

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

AGENDA

October 7, 2009

Roll Call

Pledge of Allegiance to the Flag

Approval of Previous Meetings Minutes:

- September 2, 2009 minutes

Old Business:

Case No. BZA-09-0014 – Fence in front yard setback – 5380 Pleasant Ave 3A:

No variance is required per Steve Woltermann, Attorney.

Case No. BZA-09-0028 – Shed in PUD – 9340 Oliver Knoll Ct.:

A variance request submitted by Lotty Ruiz, for the property located at 9340 Oliver Knoll Ct., lot no. 13060 in the R-0 PUD zoning district.

Section 1191.14 of the Zoning Code states a violation of a concept plan or final development plan for a planned unit development, as approved, shall constitute a violation of the Zoning Ordinance under Chapter 1135. The owner is asking for a variance to construct a shed on the property. The Planned Unit Development (PUD) requirements do not allow accessory buildings.

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

Case No. BZA-09-0029 – Shed in PUD – 7459 Wm. Hensley Dr.:

A variance request submitted by Nhan Nguyen, for the property located at 7459 Wm. Hensley Dr., lot no. 13391 in the PUD zoning district.

Section 1191.14 of the Zoning Code states a violation of a concept plan or final development plan for a planned unit development, as approved, shall constitute a violation of the Zoning Ordinance under Chapter 1135. The owner is asking for a variance to construct a shed on the property. The Planned Unit Development (PUD) requirements do not allow accessory buildings.

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

New Business:

Case No. BZA-09-0031 –10 foot fence – 6005 Crestview Ave.:

A variance request submitted by Shawn Medecke for the property located at 6005 Crestview Ave., lot no. 3086 in the R-0 zoning district.

Section 1180.04 (b) of the Zoning Code states fences and hedges shall not exceed six feet in height above the elevation of the ground where located. The applicant is requesting a variance to construct a 10 foot high fence.

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

Case No. BZA-09-0032 – Shed in PUD – 9320 Oliver Knoll Ct.:

A variance request submitted by Gloria & Alred Fishback for the property located at 9320 Oliver Knoll Ct., lot no. 13057 in the PUD zoning district.

Section 1191.14 of the Zoning Code states a violation of a concept plan or final development plan for a planned unit development, as approved, shall constitute a violation of the Zoning Ordinance under Chapter 1135. The owner is asking for a variance to construct a shed on the property. The Planned Unit Development (PUD) requirements do not allow accessory buildings.

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

Case No. BZA-09-0033 – Accessory Building over 500 sq ft – 1031 Oberlin Dr.:

A variance request submitted by Ron Hurst, for the property located at 1031 Oberlin Dr., lot no. 1001 in the R-1 zoning district.

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 variance request is to allow a 780 sq ft accessory to be constructed. This is a variance of 280 sq ft.

7. Secretary's Presentation
8. Building Superintendent Comments
9. Application Comments
10. Interested Party Comments on Appeal
11. Public Hearing Closed
12. Decision

Case No. BZA-09-0034 – Accessory Building over 500 sq ft, exceeds 35% rear yard requirement – 5587 Chesapeake Way:

A variance request submitted by Jay Needleman for the property located at 5587 Chesapeake Way, lot no. 7217 in the R-0 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 variance request is to allow an 880 sq ft accessory building to be constructed. This is a variance of 380 sq ft.

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. There are a total of 945 square feet of accessory structures permitted. The proposed garage will bring the total accessory square footage to 1100 sq ft. This is a variance of 155 sq ft.

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

Case No. BZA-09-0035 – 6' fence with posts/supporting rails on the outside – 11 Firestone Ct.:

A variance request submitted by Jeanne Abt for the property located at 11 Firestone Ct., lot no. 7783 in the R-1 zoning district.

Section 1180.04 (b) of the Zoning Code states any fence which has fifty percent (50%) or more opacity shall have the posts and supporting rails located on the inside of the fence or shall be constructed so that the slats of the fence alternate on the inside and outside of the posts and supporting rails. The owner is requesting a variance to construct a 6' privacy fence with the posts and supporting rails on the outside of the fence.

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

lkm

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