

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

AGENDA

1/6/10

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

- December 2, 2009 Minutes

Old Business:

Case No. BZA-09-0041 – Accessory building over 500 sq ft, exceeds 35% rear yard requirement – 4687 Pleasant Ave.:

A variance request submitted by Sheldon Speight, owner of the property located at 4687 Pleasant Ave, lot no. 1942, in the R-1 zoning district.

Variance 1: Section 1143.06 (a) of the zoning code states accessory buildings shall not exceed 500 square feet, except on parcels zoned A-1 which are two acres or more in size. The owner would like to construct a 720 sq ft garage. A variance of 220 sq ft is needed.

Variance 2: Section 1143.06 (a) of the zoning code states an accessory building shall not occupy more area than thirty-five percent (35%) of the required rear yard. There are a total of 798 sq ft of accessory structures permitted. The construction of the garage will bring the total accessory square footage to 950 sq ft. A variance of 152 sq ft is needed.

1. Secretary's Presentation
2. Building Superintendent Comments
3. Applicant Comments
4. Interested Party Comments on Appeal
5. Public Hearing
6. Decision

New Business:

Case No. BZA-09-0043 - Fence in street side yard setback – 5249 Charlene Ave.:

A variance request submitted by Keith Middleton, owner of the property located at 5249 Charlene Ave., lot no. 2330 in the R-1 zoning district.

Section 1180.04 (b) (1) of the zoning code states 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. The owner would like to construct a 4 foot fence in the street side yard setback.

1. Secretary's Presentation
2. Building Superintendent Comments
3. Applicant Comments
4. Interested Party Comments on Appeal
5. Public Hearing
6. Decision

Case No. BZA-09-0044 – Shed exceeds 35% rear yard requirement – 800 Magie Ave.:

A variance request submitted by Adam Fitzgerald, owner of the property located at 800 Magie Ave., lot no. 1608 in the R-1 zoning district.

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 than thirty-five percent (35%) of the required rear yard. The applicant would like to construct a 288 sq ft shed. There are 682.5 sq ft of accessory structures permitted. There is an existing 720 sq ft garage, and the addition of the shed will bring the total accessory square footage to 1008 sq ft. A variance of 325.5 sq ft is required.

lkm

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