

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

AGENDA

5/7/14

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-April 2, 2014 Meeting Minutes

Old Business:

Case No. BZA-12-0016 – Asphalt grinding for parking area – 3240 Production Dr.:

A variance extension request was heard by the board at the May 2013 meeting regarding using rolled and graded asphalt grinding for a parking lot located at 3240 Production Dr., lot no. 9176 in the M-2 zoning district.

The board granted an extension of the variance until May 2014, with the stipulation that the lot is maintained and issues are taken care of as they occur.

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

At the March 2013 meeting, a variance request was 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.

The variance was to allow outdoor dining. The variance was approved with the following stipulations:

1. ADA accommodation for wheelchair access on the sidewalk must be provided.
2. Proposed fencing must be decorative.
3. No outdoor music is allowed
4. Variance is for this owner only
5. **Variance will be reviewed at one year.**

Case No. BZA-13-0019 – 3 Real Estate Signs over 15 square feet – 6120 S. Gilmore Rd.:

At the May 2013 meeting, a variance request was submitted by Cincinnati Financial Corporation to install two 26 square foot signs in the existing cabinets and one 120 square foot banner on the south side of the building located at 6120 S. Gilmore Rd., lot no. 9521 in the B-1 zoning district.

The variance was approved until May 2014. The applicant is requesting an extension of the variance until May 2016.

New Business:

Case No. BZA-14-0007 – Fence in street side yard setback – 5250 Mississippi Dr.:

A variance request submitted by William Grein Jr., for the property located at 5250 Mississippi Dr., lot no. 2479 in the R-1 zoning district.

Section 1180.04 (b)(1) of the zoning code states "Except as provided in subsection (b)(3) hereof, fences and hedges may be located only in side or rear yards, except that on corner lots, fences and hedges are not permitted in the street side yard or in that portion of the rear yard which is closer to the side street right-

of-way line than the required zoning front yard depth for a principal structure.” The applicant is requesting a variance to install a fence in the street side yard.

Case No. BZA-14-0008 – Electronic Message Display Sign – 7200 Dixie Hwy.:

A variance request submitted by Furniture Fair, for the property located at 7200 Dixie Hwy., in the C-3A zoning district.

Variance 1. Section 1187.08 (m)(3) of the zoning code permits the use of Electronic Message Display Signs “only in a shopping center as defined in Section 1187.02 (e) with 500 feet or greater of continuous street frontage along the principal street.” The applicant wants to install a new Electronic Message Display Sign. The property does not meet the definition of a shopping center and has approximately 361 feet of frontage.

Variance 2. Section 1187.05 (d)(4) of the zoning code regarding freestanding and ground signs allows them to “Only be located in the center eighty percent (80%) of the property frontage...” To achieve the 80%, the sign would need to be 40 feet from the side yard property line and it is shown to be 5 feet from the property line.

Case No. BZA-14-0010 – Pool too close to property line, Accessory structures exceed 35% of the required rear yard – 4701 Anthony Wayne Ave.:

A variance request submitted by Brian Tarter, for the property located at 4701 Anthony Wayne Ave., lot no. 10685 in the R-1 zoning district.

Variance 1. Section 1193.03 of the zoning code states “The pool may be located anywhere on the premises except in required front yards, provided it shall not be located closer than ten feet to any property line of the property on which located.” The applicant is requesting a variance to construct a pool approximately 7 feet from the property line.

Variance 2. Section 1143.06 (a) of the zoning code states “...no accessory building shall be erected in any required yard or court, except a rear yard, and shall not occupy more area than thirty-five percent (35%) of the required rear yard.” The existing accessory structures on the property total 1,520 square feet. The maximum allowable on this property is 997.5 square feet. The applicant is already over their allowable square footage, and is proposing adding a 254 sq ft pool, which will bring the total square footage to 1,774. A variance of 776.5 square feet is required.

lkm

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