

MINUTES OF THE
FAIRFIELD BOARD OF ZONING APPEALS

December 4, 2013

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, Scott Lepsky and Debbie Pennington. Rick Helsinger, Building Official and John Clemmons, Law Director were also present.

Pledge of Allegiance

Minutes of the Previous Meeting

The minutes from the Board of Zoning Appeals meeting held on November 6, 2013 were approved. Motion carried 7-0.

Old Business

Case No. BZA-13-0023 – Extension - Duplex in C-3 Zone, Side yard setback – 4990 Winton Rd.:

The owners of the property, Jeffrey and Karen Sycamore, are requesting an extension of the variance granted at the June 2013 meeting.

Tim Bachman gave an update on the variance and summarized what the board had approved back at the June meeting. The staff had issues with the floor plans the owner submitted after the meeting, and the owners were concerned they would not be able to sell the property with the stipulations the board had placed on it, with regard to the open space requirement. The owners are shopping buyers for the property, one being the owner of the Olde Winton Subdivision to the south, which Mr. Bachman believes makes sense for the property. The proposed buyer was thinking of going forward with the duplex and possibly extending his other lots into this parcel. Before Thanksgiving, someone called asking questions about a car lot on that property. It's obvious the owner wants out of the property and Mr. Bachman wanted to have a discussion about possibly approving the extension only on what the board approved in June, 2013.

Mr. Helsinger said the callers came into the office twice and asked questions about what the C-3 zone allows. They run the car lot on the parcel in front of this one that the Sycamore's also own. Mr. Koczeniak discussed a car lot and does not think it is ideal for that location, and will vote for the extension if that will prevent a car lot at the present time. Mr. Clemmons suggested they specify no other use is allowed as a condition of the approval

There was discussion on placing more than one duplex on the property and other options for usage of the property, such as rezoning.

Public Comment

None

Board Re-Convened

Joseph Koczeniak, seconded by Scott Lepsky, made a motion to approve the three month extension of the usage stipulating that the approved plan submitted for the use variance shall be the only plan that remains in effect unless modified by the BZA or change of zoning. The existing conditions of approval shall remain in effect:

1. The east side of the lot is to remain as green space. An open space (buffer zone) plan/written description must be submitted to the BZA for approval.
2. Final construction site plan, elevations and floor plan must also be submitted to Board of Zoning appeals for approval.

Motion carried 7-0.

Case No. BZA-13-0043 – Additional single family caretaker rental exceeds maximum density requirement – 5001 Pleasant Ave.:

Creekside Village of Fairfield is requesting a variance to convert a leasing office into a single family caretaker's residence, exceeding the maximum density requirement for the parcel.

STR recommends if approved, the unit should be used for the caretaker only.

Property Owner's Comments

Stephanie Robinson spoke regarding the variance. She is the property manager for Creekside Village of Fairfield. If the variance is approved, either she or the maintenance supervisor will be moving into the property. No other use is planned for the building. Currently, she is living in one of the apartment units on site. Mr. Siciliano said he thought the property was much improved, and a caretaker on site will make for a better maintained property. Mr. Oberson said the house is a "watchdog" house where they will see egress and ingress onto the property. Mr. Wessler asked how much renovation was needed for the property. The only thing that needs to be done at this point is placing a stove in the house. There was already renovation done to the building previous to her employment with Creekside.

Public Comment

None

Board Re-Convened

Chad Oberson, seconded by Scott Lepsky, made a motion to approve the variance, with the stipulation that it is only used as a residence for a caretaker employed by Creekside Village of Fairfield. Motion carried 7-0.

Adjournment:

Motion to adjourn carried 7-0.

Ron Siciliano, Chairman

Lynda McGuire, Secretary