

MINUTES OF THE
FAIRFIELD BOARD OF ZONING APPEALS

December 2, 2015

Ron Siciliano called the Board of Zoning Appeals hearing to order at 6:00 p.m. at the Fairfield Municipal Building, 5350 Pleasant Ave.

Roll Call

Maria Mullen, Secretary, called the roll of the Board of Zoning Appeals. Present members were Jack Wessler, Joseph Koczeniak, Ron Siciliano, and Scott Lepsky. Rick Helsinger, Building Official and John Clemmons, Law Director were also present. Motion to excuse Greg Porter, Mike Stokes, and Mike Snyder carried 4-0.

Pledge of Allegiance

Minutes of the Previous Meeting

The minutes from the Board of Zoning Appeals meeting held on November 4, 2015 were approved. Motion carried 4-0.

Old Business

Case No. BZA-15-0022 – Accessory Building with Metal Siding – 4685 Anthony Wayne Ave

The variance to allow the use of metal siding was tabled until the applicant, Pastor Billy Bruns was able to review the different sidings available with the manufacturer.

Scott Lepsky, seconded by Jack Wessler, made a motion to remove this case off the table. Motion carried 4-0.

Rick Helsinger informed the Board that Pastor Bruns contacted the Building and Zoning office regarding the metal siding. They have decided to use an allowable siding on the accessory structure which would not require a variance.

Scott Lepsky, seconded by Ron Siciliano made a motion to remove this case from the agenda base on the comments from Rick Helsinger. Motion carried 4-0

New Business

Case No. BZA-15-0025 – Ground Sign – 5385 Dixie Hwy

Matt Cao, for business owner, Ahead Services is requesting variance to allow him to install a 6' x 7'-6" ground sign. Their parcel has only 90 feet of frontage, ten feet short of 100 feet requirement of contiguous street frontage.

Staff Technical Review states the sign must be out of the right-of-way.

Owner Comments

Matt Cao, spoke for Ahead Services. They are putting in a new business, Ahead Services, Fire Extinguishers and Suppression. This requires new signage. The current sign is in the City's right-of-way. Mr. Cao explained there are similar ground signs in the area of his business and would like to install the new sign out of the right-of-way. Mr. Siciliano presented a few questions to Rick Helsinger regarding code requirements for the proposed sign, and other options for signage. Rick stated the sign meets the size requirements for a ground sign, and the only issue is the parcel does not have the 100 feet frontage required for a ground sign. The proposed sign is exactly eight feet in height which is the maximum height for a ground sign. As it is, the existing sign is in the right of way, and the City will not allow it be used for the new business signage. The only allowable signage for this parcel would be on the building. The proposed sign is shown to be two feet off the right-of-way, which complies with the building code. Mr. Sicilian noted the new sign would take away parking. Mr. Cao said they have more parking in back of the building. Their customers would only be there to drop off or pick up extinguishers. They would not need to park for a long time. Scott Lepsky commented the new sign is much better than what is there now, and it is only ten feet short of the code.

Public Comments

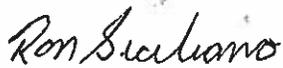
None.

Board Action

Scott Lepsky made a motion to approve the variance as submitted, and the sign must be located out of the City's right-of-way. Motion was seconded by Joe Koczeniak. Motion carried 4-0.

Adjournment

Scott Lepsky made a motion to adjourn, seconded by Jack Wessler. Motion carried 4-0.



Ron Siciliano, Chairman



Maria K. Mullen, Secretary