

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

AGENDA

January 2, 2019

6:00 p.m.

Roll Call

Pledge of Allegiance

Approval of Previous Minutes:

- December 5, 2018 Meeting Minutes

Old Business

Case No. 310901 — Fence in Front Setback - 3220 Dixie Hwy

A variance request submitted by Rodolfo Zendejas, for the property located at 3220 Dixie, Lot No. 38, in the M-2 zoning district.

Section 1180.04 (b)(1) of the zoning code states, fences and hedges may be located only in side or rear yards...

The owner would like to install a 4-foot tall chain link fence in front of his property, along the side property line.

This case was tabled at the December 5, 2018 meeting. The Board voted 3-2 in favor the fence with the condition the fence is place no closer to the sidewalk than 20 feet. Because a quorum is required to pass or deny a variance, the Board voted 6-0 to table this variance.

Case No. 311102 – Fence in Street Side Yard – 5001 Castleton Dr

A variance request submitted by Alex Howard, for the property located at 5001 Castleton Dr, Lot No. 2533, in the R-1 zoning district.

Section 1180.04 (b)(1) of the zoning code states, fences and hedges may be located only in side or rear yard, except on corner lots, fences and hedges are not permitted in the street side yard unless placed at least 30 feet from the right-of-way.

The owner would like to install a 6-foot tall privacy fence in the 30-foot setback area of his street side yard.

This case was tabled at the December 5, 2018 hearing. The applicant was not in attendance.

New Business

Case No. 311338 – Fence in Front Yard – 5370 Pleasant Ave

A variance request submitted by Matthew Carr, for the property located at 5370 Pleasant Ave, Lot No. 361, 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...

The owner would like to install a 4-foot tall Kentucky 3-board fence in his front yard.

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