

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

AGENDA

February 4, 2009

Roll Call:

Pledge of Allegiance to the Flag:

Approval of Previous Meetings Minutes:

- January 7, 2009 Minutes

Public Hearings:

New Business:

Case No. BZA-09-0001 – Accessory building closer than 6 ft to the property line – 438 Magie Ave.:

A variance request submitted by Denver Thompson, owner of the property located at 438 Magie Ave., Lot No. 2119, in the R-1 zoning district.

Section 1143.06 (a) of the Zoning Code states “Accessory buildings and structures shall be distant at least six feet from any dwelling situated on the same lot, unless erected as an integral part thereof, and at least six feet from all lot lines or adjoining lots which are within any A or R District or are used for residential purposes.” The variance request is to allow an accessory building to be constructed 3 feet from the property line.

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-09-0002 – Sidewalk Waiver – 4597 Dixie Hwy.:

A variance request submitted by Ron Pitman, on behalf of Herb & Betty Bales, for the property located at 4597 Dixie Hwy, Lot No. 656, in the C-3 zoning district.

Section 1184.01 of the Zoning Code states “Unless sidewalks are already constructed, sidewalks for public use shall be installed along all public streets by the owner of any abutting lot or parcel upon which a new building is constructed, except in subdivisions where sidewalks have been waived by the Planning Commission.” The applicant is asking for a sidewalk waiver at this location.

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-09-0003 – Replace non-conforming accessory building in side yard – 5154 La Monte Dr.:

A variance request submitted by John C. Weber for the property located at 5154 La Monte Dr., Lot No. 5556, 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 area than thirty-five percent (35%) of the required rear yard.” The variance request is to allow an accessory building to be constructed in the side yard of the property.

Section 1198.02 (a) states “When authorized by the Board of Zoning Appeals in accordance with the provisions of Chapter 1137, the substitution for a nonconforming use of another not more objectionable nonconforming use or an extension of a nonconforming use may be made, but not both a substitution and an extension.” The existing shed on the property is non-conforming; major alterations or changes must be approved by the Board of Zoning Appeals.

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-09-0004 – Accessory building over 500 sq ft – 1001 Antioch Dr.:

A variance request submitted by David & Pamela Bock for the property located at 1001 Antioch Dr, Lot No. 1081, in the R-1 zoning district.

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.” This is a variance of 364 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