

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

AGENDA

9/3/14

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-August 6, 2014 Meeting Minutes

Old Business:

Case No. BZA-12-0022 – Outdoor Seating – 4737 Dixie Hwy.:

A variance request was submitted by Cobblestone Tavern and heard by the board at the September 2013 meeting regarding outdoor seating in front of the business. The variance was approved with the following conditions: The applicant will be required to return for a one year review of this variance at the September 2014 Board of Zoning Appeals meeting and the following changes will be made to the existing variance: Outdoor music may be piped out at background volume level and the applicant must work with the Building Division to ensure the back door is made an exit only.

New Business:

Case No. BZA-14-0022 – Gravel Parking – 5079 Camelot Dr.:

A variance request submitted by Tom Burer and Bobby Burer, for the property located at 5079 Camelot Dr., in the C-3A 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 requesting a variance to park on a gravel lot behind the building.

Case No. BZA-14-0023 – Lack of frontage for a second pole sign – 6660 Dixie Hwy:

A variance request submitted by Mac Webb Insurance Agency, for the property located at 6660 Dixie Hwy, Suite 204, lot no. 420 in the M-2 zoning district.

Section 1187.08(c)(2) of the zoning code allows a second freestanding sign only on parcels with greater than 500 lineal feet of continuous street frontage. The applicant is requesting a variance to re-install a recently removed, non-conforming pole sign on this parcel. This parcel has 175 feet of frontage.

Case No. BZA-14-0024 – Decks exceed 35% rear yard requirement – 5975 Embassy Dr.:

A variance request submitted by John Vogt, for the property located at 5975 Embassy Dr., lot no. 7267 in the R-0 zoning district.

Section 1143.06 of the zoning code limits the amount of accessory structures to 35% of the required rear yard. The total square footage of accessory structures permitted on this property is 1,102.5 square feet. The applicant is requesting a variance to build two decks, one of those decks constructed around an existing above ground pool, with a total square footage of 1,640 square feet. A variance of 537.5 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