

MINUTES OF THE
FAIRFIELD BOARD OF ZONING APPEALS

January 7, 2015

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 Jack Wessler, Greg Porter, Joseph Koczeniak, Ron Siciliano, Scott Lepsky and Mike Snyder. Rick Helsinger, Building Official and John Clemmons, Law Director were also present. Motion to excuse Mike Stokes carried 6-0.

Pledge of Allegiance

Minutes of the Previous Meeting

The minutes from the Board of Zoning Appeals meeting held on December 3, 2014 were approved, with minor corrections. Motion carried 6-0.

Ron Siciliano suggested they move the New Business to the beginning of the meeting.

New Business

Case No. BZA-14-0033 – Accessory building over 500 square feet – 1622 Crestwood Ln.:

David Houser is requesting a variance to construct an 864 sq ft accessory building.

STR had no comment on this case.

Property Owner's Comments

David Houser spoke regarding the variance. He told the board that part of the reason the accessory building is so large is because a good portion of it is a covered porch. Mr. Siciliano pointed out that with the size of his lot, approximately $\frac{3}{4}$ of an acre, he could build two 500 square foot buildings. He doesn't have a problem with this variance. Mr. Snyder said the garage wouldn't be visible unless you came into the driveway. The backyard also drops off, so it is not visible at all from the road. Mr. Houser said he worked with his neighbor on the location; he adjusted it slightly so the garage wouldn't block the sun to the neighbor's pool. Mr. Lepsky verified that the existing shed would be removed, as noted on the drawing. Mr. Houser said he planned to landscape around the building; he wants a courtyard between the house and the garage. Mr. Lepsky asked if the finished building would match the existing house. The house is a brick ranch with white trim; he doesn't want a bright white building in the backyard. He wanted the building to blend in more with the surroundings. He plans to use an earth tone, like beige. He may also use some cultured stone halfway up the building. Mr. Wessler asked if the proposed location of the shed was as shown on the submitted site plan, which is basically lined up with the existing shed. He plans to move the garage a little bit closer to the house. There was discussion on paving a driveway. He plans to install an asphalt driveway to the garage, he just didn't want to pave initially. He wants to stabilize the ground a bit. The paving is a condition of the permit, and the work is to be done within a year of issuance of the permit.

Public Comment

None

Board Action

Mike Snyder, seconded by Scott Lepsky, made a motion to approve the variance as submitted. Motion carried 6-0.

Mr. Houser was instructed that he needed to apply for the permit and submit more detailed drawings

Scott Lepsky, seconded by Mike Snyder, made a motion to remove the old business from the table. Motion carried 6-0.

Case No. BZA-14-0029 – Use Variance to operate used car dealership/car repair in the M-2 zoning district – 3120 Production Dr.:

John Clemmons suggested that the board recess to executive session for an opportunity to discuss the Conclusions of Fact on the case.

Mike Snyder motioned to recess to executive session as a quasi-judicial body for the purpose of conducting deliberations among the board members and with legal counsel regarding the decision of the board which decision is subject to immediate appeal and therefore constitutes imminent litigation. Scott Lepsky seconded the motion. After a roll call vote, motion carried 6-0. Mike Stokes arrived at 6:17 pm and participated in executive session.

The board re-convened at 7:00 pm from executive session.

Scott Lepsky, seconded by Jack Wessler, made a motion to adopt the Conclusions of Fact and approve the decision and to authorize Ron Siciliano, Chairman of the Board, and Lynda McGuire, Secretary to the Board, to sign the Conclusion of Fact on behalf of the board carried 7-0.

Adjournment:

Scott Lepsky, seconded by Mike Snyder, made a motion to adjourn. Motion carried 7-0.

Ron Siciliano, Chairman

Lynda McGuire, Secretary