

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

**AGENDA**

May 6, 2015

Roll Call

Pledge of Allegiance

Approval of Previous Minutes:

-April 1, 2015 Meeting Minutes

**Old Business**

**Case No. BZA-15-0004 – Fence in front yard – 5592 Kingsbury Road**

A variance request submitted by Lauren Keith, for the property located at 5592 Kingsbury Rd., Lot No. 3696 in the R-0 zoning district.

Section 1180.04 (b) of the zoning code limits the amount of fencing in the front yard to 16 lineal feet. The applicant installed more than 16 lineal feet of fencing in front yard.

**Case No. BZA-15-0005 – Gravel (amended from Grindings) for parking lot – 9461 LeSaint Drive**

A variance request submitted by Thomas Devitt on behalf of Omni Industrial Prop, Inc., for the property located at 9461 LeSaint Drive, Lot No. 9744 in the M-2 zoning district.

Section 1183.05 (c) of the zoning code states “All off-street parking areas including driveways, entrances, exits, lanes and aisles shall be surfaced with an asphaltic or Portland cement binder pavement so as to provide a durable, dustless surface; shall be so graded and drained as to dispose of all surface water accumulated within the area; and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles.” The applicant amended his initial request to use “fines” (grindings from steel) to using gravel to create a 2-acre parking lot.

**Case No. BZA-15-0007 – Accessory building over 500 sf – 5856 Crestview Ave**

A variance request submitted by Greg Curson, for the property located at 5856 Crestview Ave, Lot No. 3093 and 3094 in the R-0 zoning district.

Section 1143.06 (a) 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, resin, plastic or non-finished composite material 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.” The applicant wants build and attach a 475 square foot lean-to/carport to the existing 576 sf pole barn. The combined square footage of both structures would be 1051 sf which is 551 sf over the maximum size allowed. Applicant is also requesting to use metal siding for the new structure.

Section 1143.06 (f) of the Zoning code states... an accessory building or structure which has a door opening(s) greater than six feet in width must have paved access in accordance with subsection 1183.05 (c). The applicant does not want a driveway paved or otherwise through his yard to the accessory building.

## **New Business**

### **Case No. BZA-15-0008 – Accessory Building over 500 sf – 4519 McCormick Ln**

A variance request submitted by John Russo, for the property located at 4519 McCormick Ln, Lot No. 577 in the R-1 zoning district.

Section 1143.06 (a) of the zoning code states “...accessory buildings or structures shall not exceed 500 square feet except on parcels zoned A-1 which are two acres or more in size.” The applicant wants build a 1200 sf detached garage, which is 700 sf over the maximum size allowed.

Section 1143.06 (b) of the zoning code states “...in any A or R District, where a corner lot adjoins in the rear a lot fronting on the side street, no part of an accessory building or structure on such corner shall be near a side street lot line than the least depth of the front yard required along such side street for a dwelling on such adjoining lot.” The applicant wants to build a detached garage in the 30-foot setback.

### **Case No. BZA-15-0009 – Variable Message Board – 975 Symmes Road**

A variance request submitted by Timothy Hoskins, for the property located at 975 Symmes Rd, Lot No. 10913 in the C-3 zoning district.

Section 1187.08 (n) of the zoning code states, “Variable Message Reader Board...shall be permitted for any parcel having 200 linear feet or greater of lot frontage.” The applicant would like to install a variable message board on their property with 144 ft frontage on Symmes Road.

/mkm

cc: Arthur E. Pizzano, City Manager  
Alisha Wilson, Clerk of Council (9)  
Timothy Bachman, Development Services Director  
BZA Members (7)  
BZA File