



FAIRFIELD MUNICIPAL BUILDING
5350 PLEASANT AVENUE
FAIRFIELD, OH 45014

BOARD OF ZONING APPEALS

AGENDA

February 3, 2021

6:00 p.m.

Roll Call

Pledge of Allegiance

Approval of Previous Minutes:

- January 6, 2021 Meeting Minutes

New Business

Case No. BZA-21-1 – Exceeds 35% of Allowable Accessory Structures – 5603 Lake Manor Drive

A variance request submitted by Robert Hoffman, for the property located at 5603 Lake Manor Drive, Lot No. 7377, in the R-1 zoning district.

Section 1143.06 (a) of the zoning code states, “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’s proposed in-ground pool will exceed the 35% allowable accessory structures by 407.5 square feet.

Case No. BZA-21-2 – Exceeds 35% of Allowable Accessory Structures – 5961 Crestview Ave

A variance request submitted by Lisa Dews, for the property located at 5961 Crestview Avenue, Lot No. 3089, in the R-0 zoning district.

Section 1143.06 (a) of the zoning code states, “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 has installed a 128 square foot shed for pool supplies. Her existing accessory structures along with the new shed exceed the 35% allowed by 832 square feet.

Case No. BZA-21-3 –in the Front Yard Setback – 5160 Winton Rd/1240 Nilles Rd

A variance request submitted by Thy Khong, for the property located at 5160 Winton Road and 1240 Nilles Road in the C-4 zoning district.

Section 1179.03(b) of the zoning code states, “...the parking of motor vehicles in the required twenty-five foot front yard is prohibited in order to preserve natural green space and to encourage parking in the rear of existing buildings.”

The applicant plans to combine these two parcels, remove the existing buildings, and build a new commercial building for their business and one other tenant. The building size requires a minimum of 22 parking spaces. In order to accommodate the required spaces, eight of those parking spaces will need to encroach the 25-foot front yard setback area by 9 feet.

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