

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

AGENDA

3/6/13

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-February 6, 2013 Meeting Minutes

Old Business:

Case No. BZA-13-0001 – Accessory building over 500 sq ft, no paved access – 5645

Lindenwood Ln:

A variance request submitted by Kim Kupper, for the property located at 5645 Lindenwood Ln., lot no. 2702 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 applicant would like to construct a 600 square foot garage.

Variance 2: Section 1143.06 (f) of the zoning code states "An accessory building or structure which has a door opening(s) greater than six feet in width...must have paved access in accordance with subsection 1183.05(c)." The applicant is asking for a variance to waive the paving requirement to the proposed garage.

New Business:

Case No. BZA-13-0005 – Variable Message Reader Board in the R-0 zoning district – 5460

Bibury Rd.:

A variance request submitted by Sign A Rama, for Fairfield City Schools, for the property located at 5460 Bibury Rd., lot no. PT 354 in the R-0 zoning district.

Section 1187.06 (a) of the zoning code does not permit Variable Message Reader Board signs in the R-0 zoning district. The applicant is requesting a variance to install this type of sign on the property.

Case No. BZA-13-0006 – Additional signage exceeds allowable – 544 Patterson Dr.,

A variance request submitted by Planet Fitness Fairfield, for the property located at 544 Patterson Dr., lot no. 198 in the D-1 zoning district.

Section 1187.07 (d)(1) of the zoning code allows a total of 165 square feet of signage for this space. The applicant currently has 165 square feet of existing signage. They are requesting an additional 70 square feet of signage be approved.

Case No. BZA-12-0007 – Coffee kiosk to be placed 12 feet from the right of way – 5181

Dixie Hwy.:

A variance request submitted by Mike McMillan, for the property located at 5181 Dixie Hwy., in the C-3 zoning district.

Section 1165.05 (a) of the zoning code requires a 20 foot front yard setback in the C-3 zoning district. The applicant is requesting a variance to place a coffee kiosk 12 feet from the right of way, 8 feet into the front yard setback.

Case No. BZA-13-0008 – 8 foot tall fence with barbed wire in the front yard setback – 2001 DDC Way:

A variance request submitted by Paul DeSherlia, for Hogan Truck Leasing, for the property located at 2001 DDC Way, lot no. 9688 in the M-2 zoning district.

Variance 1.) Section 1180.04 (b)(1) of the zoning code states “Such fences and hedges shall not exceed six feet in height above the elevation of the ground where located.” The applicant is requesting an 8 foot tall fence with three strands of barbed wire.

Variance 2.) Section 1180.04 (b)(1) of the zoning code states “...fences and hedges may be located only in side or rear yards...” The applicant wants to construct the fence in the front yard setback.

lkm

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