



FAIRFIELD MUNICIPAL BUILDING

BOARD OF ZONING APPEALS

AGENDA

May 4, 2022

6:00 p.m.

Roll Call

Pledge of Allegiance

Approval of Previous Minutes:

- April 6, 2022 Meeting Minutes

Old Business

Case No. BZA-22-1 - Fence in Street Side Yard Setback – 730 Doris Jane Ave

A variance request submitted by Rhyan Ellington, for the property located at 730 Doris Jane Ave. Lot No. 1394, 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 yards, except on corner lots, fences and hedges are not permitted in the street side yard or in that portion of the rear yard which is closer to the side street right-of-way line than the required zoning front yard depth for a principal structure...”

This case was tabled at the last meeting due to a split vote, and the requirement is to have four votes to approve or deny the variance request. The homeowner is requesting a variance to place a 6-foot tall wood privacy fence in the street side yard setback.

New Business

Case No. BZA-22-3 - Accessory Structure Exceeds 500 SF – 2020 John Gray Rd

A variance request submitted by Dave Weddle, for the property located at 2020 John Gray Rd, Lot No. 512, in the R-1 zoning district.

Section 1143.06 (a) and (f) 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.

The homeowner is requesting to build a 32 ft x 32 ft (1024 SF) accessory structure to store and secure his log splitter, lawn mower, maintenance tools, pool equipment, and a quad. The property is 2.8 acres, but is not zoned A-1.

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