

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

**AGENDA**

5/5/10

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

- April 2010 Board of Zoning Appeals Minutes

**Old Business:**

**Case No. BZA-10-0003, Accessory building over 500 sq ft, exceeds height requirement, 5841 Crestview Ave.:**

A variance request submitted by George Bully, for the property located at 5841 Crestview Ave., lot no. 3108 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 owner would like to construct a 960 sq ft garage. A variance of 460 sq ft is needed.

Variance 2. Section 1147.04 of the zoning code states “No accessory structure shall exceed one story or fifteen feet except as provided in Section 1180.02.” The proposed average roof height is 19 feet. This is a variance of 4 feet.

1. Secretary’s Presentation
2. Building Superintendent Comments
3. Applicant Comments
4. Interested Party Comments on Appeal
5. Public Hearing
6. Decision

**Case No. BZA-10-0005, Accessory building over 500 sq ft in side yard, 4781 Holiday Dr.:**

A variance request submitted by Tom and Bobbie Cramer, for the property located at 4781 Holiday Dr., lot no. 911 in the R-1 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 owner would like to construct a 768 sq ft garage. A variance of 268 sq ft is needed.

Variance 2. Section 1143.06 (d) of the zoning code states “an accessory building or structure, if not located in the rear yard, shall be erected as an integral part of, or connected by a breezeway or similar structure with, the principal building to which it is accessory, and shall be so placed as to meet all yard and court requirements for a principal building of the same height and other dimensions as such accessory building or structure.” The garage is to be constructed in the side yard.

1. Secretary’s Presentation
2. Building Superintendent Comments
3. Applicant Comments
4. Interested Party Comments on Appeal
5. Public Hearing
6. Decision

## **New Business:**

### **Case No. BZA-10-0009, Outdoor Entertainment, 5960 Dixie Hwy.:**

A variance request submitted by Louis Owens, for the property located at 5960 Dixie Hwy., lot no. 13463 in the C3A zoning district.

Section 1179.04 (b) of the zoning code states “ All businesses, services and processing activities, including the sale, display, advertisement preparation, and storage of any materials, equipment, trailers or motor vehicles shall be conducted wholly within a completely enclosed building, except as permitted in Chapter 1183”. The owner is asking to conduct outdoor entertainment at this location.

1. Secretary’s Presentation
2. Building Superintendent Comments
3. Applicant Comments
4. Interested Party Comments on Appeal
5. Public Hearing
6. Decision

### **Case No. BZA-10-0010, Variable Message Reader Board in a residential zone, 5742 Pleasant Ave.:**

A variance request submitted by Don Hassler, for Rolling Hills Baptist Church, located at 5742 Pleasant Ave., pt. lot 354 in the R-0 zoning district.

Section 1187.06 (4) of the zoning code states “In addition to the signs allowed in subsection (a)(3) hereof, churches, schools, athletic fields, libraries and cultural uses are permitted one BULLETIN BOARD SIGN which shall not exceed twenty-four square feet in area and may be illuminated”. The church would like to install a VARIABLE MESSAGE READER BOARD sign on the property.

1. Secretary’s Presentation
2. Building Superintendent Comments
3. Applicant Comments
4. Interested Party Comments on Appeal
5. Public Hearing
6. Decision

### **Case No. BZA-10-0011, Installation of solar trees in a residential zone, 5428 Hannah View Dr.:**

A variance request submitted by Jerry Rose, for Albert Fischer, for the property located at 5428 Hannah View Dr., lot no. 11267 in the R-0 zoning district.

Section 1147.03 states “accessory uses, buildings or structures, customarily incidental to any aforesaid principal or conditional use shall be permitted in conjunction with such use.” Because this is the first free-standing solar power structure proposed in a residential area in Fairfield, it is not common or customarily incidental.

1. Secretary’s Presentation
2. Building Superintendent Comments
3. Applicant Comments
4. Interested Party Comments on Appeal
5. Public Hearing
6. Decision

### **Case No. BZA-10-0012, Cell tower in setback, 6701 Dixie Hwy.:**

A variance request submitted by Steven Carr, for Moreno & Moreno LLC, owners of the property located at 6701 Dixie Hwy., lot no. 459 in the C3A zoning district.

Section 1144.09 (d) of the zoning code states “Towers shall be located no closer than 500 feet from an A or R zoning district line and no closer than 250 feet to a public street right of way and no closer to any property lines than twenty-five (25%) of the height of the proposed tower.” The proposed tower is less than 250 feet away from the public street right of way.

1. Secretary’s Presentation

2. Building Superintendent Comments
3. Applicant Comments
4. Interested Party Comments on Appeal
5. Public Hearing
6. Decision

**Case No. BZA-10-0013, Accessory building over 500 sq ft, 1026 Walter Ave.:**

A variance request submitted by Tyler Hassler, for the property located at 1026 Walter Ave., lot no. 916 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”. The owner would like to construct an 816 sq ft garage.

1. Secretary’s Presentation
2. Building Superintendent Comments
3. Applicant Comments
4. Interested Party Comments on Appeal
5. Public Hearing
6. Decision

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