

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

**AGENDA**

October 7, 2015

Roll Call

Pledge of Allegiance

Approval of Previous Minutes:

-September 2, 2015 Meeting Minutes

**Old Business**

**Case No. BZA-15-0018 – Use Variance for C-2 Zone – 6128 Pleasant Ave Empty Lot**

A use variance request submitted by John Imbus, for the property located at Pleasant Ave, Lot No. 13913 NE in the C-2 zoning district.

Section 1159.01 Principal Permitted Uses and Section 1159.01 Conditional Uses. These sections do not list Storage Facilities/Units as a permitted or conditional use in the C-2 zone. The applicant would like to obtain a use variance allowing a storage facility to be built on this empty lot. Applicant owns an existing storage facility adjacent to this empty lot.

**New Business**

**Case No. BZA-15-0019 – Fence in the Setback – 5462 Sherry Ln**

A variance request submitted by Timothy Price, for the property located at 5462 Sherry Ln., lot no. 13351 in the R-0 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 wants to install a 4-foot tall Kentucky four-board fence in their street side yard, connecting to his neighbor’s BZA-approved fence in the setback.

/mkm

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