



FAIRFIELD MUNICIPAL BUILDING
5350 PLEASANT AVENUE
FAIRFIELD, OH 45014

BOARD OF ZONING APPEALS

AGENDA

March 3, 2021

6:00 p.m.

Roll Call

Pledge of Allegiance

Approval of Previous Minutes:

- February 3, 2021 Meeting Minutes

New Business

Case No. BZA-21-4 – Outdoor Seating – 5841 Dixie Hwy

A variance request submitted by Piyush Patel, for the property located at 5841 Dixie Hwy in the C3-A 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 applicant would like to offer an outdoor dining area to the customers of a new restaurant.

Case No. BZA-21-5 – Fence Exceeding 6 Feet Tall and Gravel Storage Area – 4325 Muhlhauser Rd

A variance request submitted by Joshua Lewis of iVCP Muhlhauser 2 LLC, for the property located at 4325 Muhlhauser Rd, Lot No. 13271, in the M-2 zoning district.

Section 1180.04 (b)(1) of the zoning code state, fences “shall not exceed six feet in height above the elevation of the ground where located.”

Section 1183.05 (c) of the zoning code, as to the requirements for a storage area lot, 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...”

The business owner is adding a storage yard for very large and heavy water, sewer, storm drain products and materials. Instead of using the pavement as required by our code, the owner is requesting to use eight inches of DGA (Dense Grade Aggregate) for the storage yard. As security for the storage yard, they are requesting a variance to install an 8-foot tall chain-link fence with mesh and barbed wire.

cc: Don Bennett, Acting City Manager
Alisha Wilson, Clerk of Council (9)
Greg Kathman, Development Services Director
BZA Members (7)