



FAIRFIELD MUNICIPAL BUILDING
5350 PLEASANT AVENUE
FAIRFIELD, OH 45014

BOARD OF ZONING APPEALS

AGENDA

May 5, 2021

6:00 p.m.

Roll Call

Pledge of Allegiance

Approval of Previous Minutes:

- March 3, 2021 Meeting Minutes

Welcome Mark Rhodus, New Board Member

New Business

Case No. BZA-21-6 – Fence Exceeding 6 Feet Tall/Accessory Off Street Parking – 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.

Under sections 1173.01 and 1173.02 of the zoning code, accessory parking is not a permitted use or a conditional use in the M-2 zoning district.

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

The parcels are located behind two multi-tenant buildings, and have been undeveloped for years due to the topography. The adjacent property owner (business is on a parcel located in West Chester Township) would like to develop the land for additional parking at their expense. They also are requesting to install a 9-foot tall chain link fence with barbed wired to secure the parking area.

Case No. BZA-21-7 - Accessory Structure over 500 ft/Metal Exterior/Over 15 Feet in Height– 2020 John Gray Road

Three variance requests submitted by Dave Weddle, for the property located at 2020 John Gray Road, Lot No. 512, in the R-1 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.”

“The exterior wall surface of an accessory building or structure, if greater than 100 square feet, shall not be made of metal...”

Section 1149.04 of the zoning code states, “No accessory structure shall exceed one story or fifteen feet.”

This property is approximately 2.8 acres. Mr. Weddle requests a variance to construct a pole barn to use as a woodwork shop, storage of lawn equipment, an ATV, truck, and his tools. He will also use the barn for maintenance on his vehicles and lawn equipment.

Election of Chairman, Vice-Chairman, and Secretary

Terms are for one year.

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