

FAIRFIELD BOARD OF ZONING APPEALS
FAIRFIELD MUNICIPAL BUILDING
5350 PLEASANT AVENUE
FAIRFIELD, OH 45014

AGENDA

1/4/12

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-December 7, 2011 Meeting Minutes

Old Business:

Case No. BZA-11-0032 – Promotional banner as awning, proposed signage exceeds total allowable – 1131 Magie Ave.:

A variance request submitted by Alan Hudson for the property located at 1131 Magie Ave., lot no. 827 in the C-3 zoning district. This case was originally heard at the December 7, 2011 meeting. It was tabled for further discussion.

Variance 1.) Section 1187.05 (a) of the zoning code requires an awning or canopy sign to “Be attached flat to the surface and made a part of the awning or canopy.” The banner that is being used as an awning is not securely attached to the front of the building.

Variance 2.) Section 1187.08 (a) of the zoning code allows 164 sq ft of signage at this address. The proposed awning will bring the total square footage to 177 sq ft. A variance of 13 sq ft is needed.

1. Secretary’s Presentation
2. Building Superintendent Comments
3. Applicant Comments
4. Interested Party Comments on Appeal
5. Public Hearing
6. Decision

New Business:

Case No. BZA-11-0034 – Less than the required screening/buffering in R-1 zone – 4525 River Rd.:

A variance request submitted by Billy Brown, for East River Rd. Baptist Church, for the property located at 4525 River Rd., lot no. 592 in the R-1 zoning district.

Section 1149.05 (b) requires a 20 foot horizontal buffer between the church parking lot and neighboring residential properties. The applicant is asking for a distance of 5 feet between the proposed church parking lot and the nearest residential property.

1. Secretary’s Presentation
2. Building Superintendent Comments
3. Applicant Comments
4. Interested Party Comments on Appeal
5. Public Hearing
6. Decision

Case No. BZA-11-0035 – Electronic Message Display Sign – 1249 Symmes Rd.,

A variance request submitted by Wallace Miller, for Bible Baptist Church, for the property located at 1249 Symmes Rd., in the B-1 zoning district.

Section 1187.08 (m) of the zoning code only allows Electronic Message Display Signs in shopping centers, as defined in Section 1187.02(e) with 500 feet or greater of continuous street frontage along the principal street. The church would like to install one of these signs on their property.

1. Secretary's Presentation
2. Building Superintendent Comments
3. Applicant Comments
4. Interested Party Comments on Appeal
5. Public Hearing
6. Decision

lkm

cc: Arthur Pizzano, City Manager
Angie Jolivette, Clerk of Council (9)
Timothy Bachman, Development Services Director
BZA Members (7)
BZA File