



FAIRFIELD MUNICIPAL BUILDING

BOARD OF ZONING APPEALS

AGENDA

July 6, 2022

6:00 p.m.

Roll Call

Pledge of Allegiance

Approval of Previous Minutes:

- May 4, 2022 Meeting Minutes

New Business

Case No. BZA-22-4 – Commercial Truck in Residential Zone – 5598 Carlsbad Ct

A variance request submitted by Brandon Wolfe, for the property located at 5598 Carlsbad Ct, Lot No. 7498 in the R-0 zoning district.

Section 1143.09 of the zoning code states, "No truck or other commercial vehicle of a rated weight of more than three-quarter ton shall be parked on any street or any residential premises in any A or R District for any consecutive period of four hours or more..."

The applicant is requesting a variance to park his work truck at his residential property so as to alleviate undue financial hardship and hardship for his job.

Case No. BZA-22-5 – Multi-Tenant Sign in C2 Zone – 5306 S Gilmore Drive

A variance request submitted by Michael Garland, for the property located at 5306 S Gilmore Drive, Lot No. 2846 in the C-2 zoning district.

Section 1187.07 (c)(2) states, "Ground signs not exceeding 50 sf of sign area provided that such sign serves an individual business on a single parcel with greater than 100 feet of frontage on its principal street."

The applicant is requesting a variance for multiple tenants to be listed on a ground sign. The C-2 zone only allows for a ground sign for one individual business. The building can be used as a multi-tenant building with ample parking. It is located adjacent to the C-3 zone which allows multiple tenants on ground signs.

Case No. BZA-22-6 – Solar Panels on Accessory Structure – 6052 Gray Rd

A variance request submitted by Marc Jones, Solar Pro, on behalf of the homeowner, Jeffrey Smith, for the property located at 6052 Gray Rd, a lot in the A-1 zoning district.

Section 1143.28(a) of the zoning code states, “solar panels are allowed on the roof of any principal permitted structure.”

The contractor made an error in their computer system by marking this job ready to install the solar panels before they obtained the building permit. Solar panels were installed on the accessory structure.

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