

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

AGENDA

September 2, 2009

Roll Call

Pledge of Allegiance to the Flag

Approval of Previous Meetings Minutes:

- August 5, 2009 minutes

Old Business:

-BZA-09-0014 - 5380 Pleasant Ave 3A

New Business:

Case No. BZA-09-0025 – Waiver to conduct business out of a temporary trailer – 3999 Dixie Hwy:

A waiver request submitted by Michael Pimental, for the property located at 3999 Dixie Hwy, lot no. 12517, in the C-3 zoning district.

Section 1165.04 (a) of the Zoning Code states all businesses, services or processing shall be conducted wholly within a completely enclosed building. The owner is asking for a 12 month waiver to operate a car dealership out of a temporary trailer on an empty lot.

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

Case No. BZA-09-0026 – Accessory structure exceeds the 35% rear yard requirement – 5260 Huber Trace Ct.:

A variance request submitted by Robert & Teresa Heis, for the property located at 5260 Huber Trace Ct., lot no. 10752 in the R-1 zoning district.

Section 1143.06 (a) of the Zoning code states an accessory building shall not occupy more area than thirty-five percent (35%) of the required rear yard. The total accessory square footage allowed is 787.5 sq ft. The proposed accessory structure will bring the total square footage to 1,212 sq ft. This is a variance of 424.5 sq ft.

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

Case No. BZA-09-0027 – Accessory building over 500 sq ft, exceeds 35% rear yard requirement – 1031 Oberlin Dr.:

A variance request submitted by Ron Hurst, for the property located at 1031 Oberlin Dr, lot no. 1001 in the R-1 zoning district.

Variance No. 1: Section 1143.06 (a) of the Zoning Code states 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 1530 sq ft accessory building to be constructed. This is a variance of 1,030 sq ft.

Variance No. 2: Section 1143.06 (a) of the Zoning code states an accessory building shall not occupy more area than thirty-five percent (35%) of the required rear yard. The total accessory square footage allowed is 945 sq ft. The proposed accessory structure will bring the total square footage to 1530 sq ft. This is a variance of 585 sq ft.

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

Case No. BZA-09-0028 – Shed in PUD – 9340 Oliver Knoll Ct.:

A variance request submitted by Lotty Ruiz, for the property located at 9340 Oliver Knoll Ct., lot no. 13060 in the R-0 PUD zoning district.

Section 1191.14 of the Zoning Code states 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 owner is asking for a variance to construct a shed on the property. The Planned Unit Development (PUD) requirements do not allow accessory buildings.

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

Case No. BZA-09-0029 – Shed in PUD – 7459 Wm. Hensley Dr.:

A variance request submitted by Nhan Nguyen, for the property located at 7459 Wm. Hensley Dr., lot no. 13391 in the PUD zoning district.

Section 1191.14 of the Zoning Code states 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 owner is asking for a variance to construct a shed on the property. The Planned Unit Development (PUD) requirements do not allow accessory buildings.

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

Case No. BZA-09-0030- Accessory building over 500 sq ft – 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.

Variance No. 1: Section 1143.06 (a) of the Zoning Code states 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 720 sq ft accessory building to be constructed. This is a variance of 220 sq ft.

Variance No. 2: Section 1143.06 (a) of the Zoning code states an accessory building shall not occupy more area than thirty-five percent (35%) of the required rear yard. The total accessory square footage allowed is 682.5 sq ft. The proposed accessory structure will bring the total square footage to 720 sq ft. This is a variance of 37.5 sq ft.

1. Secretary's Presentation

2. Building Superintendent Comments
3. Applicant Comments
4. Interested Party Comments on Appeal
5. Public Hearing Closed
6. Decision