

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

AGENDA

November 4, 2015

Roll Call

Pledge of Allegiance

Approval of Previous Minutes:

- October 7, 2015 Meeting Minutes

New Business

Case No. BZA-15-0020 – Metal Carport – 2281 Shenandoah Drive

A variance request submitted by Katherine Griffin, for the property located at 2281 Shenandoah Drive, Lot No. 5834 in the R-0 zoning district.

Section 1143.06 of the zoning code states “...metal roofs are not permitted for any accessory structure greater than 100 square feet except on parcels zoned A-1 which are two acres or more in size.” The applicant has installed a metal carport on the side of her house.

Case No. BZA-15-0021 – Fence in Front Yard Setback – 3206 Production Drive

A variance request submitted by Joseph Kulifay, agent for Production Investment Holdings, LLC, for the property located at 3206 Production Drive, Lot No. 3896 in the M-2 zoning district.

Section 1180.04 (b)(1) of the zoning code states “Except as provided in subsection (b)(3) hereof, fences and hedges may be located only in side or rear yards...”. Applicant would like to install a six foot tall fence with three strands of barbed wire in front yard setback.

Case No. BZA-15-0022 – Accessory Building over 500 sf, Metal, and Side Yard Setback – 4685 Anthony Way Ave

A use variance request submitted by Pastor Billy Bruns, for the property located at 4685 Anthony Wayne Ave, Lot No. in the R-1 zoning district.

Section 1143.06 of the zoning code states “The exterior wall surface of an accessory building or structure, if greater than 100 square feet, shall not be made of metal...and accessory buildings or structures shall not exceed 500 square feet except on parcels zoned A-1 which are two acres or more in size. Metal roofs are not permitted for any accessory structure greater than 100 square feet except on parcels zoned A-1...Accessory buildings and structures shall be distant at least six feet from any dwelling situated on the same lot, unless erected as an integral part thereof, and at least six feet from all lot lines or adjoining lots which are within any A or R District or are used for residential purposes.”

The applicant would like to build 1200 square foot accessory structure with a metal roof and metal siding, and placed three feet from the side yard property line.

Case No. BZA-15-0023 – Fence in Front Yard Setback – 6201 River Rd

A variance request submitted by Robert Hutzal, for the property located at 6201 River Road, Lot No. 303 in the A-1 zoning district.

Section 1180.04 (b)(1) of the zoning code states “Except as provided in subsection (b)(3) hereof, fences and hedges may be located only in side or rear yards...”. Applicant would like to install a Kentucky 4-board fence and a 5-wire (non-barbed) farm fence in the front yard setback.

/mkm

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