

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

AGENDA

4/3/13

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-March 6, 2013 Meeting Minutes

New Business:

Case No. BZA-13-0009 –Metal accessory bldg. over 500 sf – 5440 Muskopf Rd.:

A variance request submitted by Kim & Bill Eaton, for the property located at 5440 Muskopf Rd., lot no. 340 in the R-1 zoning district.

Variance 1. Section 1143.06 of the zoning code states “An accessory building or structure, if greater than 150 square feet, shall not be made of metal construction...” The applicant wants to construct a 560 sq ft metal carport next to his existing detached garage.

Variance 2. Section 1143.06 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 existing garage is approximately 1200 sq ft. Because the homeowner is not allowing 6 feet of space in between the two structures, the two structures are considered one, making the total proposed square footage 1760 sq ft.

Case No. BZA-13-0010 – No paving to proposed barn – 3324 Port Union Rd.:

A variance request submitted by John Mathews of Greenbriar Landscaping, for the property located at 3324 Port Union Rd., lot no. 11372 in the M-2 zoning district.

Section 1183.05 (c) of the zoning code states “All off-street parking areas including driveways, entrances, exits, lanes and aisles shall be surfaced with an asphaltic or Portland cement binder pavement so as to provide a durable, dustless surface; shall be so graded and drained as to dispose of all surface water accumulated within the area; and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles.” The applicant is asking for a variance to waive the paving requirement to a proposed pole barn.

Case No. BZA-13-0011 – Multiple variances relating to a proposed addition, Sidewalk waiver – 5742 Pleasant Ave.:

A variance request submitted by Rolling Hills Baptist Church, for the property located at 5742 Pleasant Ave., lot no. PT 354 in the R-0 zoning district.

Variance 1. Section 1147.05 (a) of the zoning code requires a 60’ side yard setback. The applicant wants to construct an addition to the church, 55’ from the property line.

Variance 2. Section 1147.05 (b) requires a 20 foot horizontal buffer and 6 foot vertical screening to any adjoining A or R districts. The submitted site plan shows an 11.8 foot buffer and no screening between them and the neighboring residential properties.

Variance 3. Section 1180.04 (c) states “...retaining walls in rear or side yards may be no more than

seventy-two inches in height.” There is a proposed retaining wall on the submitted site plan, which is 9 feet tall at its highest point.

Waiver 1. Section 1184.01 states “Unless sidewalks are already constructed, sidewalks for public use shall be installed along all public streets by the owner of any abutting lot or parcel upon which a new building is constructed...” The applicant is requesting a sidewalk waiver.

Case No. BZA-13-0012 – Metal accessory bldg. over 500 sf, no paving – 5971 Gray Rd.:

A variance request submitted by Jay Godfrey, for the property located at 5971 Gray Rd., lot no. 568 in the A-1 zoning district.

Variance 1. 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 24’ x 32’ (768 sq ft) metal pole barn.

Variance 2. Section 1143.06 (a) states “An accessory building or structure, if greater than 150 square feet, shall not be made of metal construction...” The proposed pole barn will be made of metal.

Variance 3. Section 1143.06 (f) states “An accessory building or structure which has a door opening(s) greater than six feet in width... must have paved access in accordance with subsection 1183.05(c).” The applicant does not want to pave a driveway to the new pole barn.

Case No. BZA-13-0013 – Food preparation outdoors – 4828 Dixie Hwy.:

A variance request submitted by W. Anthony Mills Jr., for the property located at 4828 Dixie Hwy., lot no. 3735 in the C-3 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 is requesting a variance to prepare food in a proposed outdoor fenced in area.

Case No. BZA-13-0014 – Outdoor Dining – 22 Donald Dr.:

A variance request submitted by James Coffman Jr. for Scotty’s Pub, for the property located at 22 Donald Dr., lot no. PT 10423 in the C-3 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 wants to designate an outdoor dining area in front of the business.

Case No. BZA-13-0015 – Outdoor Dining – 6121 Dixie Hwy.:

A variance request submitted by Doug Gundrum for Blue Note Lighthouse Café, for the property located at 6121 Dixie Hwy., lot no. 9364 in the C-3A 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 wants to designate an outdoor dining area in front of the business.

lkm

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