

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

AGENDA

May 6, 2009

Roll Call:

Pledge of Allegiance to the Flag:

Approval of Previous Meetings Minutes:

- April 1, 2009 Minutes

New Business:

Case No. BZA-09-0008 – Accessory building over 500 sq ft – 6094 Gray Rd.:

A variance request submitted by Tom Bokeno, owner of the property located at 6094 Gray Rd., Lot No. pt lot 550, in the A-1 zoning district.

Section 1143.06 (a) of the Zoning Code states that accessory buildings shall not exceed 500 square feet except on parcels zoned A-1 which are two acres or more in size. The variance request is to allow a 572 sq ft accessory building to be constructed. This is a variance of 72 sq ft.

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

Case No. BZA-09-0009 - Accessory building over 500 sq ft, accessory structures exceed the 35% required rear yard requirement– 4902 Hardell Dr.:

A variance request submitted by Bob Colwell, owner of the property located at 4902 Hardell Dr., Lot No. 2559, in the R-1 zoning district.

Variance 1: Section 1143.06 (a) of the Zoning Code states that accessory buildings shall not exceed 500 square feet except on parcels zoned A-1 which are two acres or more in size. The variance request is to allow a 288 sq ft addition to be added to a permitted 492 sq ft accessory building. The total square footage will be 780 sq ft. This is a variance of 280 sq ft.

Variance 2: No accessory building shall be erected in any required yard or court, except a rear yard, and shall not occupy more area than thirty-five percent (35%) of the required rear yard. There are 1,069.5 sq ft of accessory structures allowed in the required rear yard. The addition to the existing accessory structure will bring the total square footage to 1,232 sq ft. This is a variance of 162.5 sq ft.

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

Case No. BZA-09-0010 –Proposed addition constructed in rear yard setback – 8573 Essex Orchard Station:

A variance request submitted by Andrew Duncan of Champion Patio Rooms, on behalf of Dinesh Kaushiva, owner of the property located at 8573 Essex Orchard Station, Lot No. 13051, in the PUD zoning district.

Section 1191.14 of the Zoning Code states that a violation of a concept plan or final development plan for a planned unit development, as approved, shall constitute a violation of the Zoning Ordinance under Chapter 1135. The proposed patio room will extend past the 25' rear yard building line by 7 feet.

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

Old Business: