through the complex from River Rd to Pleasant Ave. Mr. Siciliano thinks it makes sense from a safety standpoint. Mr. Oberson said he understands the problem when there are two front yards and the board has heard cases like this one before. Mr. Carpenter asked about candle light vigils being held at the site. They are held towards the front of the complex. Shane Staverman spoke regarding the variance. They are trying to block both entrances to the creek completely; they want to keep people off of the property that do not belong there. Mr. Koczeniak asked why they weren't extending the fence even further. The property drops off; someone would need a rope to climb up out of the creek at that point. Mr. Oberson clarified that fencing past the front of the building inside the property doesn't need a variance; it is the side yard.

### Public Hearing

None.

### Board Re-Convened

Don Carpenter, seconded by Debbie Pennington, made a motion to approve the variance as submitted. Motion carried 6-0. Don Carpenter, seconded by Jack Wessler, made a motion to waive the 5 day waiting period. Motion carried 6-0.

Mr. Staverman asked to include front yard fencing facing Pleasant Ave. at this meeting. They would like to install a split rail fence to "define the space" in the front yard of this property. An aerial photo showing the proposed location of the split rail fence was given to the board to review. Mr. Helsinger clarified that the area behind the building where fencing is shown does not require a variance. There was discussion on location of the fencing. Mr. Staverman indicated that there is a community center that is going to be built near the pool. The split rail fence will keep out "riff raff". Mr. Siciliano does not think that the split rail fence will impede vision.

Chad Oberson, seconded by Debbie Pennington, made a motion to approve the additional fencing in the front yard as shown on the site plan on file. Motion carried 6-0.

### Adjournment:

Debbie Pennington, seconded by Chad Oberson, made a motion to adjourn. Motion carried 6-0.

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Ron Siciliano, Chairman

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Lynda McGuire, Secretary