

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

AGENDA

5/2/12

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes

-April 4, 2012 Meeting Minutes

Old Business

New Business

Case No. BZA-12-0012 – Gravel - 5605 Chesapeake Way :

A variance request submitted by Allen Snell for the property located at 5605 Chesapeake Way, lot no. 7215 in the R-0 zoning district.

Section 1183.05 (c) of the zoning code states “All off-street parking areas including driveways, entrances, exits, lanes and aisles shall be surfaced with an asphaltic or Portland cement binder pavement so as to provide a durable, dustless surface; shall be so graded and drained as to dispose of all surface water accumulated within the area; and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles.” The applicant would like to keep a section of decorative gravel in front of their newly constructed shed.

Case No. BZA-12-0013 – Farmer’s Market – 6200 S. Gilmore Rd.:

A variance request submitted by The Cincinnati Insurance Company for the property located at 6200 S. Gilmore Rd., lot no. 9521 in the B-1 zoning district.

Section 1177.04 (b) of the zoning code requires that “All businesses, services or processing shall be conducted wholly within a completely enclosed building...” The applicant would like to hold an outdoor farmer’s market bimonthly, June – September, 2012, for their associates only.

Case No. BZA-12-0014– Solar array above roof ridgeline – 5777 Windermere Ln.:

A variance request submitted by Hugh Thompson for the property located at 5777 Windermere Ln., lot no. 4194 in the R-0 zoning district.

Section 1143.28 (b) of the zoning code states “Rooftop solar panels may be installed on the plane of the roof (flush mounted) and shall not extend above the ridgeline of the roof. In no case can the solar panels extend greater than eighteen inches from the roof surface.” The applicant would like to install a solar array above the ridgeline of the roof. The highest point of the array will be about a foot higher than the ridge.

Case No. BZA-12-0015 – Banner exceeds total allowable – 5001 Pleasant Ave.:

A variance request submitted by Matt Ostendorf for the property located at 5001 Pleasant Ave., lot no. 197 in the R-3 zoning district.

Section 1187.06 (b)(3) of the zoning code states “One unlighted retail or sale information sign per street frontage, attached to the building face on the basis of one square foot per unit, but not to exceed fifteen

square feet of total sign area. No building permit is required.” The applicant would like to hang a 20’ x 50’ (1000 sq ft) banner across an apartment building. The maximum size allowed is 15 sq ft.

Case No. BZA-12-0016 – Asphalt grinding for parking area – 3240 Production Dr.:

A variance request submitted by Robert Henderson for the property located at 3240 Production Dr., lot no. 9176 in the M-2 zoning district.

Section 1183.05 (c) of the zoning code states “All off-street parking areas including driveways, entrances, exits, lanes and aisles shall be surfaced with an asphaltic or Portland cement binder pavement so as to provide a durable, dustless surface; shall be so graded and drained as to dispose of all surface water accumulated within the area; and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles.” The applicant would like to use asphalt grinding, graded and rolled, for their parking lot.

Case No. BZA-12-0017 – Paving in front yard over 35% - 6063 Morningside Dr.:

A variance request submitted by Aaron Blake for the property located at 6063 Morningside Dr., lot no. 6737 in the R-1 zoning district.

Section 1183.04 (d) of the zoning code states “Accessory off-street parking facilities in A-1, R-0, R-1 and R-2 zones shall not occupy more than thirty-five percent (35%) of the front yard of any residential building or property.” The applicant would like to pave a portion of the front yard. The total allowable paving in the front yard at this address is 1,030 sq ft. The existing paving totals 1,000 sq ft. The additional proposed paving would bring the total square footage to 1,086 sq ft. A variance of 56 sq ft is needed.

Elections

Additional discussion regarding Downtown signage

-Timothy Bachman, Development Services Director

lkm

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