

MINUTES OF THE
FAIRFIELD BOARD OF ZONING APPEALS

March 5, 2014

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 Ron Siciliano, Jack Wessler, Joseph Koczeniak, Scott Lepsky and Mike Snyder. Rick Helsing, Building Official and John Clemmons, Law Director were also present. Motion to excuse Don Carpenter carried 5-0.

Pledge of Allegiance

Minutes of the Previous Meeting

The minutes from the Board of Zoning Appeals meeting held on December 4, 2013 were approved. Motion carried 5-0.

Old Business

None

New Business

Case No. BZA-14-0001 – Accessory structure over 500 square feet – 5880 Pleasant Ave.:

Shawn Starkey is requesting a variance to construct a 240 square foot carport onto an existing 576 square foot garage.

STR had no comment on this case.

Property Owner's Comments

Mr. Starkey spoke regarding the variance. He wants to add a carport onto his existing garage. The walnut trees that are around the area drop debris all over their cars. The area is also a safety concern in the winter. The area in question is concreted, and in the winter the ice melts and refreezes and it is slippery. Mr. Siciliano asked if they were planning on putting walls on the carport. The existing garage wall will be the only wall on the structure. The roof on the existing garage will be redone and the roofs of both structures will blend together. Mr. Snyder asked if the entire area had been concreted. The whole area to and under the carport already has concrete; they are currently using it as a parking area. Mr. Snyder said that the carport can't be seen from Pleasant Ave. or by most of his neighbors. Mr. Siciliano said he likes that it's open vs. closed and it is surrounded by other bigger structures. He thinks Mr. Starkey has dramatically improved the property.

Public Comment

None

Board Re-Convened

Mr. Wessler asked if he had talked to his neighbor; the carport looked close to their property. That neighbor was in attendance and said he has no problem with the carport.

Scott Lepsky, seconded by Mike Snyder, made a motion to approve the variance, with the stipulation that the building materials will match the existing garage. Motion carried 5-0.

Motion to waive the 5 day waiting period carried 5-0.

Case No. BZA-14-0002 – Metal roof on shed – 5312 Tomahawk Ave.:

Dennis Courtright is requesting a variance to keep a metal roof on a shed that was purchased prior to the passing of the ordinance prohibiting metal roofs.

STR had no comment on this case

Property Owner's Comments

Mr. Courtright spoke regarding the variance. His shed is only 28 square feet over the limit for metal roofs and he would like to keep the shed as is. Mr. Kozceniak stated that the shed was purchased before the ordinance took effect. Mr. Siciliano asked what prompted his BZA application. He was cited for a zoning violation, because there was no building permit and because of the metal roof. Mr. Snyder said he would support the variance. The house looks nice and they have done a lot of work to the property.

Public Comment

The neighbor from 5302 Tomahawk Ave. was in attendance. She said she has no problem with the shed.

Board Re-Convened

Mr. Lepsky commented that the timing was odd, because the purchase date and the ordinance date were so close.

Scott Lepsky, seconded by Joseph Kozceniak, made a motion to approve the variance as submitted. Motion carried 5-0.

Other Business

Elections will be on the April 2014 agenda. The two new members will be appointed by council on March 10, 2014.

Mr. Kozceniak asked for an update on the dog case. Mr. Clemmons said there was a February 1 deadline. The homeowners came to council in January and told council that they felt the agreement they signed was null and void. She intends on keeping the dogs, and filed a request for a 30 day extension with the court of common pleas on February 7. Mr. Snyder said there was brief talk amongst council about looking at the current ordinance, but no action at this point.

Adjournment:

Jack Wessler, seconded by Scott Lepsky, made a motion to adjourn. Motion carried 5-0.

Ron Siciliano, Chairman

Lynda McGuire, Secretary