

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

AGENDA

4/2/14

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes

-March 5, 2014 Meeting minutes

Old Business

Case No. BZA-13-0010 – No paving to proposed barn – 3324 Port Union Rd.:

At the March 2013 meeting, a variance request was submitted by John Mathews of Greenbriar Landscaping, for the property located at 3324 Port Union Rd., lot no. 11372 in the M-2 zoning district.

The variance was to waive the paving requirement to a proposed pole barn. The variance was approved with the stipulation that the case be reviewed in one year.

Case No. BZA-13-0014 – Outdoor Dining – 22 Donald Dr.:

At the March 2013 meeting, a variance request was submitted by James Coffman Jr. for Scotty's Pub, for the property located at 22 Donald Dr., lot no. PT 10423 in the C-3 zoning district.

The variance was to allow outdoor dining. The variance was approved with the following stipulations:

1. ADA accommodation for wheelchair access on the sidewalk must be provided.
2. Proposed fencing must be decorative.
3. No outdoor music is allowed
4. Variance is for this owner only
5. **Variance will be reviewed at one year.**

Case No. BZA-13-0015 – Outdoor Dining – 6121 Dixie Hwy.:

A variance request submitted by Doug Gundrum for Blue Note Lighthouse Café, for the property located at 6121 Dixie Hwy., lot no. 9364 in the C-3A zoning district.

The variance was to allow outdoor dining. The variance was approved with the following stipulations:

1. Handicap access must be provided inside and outside the proposed fenced area.
2. No outdoor piped music or speakers are allowed.
3. Variance is for this applicant only.
4. **Variance will be reviewed at one year.**

New Business

Case No. BZA-14-0004 – Shed too close to property line – 5523 Dubonnet Dr.:

A variance request submitted by Ken Beaman, for the property located at 5523 Dubonnet Dr., lot no. 7031 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 applicant has constructed an accessory building, which is within one foot of the property line. The applicant has requested a variance to continue a non-conforming structure per 1198.05 of the zoning code. By the applicant’s own admission, the majority of the shed was removed in 2004 due to rot; the shed cannot be rebuilt in its current location without approval by the Board of Zoning Appeals. Most recently, just the remaining posts were used to rebuild a larger structure.

Case No. BZA-14-0005 – Metal roof on shed over 100 square feet – 940 Oberlin Dr.:

A variance request submitted by Ashley Doughman, for Loretta Hill, for the property located at 940 Oberlin Dr., lot no. 3236 in the R-1 zoning district.

Section 1143.06(a) of the zoning code states “Metal roofs are not permitted for any accessory structure greater than 100 square feet except on parcels zoned A-1 which are two acres or more in size.” The applicant has constructed a 120 square foot shed with a metal roof.

Case No. BZA-14-0006 – Outdoor dining/entertainment – 7121 Dixie Hwy.:

A variance request submitted by Kevin Brandt, for Tom Burer, for the property located at 7121 Dixie Hwy., lot no. 9699 in the C-3 zoning district.

Section 1165.04(a) of the zoning code requires “All businesses, services or processing shall be conducted wholly within a completely enclosed building...” The applicant is requesting a variance to offer outdoor dining, which will include constructing a permanent tiki bar on the patio. He also wants to offer outdoor entertainment, including piping music from the jukebox as well as small acoustical live acts.

Elections

lkm

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