

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

**AGENDA**

4/6/11

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-March, 2, 2011 Meeting Minutes

New Business:

**Case No. BZA-11-0005 – Additional ground sign, sign square footage exceeds allowable amount – 5848 Dixie Hwy.:**

A variance request submitted by Joe Stewart, for Danco Transmission, for the property located at 5848 Dixie Hwy., lot no. 405 in the C-3A zoning district.

Variance 1. Section 1187.08 (i) (2) of the zoning code states “For those businesses not located in a shopping center, one ground sign shall be permitted for any parcel having 100 feet of contiguous street frontage or greater.” There is an existing ground sign on this parcel that belongs to a neighboring business. The applicant would like to install another ground sign on this parcel for Danco Transmission.

Variance 2. Section 1187.08 (a) (1) of the zoning code allows a total of 160 square feet of signage on the parcel. The new proposed ground sign will bring the total square footage to 254 sq ft. A variance of 94 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

**Case No. BZA-11-0006 – Outdoor entertainment – 5951-5 Boymel Dr.:**

A variance request submitted by Brian Woeste, for J. Gumbo’s, for the property located at 5951-5 Boymel Dr., in the C-3 zoning district.

Section 1165.04 (a) of the zoning code requires that “All businesses, services or processing shall be conducted wholly within a completely enclosed building...” The applicant would like to have seating for the restaurant on the outdoor patio.

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-11-0007 – Fence in street side yard – 5407 Lakeside Dr.,**

A variance request submitted by Brian Jump, for the property located at 5407 Lakeside Dr., lot no. 12721 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 that 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 applicant would like to install a 4’ fence, which will extend into the street side yard setback approximately 19 feet.

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-11-0008 – Outdoor Entertainment – 4737 Dixie Hwy.**

A variance request submitted by Rick Sizemore and Jeff Gehrllich, for Cobblestone Tavern, for the property located at 4737 Dixie Hwy., lot no. 824 in the C-3 zoning district.

Section 1165.04 (a) of the zoning code requires that “All businesses, services or processing shall be conducted wholly within a completely enclosed building...” The applicant would like to have outdoor seating in front of the business.

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-11-0009 – Large captive balloon and large vertical pennants on property – 7373 Dixie Hwy.:**

A variance request submitted by Jim Whitaker for Skyline Chili, for the property located at 7373 Dixie Hwy., in the C-3A zoning district.

Section 1187.03 (j) of the zoning code states “...pennants, streamers, captive balloons, paper signs, cardboard signs and all other temporary signs are prohibited, except as provided in subsections (g) and (i) above.” Subsection (g) allows these items only after the issuance of a grand opening permit. The applicant would like to place a large captive balloon and large vertical pennants on the property for a one month promotional period.

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

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