

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

AGENDA

7/6/11

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-June 1, 2011 Meeting Minutes

New Business:

Case No. BZA-11-0017- Accessory structures exceed 35% rear yard – 809 Louise Ave.:

A variance request submitted by Granville Hambrick for the property located at 809 Louise Ave., lot no. 1198 in the R-1 zoning district.

Section 1143.06 (a) of the zoning code states “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.” The applicant would like to construct a swimming pool in the rear yard. The total allowable square footage of accessory structures on this property is 787.5 sq ft. The combined total square footage of the existing accessory structures and proposed pool will be 1044 sq ft. A variance of 256.5 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

Case No. BZA-11-0018 – Front Porch in front yard setback – 5630 Chateau Way:

A variance request submitted by Ken Tillery for Orlen and Cindy Mason, for the property located at 5630 Chateau Way, lot no. 7375 in the R-1 zoning district.

Section 1149.05 (a) of the zoning code requires a 30 ft front yard setback. The applicant would like to construct a front porch that will extend 10” into the front yard setback.

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-11-0019 – Outdoor sales – 5676 Dixie Hwy.:

A variance request submitted by Performance Toyota for the property located at 5676 Dixie Hwy, lot no. 400 in the C3A zoning district.

Sections 1165.04 (a) and 1167.04 of the zoning code state “All businesses, services or processing shall be conducted wholly within a completely enclosed building...” The applicant would like to place a temporary structure on the property to be used as a sales office.

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