



FAIRFIELD MUNICIPAL BUILDING

**BOARD OF ZONING APPEALS**

**AGENDA**

April 6, 2022

6:00 p.m.

Roll Call

Pledge of Allegiance

Approval of Previous Minutes:

- January 5, 2022 Meeting Minutes

Welcome New Board Member – Alex Saurber

**New 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...”*

The homeowner is requesting a variance to place a 6-foot tall wood privacy fence in the street side yard setback. The closest section of fence is approximately 22 feet from the edge of the street curb.

**Case No. BZA-22-2 Accessory Structure without Principal Structure or Driveway – Lot 564 Gray Rd**

Two variance requests submitted by Eric Hill, for the vacant lot between Gray Rd and the Monastery Subdivision, Lot No. 564 in the A-1 zoning district.

*Section 1143.06 (e) and (f) of the zoning code states:*

*“In any A or R District, no accessory building or structure shall be erected or constructed prior to the erection or construction of the principal or main building.”*

*“An accessory building or structure which has a door opening(s) greater than six feet in width must have paved access in accordance with subsection [1183.05\(c\)](#).”*

The owner is requesting to build an accessory structure (to store and secure maintenance tools and equipment) on his parcel without a principal structure. Since the property is land locked, the owner is also requesting to have a door opening greater than six feet wide without the required driveway.

**Election of Chairman, Vice-Chairman, and Secretary**

Terms are for one year.

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