

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

**AGENDA**

6/4/14

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-May 7, 2014 Meeting Minutes

**Old Business:**

**New Business:**

**Case No. BZA-14-0011 - Metal roof on shed - 5346 Frieda Dr.:**

A variance request submitted by Rick Scalf, for the property located at 5346 Frieda Dr., lot no. 4532 in the R-1 zoning district.

Section 1143.06(a) of the zoning code states “Metal roofs are not permitted for any accessory structure greater than 100 square feet except on parcels zoned A-1 which are two acres or more in size.” The applicant is requesting a variance to construct a 160 square foot shed with a metal roof.

**Case No. BZA-14-0012 – 8 foot tall fence – 5476 Lakeside Dr.:**

A variance request submitted by Michael Oler, for the property located at 5476 Lakeside Dr., lot no. 12757 in the R-1 zoning district.

Section 1180.04(b)(1) of the zoning code states “. . . fences and hedges shall not exceed six feet in height above the elevation of the ground where located.” The applicant is requesting a variance to install a total of 23 linear feet of 8 foot high privacy panels along one side of the existing deck.

**Case No. BZA-14-0013 – Multiple variances relating to a variable message reader board sign – 4785 Factory Dr.:**

A variance request submitted by International Car Service, for the property located at 4785 Factory Dr., lot no. 3870 in the M-2 zoning district.

Variance 1. Section 1187.08(n) of the zoning code only allows variable message reader board signs on “. . . parcel(s) having 200 linear feet or greater of lot frontage.” This lot has 81 feet of frontage.

Variance 2. Section 1187.02 defines a “Variable message reader board” as “. . . a permanent sign which is displayed in a series of **monochromatic** lights that can be changed electronically by remote or automatic means. No message, graphic, display or part thereof shall be visible for less than seven (7) seconds.” In a letter to the Board of Zoning Appeals, the applicant has stated that the sign is a “3 color sign Red, White and Blue.”

Variance 3. Section 1187.08(c)(1) states “Freestanding signs shall be limited to fifty percent (50%) of the total sign area allowed to the business.” The proposed variable message reader board exceeds 50% of the total sign area allowed to this business.

Variance 4. Section 1187.08(c) allows pole signs only on properties with over 200 feet of street frontage. The existing pole sign is a non-conforming sign and requires Board of Zoning Appeals approval for any modifications.

Variance 5. Section 1187.05(d)(1) states “Freestanding and ground signs shall: Only identify the name, address and phone number of the building or occupant, or the principal uses of the premises and design trademarks and may identify products or services sold on the premises where the sign is located.” The proposed sign will not be located on the property where the business is located.

**Case No. BZA-14-0014 – Roof sign in D-1 zoning district – 710 Nilles Rd.:**

A variance request submitted by Quality Signs, for Servatii, for the property located at 710 Nilles Rd., lot no. 1305 in the D-1 zoning district.

Section 1187.07(d)(3) of the zoning code states “Roof signs are not permitted.” The applicant is requesting a variance to install a roof sign at this address.

lkm

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