

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

AGENDA

6/5/13

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-May 1, 2013 Meeting Minutes

Old Business:

Case No. BZA-13-0011 – Variance for buffering/screening – 5742 Pleasant Ave.:

A variance request submitted by Rolling Hills Baptist Church, for the property located at 5742 Pleasant Ave., lot no. PT 354 in the R-0 zoning district. This variance was tabled from last month and is the last one that needs approval from the original variances submitted.

Section 1147.05 (b) requires a 20 foot horizontal buffer and 6 foot vertical screening to any adjoining A or R districts. The submitted site plan shows a 10 foot horizontal buffer to the north of the property and no vertical screening is shown on the south side of the property.

New Business:

Case No. BZA-13-0023 – Use variance to construct duplex in C-3 zone, Side yard setback – 4990 Winton Rd:

A variance request submitted by Bayer Becker, for Jeffrey and Karen Sycamore, for the property located at 4990 Winton Rd., lot no. 143 in the C-3 zoning district.

Variance 1. Section 1165.01 of the zoning code does not allow residential as a principal permitted use. The applicant wants to construct a duplex on the property.

Variance 2. Section 1165.05 (a) of the zoning code requires a 25 foot side yard setback, when adjoining A or R districts. This parcel adjoins a residential PUD district. There is a 15 foot setback shown on the submitted site plan. A 10 foot variance is needed.

Case No. BZA-13-0024 – Ground sign in R-3 zoning district – 5217 Dorshire Dr.:

A variance request submitted by AR Realty, for the property located at 5217 Dorshire Dr., lot no. 206 in the R-3 zoning district.

Section 1187.06 (b) of the zoning code does not allow ground signs for apartment buildings in the R-3 zoning district. The applicant wants to construct a ground sign that is approximately 8.5 square feet.

Case No. BZA-13-0025 – Ground sign in R-3 zoning district – 3197 Roesch Blvd.:

A variance request submitted by AR Realty, for the property located at 3197 Roesch Blvd., lot no. 9577 in the R-3 zoning district.

Section 1187.06 (b) of the zoning code does not allow ground signs for apartment buildings in the R-3 zoning district. The applicant wants to construct a ground sign that is approximately 8.5 square feet.

Case No. BZA-13-0026 – Ground sign in R-3 zoning district – 25 Heffron Ct.:

A variance request submitted by AR Realty, for the property located at 25 Heffron Ct., in the R-3 zoning district.

Section 1187.06 (b) of the zoning code does not allow ground signs for apartment buildings in the R-3 zoning district. The applicant wants to construct a ground sign that is approximately 8.5 square feet.

Case No. BZA-13-0027 – Porch in front yard setback – 800 Magie Ave:

A variance request submitted by Adam Fitzgerald, for the property located at 800 Magie Ave., lot no. 1608 in the R-1 zoning district.

Section 1149.05 (a) of the zoning code requires a 30 foot setback in the R-1 zoning district. The applicant wants to construct a front porch 26 feet from the right of way, which will extend 4 feet into the front yard setback.

Case No. BZA-13-0028 – Sign at right of way – 2001 DDC Way:

A variance request submitted by ABC Signs, for Hogan Truck Leasing, for the property located at 2001 DDC Way, lot no. 9688 in the M-2 zoning district.

Section 1187.05 (d)(5) of the zoning codes states “Set back distance shall be adequate so as to allow a clear view of oncoming pedestrian or vehicular traffic for vehicles entering or leaving the owner's or adjacent property owner's property. In no case shall the sign be less than two feet inside the front property line.” The applicant wants to construct a ground sign at the right of way line.

Other Business

-July 2013 BZA meeting date change.

lkm

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