

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

AGENDA

8/3/11

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-July 6, 2011 Meeting Minutes

Old Business:

Case No. BZA-11-0010– Outdoor Music – 7121 Dixie Hwy:

As a condition of the approval by the Board of Zoning appeals on May 4, 2011, Barry Rogers, of Win, Place or Show Bar & Grill, is required to have the previous decision reviewed. The variance that was approved was in reference to outdoor music. The property is located at 7121 Dixie Hwy, lot no. 9699 in the C-3 zoning district.

Please see the attached BZA minutes from the May 4, 2011 meeting.

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-11-0020 – Wheelchair ramp in front yard setback – 5666 Lake Manor Dr.:

A variance request submitted by Margaret Preston, for the property located at 5666 Lake Manor Dr., lot no. 7394 in the R-1 zoning district.

Section 1149.05 (a) of the zoning code requires a 30 foot front yard setback in the R-1 zoning district. The applicant had a wheelchair ramp constructed, which extends 10 feet 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-11-0021 – Fence in front and street side yard – 7566 Tollgate Ct.,

A variance request submitted by Reggie Mamacos, for the property located at 7566 Tollgate Ct., lot no. 12972 in the PUD zoning district.

Section 1180.04 (b) (1) of the zoning code states "Fences and hedges may be located only in side or rear yards, except that on corner lots, fences and hedges are not permitted in the street side yard or in that portion of the rear yard which is closer to the side street right-of-way line than the required zoning front yard depth for a principal structure." The applicant would like to install a 4' fence, which will extend into the front yard and street side yard setbacks.

Note: Stockton Station P.U.D. restrictions only allow wood or vinyl split rail fences with or with out wire mesh installed not to exceed 48" in height.

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-11-0022 – Porch in street side yard setback – 5002 Celadon Ave.

A variance request submitted by Mark Rhodus, for the property located at 5002 Celadon Ave., lot no. 1548 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 would like to construct a covered porch, which will extend 4' 7" into the street side yard setback.

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