



FAIRFIELD MUNICIPAL BUILDING
5350 PLEASANT AVENUE
FAIRFIELD, OH 45014

BOARD OF ZONING APPEALS

AGENDA

January 6, 2021

6:00 p.m.

Roll Call

Pledge of Allegiance

Approval of Previous Minutes:

- December 2, 2020 Meeting Minutes

New Business

Case No. BZA-20-17 - Accessory Structure over 500 ft/Construction Materials/Over 35% Allowed for Rear Yard – 4640 McCormick Lane

Three variance requests submitted by Jude Kollstedt, for the property located at 4640 McCormick Lane, Lot No. 214, in the R-1 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.”

“No accessory building shall be erected in any required yard or court, except a rear yard, and shall not occupy more area than thirty-five percent (35%) of the required rear yard.”

The owner operates a small farm which includes his 4.8 acre parcel and his sister’s 4.8 acre parcel. He needs the greenhouse to sustain his livelihood. The greenhouse is 3740 square feet which is over the 35% allowed and over the 500 SF maximum size for accessory structures.

Case No. BZA-20-18 – Covered Patio in Side Yard Setback – 603 Innsbrooke Lane

A variance request submitted by Chris Cornett on behalf of the owner, Barbara Gilman, for the property located at 603 Innsbrooke Lane, Lot No. 11904, in the R-1 zoning district.

Section 1149.05(a) of the zoning code states, “the minimum side yard setback requirement is 10% of the lot width.”

The owner would like to cover an existing patio located on the side of the house. The cover would be approximately 2 feet 11 inches into the 9 feet 3 inches of required side yard setback.

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