

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

AGENDA

December 4, 2019
6:00 p.m.

Roll Call

Pledge of Allegiance

Approval of Previous Minutes:

- November 6, 2019 Meeting Minutes

Old Business

Case No. BZA-19-4 - Accessory Structure over 500 SF/Construction Materials/Over 35% Allowed for Rear Yard – 771 Symmes Rd

Three variance requests submitted by Anthony Pippin, for the property located at 771 Symmes Rd, Lot No. 1771, in the R-1 zoning district.

This case was first heard and tabled at the April 3, 2019 meeting, and tabled again at the October 2, 2019 meeting. At our last meeting on November 6, the Board members voted, and the vote was split, so no decision was rendered. The case was then tabled for a full Board vote at the next meeting.

The application requests three variances, one of which is for a new high tunnel greenhouse. Alternatively, the Board could consider, upon the consent of the applicant, approval of the existing hoop house instead of the high tunnel house.

New Business

Case No. BZA-19-12 - Accessory Structure over 500 SF/Partial Gravel Driveway – 5423 S. Gilmore Rd

A variance request submitted by Norman Laker, for the property located at 5423 S. Gilmore Road, Lot No. 2854 in the R-0 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."

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 owner would like to build a 24 X 24 (576 SF) garage which exceeds the 500 SF allowed by 76 SF. The property has a long paved driveway to a newer section of gravel driveway. This gravel driveway was added prior to the current owner, and is not a permitted gravel driveway. Owner would like to keep the gravel driveway until he can pave it within the next few years.

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