

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

AGENDA

6/1/11

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-May 4, 2011 Meeting Minutes

New Business:

Case No. BZA-11-0012 – Outdoor Produce Stand – 1148 Hicks Blvd.:

A variance request submitted by Kathleen Hammon for the property located at 1148 Hicks Blvd., lot no. 480 in the C-3 zoning district.

Section 1165.04 (a) 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 have an outdoor produce stand on the property, June-October.

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-11-0013 – Outdoor 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 – October, for their associates only.

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-11-0014 – Fence in front yard setback – 4917 Factory Dr.:

A variance request submitted by Cliff Bown, for the property located at 4917 Factory Dr., lot no. 3890 in the M-2 zoning district.

Section 1180.04 (b) (1) of the zoning code states “...fences and hedges may be located only in side or rear yards...” The applicant would like to construct a fence in the front yard setback of 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-11-0015 – Enlarge/Increase a non-conforming use – 3220 Dixie Hwy.,

A variance request submitted by Dennis Wilhelm for the property located at 3220 Dixie Hwy., lot no. 38 in the M-2 zoning district.

Section 1198.02 of the zoning code states “No existing building or lot devoted to a use not permitted by the Zoning Ordinance in the district in which such building or lot is located, except when required to do so by law or order, shall be enlarged, extended, reconstructed, substituted or structurally altered...” The applicant would like to enlarge a fenced in area on the property. The bar is a non-conforming use in the M-2 zoning district.

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-11-0016 – Accessory building to exceed 500 sq ft in an R zone – 5400 Eastgate Blvd.:

A variance request submitted by Patricia Hollon, for John Mueller, for the property located at 5400 Eastgate Blvd., lot no. 8512 in the R-3 zoning district.

Section 1143.06 (a) of the zoning code states “...In any A or R district...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 add a 390 sq ft carport to the existing 624 sq ft accessory building. A variance of 514 sq ft is required.

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

lkm

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